



COLUMBINE KNOLLS
South II - HOA

THE REVIEW

A Covenant Controlled Community

February 2024

Vol. 35 No. 02 • www.cksii.org

The Best Nearby Sledding Spots

By *Jamie Twarogowski*

RUBY HILL:

This hilltop park offers views, trails, play areas & terrain designed for skiers & snowboarders. Google West Florida Ave & South Platte River Dr. (Denver)

BARNUM PARK:

Denver. 6th Ave & Federal

CLEMENT PARK:

Littleton. West Bowles Ave.

KEN CARYL SLEDDING HILL:

Kipling & Ken Caryl

DEDISSE PARK:

Evergreen Golf Course, Evergreen. A bit of a drive, but you can also go ice skating on the Evergreen lake! Rated ten of the world's most beautiful outdoor skating rinks!

MEYER RANCH:

Conifer. A slight trek up 285, but a nice size hill with lots of space! Fun times for all!

2024 Meeting Schedule

March 12, 2024 - 7pm - Remote Meeting
 May 14, 2024 - 7pm - Remote Meeting
 July 9, 2024 - 7pm - Remote Meeting
 September 10, 2024 - 7pm - Remote Meeting
 November 12, 2024 - 7pm - Annual Members Meeting - In-Person, Coronado Elementary

Waste Management

303-797-1600 • www.WM.com

Keystone Denver Property Management

Kyle Phillips, 720-617-3263
 kphillips@keystonepacific.com

President's Corner

First and foremost, I would like to thank Tom Schicktanz for his previous and ongoing leadership within the community. Both Tom and his wife Anita are steadfast volunteers, and I am very appreciative of their ongoing involvement. It is not very often that past Presidents are willing to remain on the Board to assist with the transition and provide invaluable insight to the history and evolution of the Columbine Knolls South II Board of Directors. Second, I want to acknowledge all past and present board members, committee members, volunteers, and anyone within the community that forfeits their personal time to provide such altruistic services for the benefit of all those who call CKSII home, thank you.

My name is Mike Tignanelli, this will be my eighth board seat and fifth within Colorado. With a career in commercial real estate development, I have enjoyed various rolls from President to Treasurer

continued on page 3



Kiwanis Club of Columbine

The Kiwanis Club of Columbine is a group of volunteers dedicated to improving the lives of children and families in our community. Anyone is welcome to help on any of our projects or attend any of our social events anytime you like. You do not need to join the club to participate. We have a lot of fun, meet new people, and do a lot of good things for our community.

Here is a brief wrap up of our holiday season projects:

Our volunteer bell ringers for the Salvation Army filled 84 shifts (168 hours) and raised \$15,028 from December 14th through December 24th.

Our holiday silent auction raised \$6,710, plus another \$6,363 in donations totaling \$13,073 for our foundation. All of this money stays right here in the community and is used to help residents in need.

Our weekly work at the Sharing with Sheridan food pantry helped turn in a record setting month in December. During the month 949 families (2,869 people) received enough food for an entire week.

We have increased our working with the local schools library work and tutoring. As we begin the new year, we want to take this opportunity to express our gratitude to everyone in the club and in the community that helped us make the holiday season and all of last year a very successful and fulfilling year of community service.

We have something that will fit anyone's interests and expertise, and we can always use your help! Details about our upcoming projects are in our weekly newsletter, contact news@columbinekiwanis.org to get added to our newsletter email distribution. To learn more visit our website at columbinekiwanis.org, or join us for a free breakfast at our weekly meeting any Wednesday at 7 AM at 4Gs restaurant, 5950 S Platte Canyon Rd, Littleton. We also have a bimonthly meeting at Columbine library on the second and fourth Tuesday of every month at 12:30 PM. For more information email kensweet@gmail.com.



February Bird Walk With Front Range Birding Co.

February 24, 2024, 8:00 a.m.

Each month, we team up with an Audubon Master Birder from the Front Range Birding Company to discover the rich bird habitats of Hudson Gardens. You'll leave with insights into local wildlife, birding techniques, identification tips, and much more! Whether you are new to birding or an experienced birder, there is always something exciting to see through your binoculars!

This walk will be held outdoors, so please dress for the weather. Participants will meet in front of the Welcome Center by 8 a.m. Bring snacks, water, and a pair of binoculars.

Early registration is strongly encouraged as participation is limited. Class size is limited to 12 participants.

—<https://www.hudsongardens.org/event/>

One of the greatest regrets in life is being what others would want you to be, rather than being yourself.

—Shannon L. Alder

Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

Newsletter Connections: 303-979-7499 or info@newsletterconnections.com

To find ad rates and discounts, go to NewsletterConnections.com or scan QR code.



Columbine Knolls South II

CKSII HOA, 2851 S Parker Rd, Suite 840, Aurora, CO 80014

Homeowners Association Board Members are:

President, Mike Tignanelli

Email cksii.info@gmail.com

Vice President, Tom Schickltanz

Treasurer, Bob Haberkorn

Secretary, Andi Elkins

Director / ACC Chair, Matt Lawicki

Email cksiihoaacc@gmail.com

Director / ACC Member, Bob Pellegrini

Director, Chris Reynolds

The CKSII *REVIEW* is published and distributed monthly by the Columbine Knolls South II Homeowners' Association, a non-profit homeowners' association. It has a circulation of 565. To contact any member of the board, please email cksii.info@gmail.com. To contact any member of the ACC, please email cksiihoaacc@gmail.com.

Copies of the Covenants, ODP and the Architectural Guidelines are available through any Board member or the www.cksii.org website.

News Articles

All articles and "Letters to the Editor" must be approved by the editor for publication. No endorsement of any product or service is implied or stated by its inclusion in the newsletter. "Letters to the Editor" must be signed, include a phone number and preferably be 300 words or less. The deadline for news articles is the 15th of the month before the next month's issue. Please email news articles and "Letters to the Editor" to **Renee Cunningham** at cksiinewsletter@gmail.com

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

Though no one can go back and make a brand new start, anyone can start from now and make a brand new ending.

—Carl Bard

Columbine Knolls South II Homeowners' Association Membership Information

Membership Enrollment

If you are a returning HOA member, there is no need to contact the HOA, you will automatically be sent a billing statement for the new year. Please send payment to the address on the billing statement or use the online web portal to make your payment. All mailed payments must be sent to:

**Columbine Knolls South II HOA
PO Box 173852, Denver, CO 80217-3852**

Please be sure to write your HOA account number in the memo line of your check. Your account number can be found on your statement.

You can access the web portal through the homeowner login on the property management website <https://www.kppmdenver.com/>

Non-Member residents of Columbine Knolls South II that are interested in joining the HOA as voluntary members can contact the property management company for assistance to get your membership and optional trash service activated.

If you have any questions or you wish to join the HOA as a new member, please contact Keystone Denver Property Management at:

Columbine Knolls South II HOA
c/o Keystone Denver Property Management
2851 S Parker Rd Suite 840, Aurora, CO 80014
(303) 369-0800 or email to gbishop@keystonepacific.com

2024 Dues/Assessment Schedule

	With Trash	Without Trash
January	318.00	111.00
February	291.50	101.75
March	265.00	92.50
April	238.50	83.25
May	212.00	74.00
June	185.50	64.75
July	159.00	55.50
August	132.50	46.25
September	106.00	37.00
October	79.50	27.75
November	53.00	18.50
December	26.50	9.25

Residents that wish to subscribe to trash service through the HOA must pay annual dues and be permanent or voluntary members in the HOA.

Members are not required to use the trash service through the HOA, and you may choose an alternative provider to HOA trash service contracted through Waste Management. Membership and trash service is effective through December 31st and **dues/assessments are not refundable.**

2024 HOA Annual Dues \$111

2024 HOA Annual Trash Service \$207

The monthly amount, with trash service, is \$26.50.

The monthly amount, without trash service, is \$9.25

Thank You for Your Support!

President's Corner, *continued from front page*

in a handful of condominium and residential communities within Telluride, Breckenridge, Evergreen, and Steamboat Springs. I look forward to sharing a wealth of declarant board experience and institutional rigor with CKSII. Some of the many reasons my wife Michelle and I chose to live and raise our children within this community are the remarkable friends and neighbors, and because of the presence of an HOA with moderate oversight and regulation. I believe this is an attribute that should be preserved at all costs.

With the natural progression of our community, evolving from internal pen and paper administration to third-party management comes a lot of work. As I look forward on the year ahead, a few key items that I intend to spearhead are:

- 1) Renegotiating the management contract with Keystone to reduce monthly fees
- 2) Evaluating the contract and synergies of our HOA legal counsel Orten Cavanagh Holmes & Hunt
- 3) Clarifying the existing Rules and Regulations governing our community by way of a non-board member Special Committee
- 4) Updating Board email addresses to a Microsoft enterprise solution
- 5) Assisting ACC Chair, Matt Lawicki, on providing our community with a set of guidelines for the architectural review process to help streamline approvals and simplify ACC requirements.

If you are interested in helping the Special Committee on

Rules and Regulations, please reach out. I am still looking for two volunteers. This committee will kick off at the next regular meeting on March 12th regardless of seats filled. The completed document will provide Keystone Property Management with a set of guidelines during the contractual monthly violation enforcement procedure; ensuring we keep regulation moderate and reasonable for all members.

To see what's happening within our community, to volunteer, or to get in touch with the Board please visit www.cksii.org.

— **Thank you, Mike Tignaneli,**
President - CKSII Homeowners Association

Groundhog Day

February 2nd is Groundhog Day, on which the emergence of the groundhog (woodchuck) from its burrow is said to foretell the weather for the following six weeks.

Since 1887 an animal in Punxsutawney has been the center of a staged appearance each February 2. In what has become a media event, a groundhog designated Punxsutawney Phil is the center of attention of television weathermen and newspaper photographers. Although promoters of the local festival surrounding Punxsutawney Phil claim that the animals have never been wrong, an examination of the records indicates a correlation of less than 40 percent. (Whether a groundhog does or does not emerge is thought to be related to the amount of fat it was able to store before going into hibernation.)

—<https://www.britannica.com/topic/Groundhog-Day>

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We guide... you decide!

Currently we represent 13 organizations which offer 138 products in the state of Colorado. You can always contact Medicare.gov, 1-800-MEDICARE, or your local State Health Insurance Program (SHIP) for help with plan choices.

No Snowblower? This Is The Best Way To Shovel Your Driveway

Rachel Brougham, familyhandyman.com

Grab your shovel, lace up your boots and put on those gloves. This is the best way to shovel snow off your driveway this winter. Clearing your snow-filled driveway is a hassle, even more so when you don't have a snowblower. However, with a few tricks you can get the driveway shoveled quickly and safely, meaning you'll be back inside, relaxing in a matter of minutes. So grab your shovel, lace up your boots and put on those gloves. This is the best way to shovel your driveway this winter.

SAFETY FIRST

Consider stretching before you step outside, as shoveling uses muscles that aren't often used and stretching can help prevent injury. Make sure you dress in layers to stay warm and be sure to take a break if you need one. Finally, remember to bend with your knees and lift with your legs to reduce back strain. Coat your snow shovel with car wax to make for easier shoveling.

HAVE A PLAN

Before you start shoveling snow, have a plan. Think about where you'll create snow piles and what areas should be left open. This will help you avoid creating a big pile of snow you may eventually have to move.

SHOVEL AS IT SNOWS

One of the easiest ways to keep up on shoveling is to shovel as the snow falls. If you're expecting 10 inches of snow, head out to shovel after it snows 2 to 3 inches. This way you're not shoveling 10 inches of snow all at once.

WORK IN STAGES

Make a path down the middle of the driveway. Then, starting on one side, push the snow from the center to the outside. It's easier to push snow from half of the driveway than it is from the full width.

KEEP A CLEAR PATH

If possible, stay off the snow before you start shoveling. The more you walk on the snow and pack it down, the harder it will be to shovel.

**This Space
Intentionally Left Blank
for Teen Services**

10 Minute Valentine's Day Treat

by Six Clever Sisters

Yield: ABOUT 5 DOZEN
Prep time: 3 MINUTES
Cook time: 6 MINUTES
Total time: 9 MINUTES



A simple Valentine's Day treat that can be ready in minutes!

INGREDIENTS

- 1 bag of Hershey's hugs
- 1 bag of Valentine M & M's
- 1 bag of mini pretzel twists

INSTRUCTIONS

- Preheat the oven to 225 degrees Fahrenheit.
- Line a baking sheet with parchment paper.
- Arrange the pretzel twists on the baking sheet.
- Open up the Hershey's hugs and place one on each pretzel.
- Put the pan in the oven for 6-6.5 minutes allowing the chocolate the partially melt.
- Remove from the oven and put an M & M on each point of the hug and carefully push down.
- Allow to cool and let the chocolate harden back up. (I like to pop the pan in the freezer for 5 minutes.)
- Enjoy!

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Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or info@NewsletterConnections.com to place an ad. To view our display ad prices, visit our website at NewsletterConnections.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

Why Does Leap Year Exist?

Leap Year exists because of the time it takes the Earth to orbit the Sun. There are 365 days in most calendar years, but in the time it takes for the Earth to go around the sun once, our planet actually spins 365 and nearly a quarter times. The reason we care about that extra quarter is because the Earth has seasons.

If we didn't account for this extra time, the seasons would begin to drift. This would be annoying if not devastating, because over a period of about 700 years our summers, which we've come to expect in June in the northern hemisphere, would begin to occur in December!

NEWSLETTER CONNECTIONS

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Our March deadline is February 15th.

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2023 CKSII Sales & Recent Activity A: Active | P: Pending | C: Closed

St	Close Date	Address	Bd	Bth	Ttl SQ FT	Price
P		7814 W Friend Drive	5	4	4,885	\$969,900
P		7782 W Nichols Avenue	5	3	4,509	\$789,950
C	08/11/2023	7665 S Allison Street	6	4	3,539	\$980,000
C	06/16/2023	8249 W Phillips Avenue	6	5	5,063	\$896,000
C	07/07/2023	8233 W Otero Avenue	4	4	5,012	\$893,000
C	09/29/2023	7739 W Phillips Avenue	4	4	3,786	\$879,900
C	09/06/2023	7687 S Allison Court	5	4	3,338	\$867,500
C	01/20/2023	8299 W Fairview Avenue	5	4	4,252	\$840,000
C	09/29/2023	7703 S Yarrow Court	4	3	3,173	\$835,000
C	12/29/2023	7834 W Friend Drive	4	3	4,475	\$810,000
C	07/21/2023	8064 S Zephyr Way	5	4	4,054	\$810,000
C	06/23/2023	8357 W Morraine Drive	5	4	3,707	\$810,000
C	04/14/2023	8035 S Zephyr Way	4	4	4,227	\$810,000
C	09/07/2023	8289 W Fairview Avenue	3	3	3,668	\$800,000
C	09/06/2023	7909 W Fairview Avenue	4	4	4,036	\$789,000
C	08/25/2023	7943 W Friend Drive	6	5	4,877	\$783,000
C	09/14/2023	8199 S Yukon Street	4	3	4,041	\$735,000
C	01/03/2023	7771 W Alder Drive	6	4	4,201	\$710,000

CKSII Market Stats

	Average Sales Price	Average Days on Market	# Homes Sold
2023	\$828,025	17	16
2018	\$578,583	28	18

Hello neighbor,

I'm not just another real estate agent, I'm also your neighbor, an active volunteer in our community and a top performing REALTOR® for the last 8 consecutive years! I'd love to offer my services and resources to you or those you know looking for outstanding service and market knowledge. From your 1st home to cross country relocation, upsizing, downsizing and everything in-between, I'll provide the service excellence you deserve! I look forward to serving you through every chapter of your real estate story!



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"From start to finish Jennifer was the optimal professional and her ideas in marketing our home were spectacular! She was in constant contact and kept us updated on everything throughout the process. We couldn't have found anyone better!!!"

- Seller in CKSII



Jennifer Blake your CKSII Real Estate Specialist

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