



**COLUMBINE KNOLLS**  
South II - HOA

# THE REVIEW

A Covenant Controlled Community

April 2025 Vol. 36 No. 04 • www.cksii.org



## Eggfest Egg Hunt

**Sat. April 5th 10 am sharp**

*Coronado Park*

*Photos with Easter Bunny, Balloon Artist & more!*

*Weather permitting*

*Juice, Coffee and Donuts will be provided*

### Waste Management

303-797-1600 • www.WM.com

### Keystone Denver Property Management

Jessica Azzarano, 720-372-1151  
jazzarano@keystonepacific.com

## Board of Directors Letter:

### Columbine Knolls South II is Going Digital – Win a \$100 Gift Card!

The Columbine Knolls South II HOA is excited to announce our Going Digital campaign! As part of our commitment to improving communication and keeping our community informed, we are transitioning into greater digital communications. This shift will allow us to provide you with faster updates, important neighborhood news, and timely event reminders — all straight to your inbox!

#### Why Go Digital?

- Stay Informed – Get real-time updates about community events, HOA meetings, and neighborhood improvements.
- Save Time & Resources – Digital communication is faster, more convenient, and environmentally friendly.
- Enhance Community Engagement – Easily connect with your HOA and neighbors through direct and timely updates.

#### Win a \$100 Gift Card!

To encourage participation, we’re offering a raffle for three (3) \$100 gift cards to community members who complete one of the following: confirm, update, or add a new email address to our HOA database. The raffle will take place during the next regular Board of Directors meeting on May 13, 2025, hosted by Keystone Pacific Denver Management Company.

#### How to Enter:

1. Visit [www.cksii.org/digital/](http://www.cksii.org/digital/) to submit your email address.
2. If you already receive HOA emails, confirm your current email address.
3. If you’ve changed your email or haven’t subscribed yet, update or add a new one.

Three lucky winners will get to choose a \$100 gift card from VISA, King Soopers, Safeway, or Amazon! Sign Up Today!

Don’t miss out on important community updates and your chance to win! Head over to [www.cksii.org/digital/](http://www.cksii.org/digital/) to ensure your email is on file. Let’s make our neighborhood more connected, informed, and engaged — digitally!

Thank you for being a part of Columbine Knolls South II. We look forward to keeping you updated in the most efficient way possible!

## To-Dos: Your April Home Checklist

Kick spring cleaning into high gear, and troubleshoot cooling and irrigation systems for the warmer months ahead with lengthening days and milder temperatures in many parts of the country, April is a wonderful time to freshen up the home inside and out. To get sparkling windows, a clutter-free garage and more, here are 16 tasks to make the most of the first full month of spring.

### THINGS TO CHECK OFF YOUR LIST IN AN HOUR OR LESS

**1. Keep mosquitoes at bay.** Having warmer weather and longer days means we’re entering mosquito season. Take preventative measures by regularly checking your property for standing water and emptying it. Any open containers (empty flowerpots and saucers, a wheelbarrow) can become mosquito breeding grounds when filled with rainwater, so store items like these upside down or in a shed.

**2. Inspect paths and driveway.** Repeated freezing and thawing can take a toll on asphalt and concrete. Check your driveway and paths for cracks, scheduling repairs as needed.

**3. Clean out trash cans and recycling bins.** Take empty cans outside and spray them with a hose to start. Spritz inside and out with the cleaning spray of your choice. Let the bins sit for a few minutes before scrubbing them with a stiff-bristle brush. Rinse with the hose and leave them upside down to dry.

**4. Check safety devices.** Test batteries on smoke and carbon monoxide detectors, replacing them as needed. It’s also a good idea to periodically check for recalls of your home safety products; you can find up-to-date listings at [Recalls.gov](http://Recalls.gov).

### TACKLE THESE TASKS OVER A WEEKEND

**5. Clear clutter.** Create more space in your home by clearing out unloved items. If you have a lot to get rid of, set a date to hold a yard sale. Or contact a local charity to schedule a pickup — some will send a truck free of charge if you’re donating large items like furniture. If you have a lot of one type of item (for example, books or baby clothes), look for a consignment shop in your town where you may be able to sell them.

*continued on page 2*

## Home Checklist, *continued from front page*

**6. Schedule cooling-system maintenance.** If you have central air conditioning, be sure to schedule professional maintenance before the start of summer. A properly maintained system cools better, uses less energy and lasts longer.

**7. Spruce up the front porch.** Clean the porch floor, exterior windows, windowsills and front door. Wipe cobwebs from the ceiling and high corners. Lay down a fresh doormat, and plant a pot of flowers. If you have porch furniture, clean it off and wash the cushions.

**8. Test sprinklers and irrigation system.** Don't let the first sign of a malfunctioning irrigation system be a drooping garden! Take the time this month to test each part, adjusting or repairing as needed. And if you don't already have drip irrigation for your garden, consider putting it in — a properly installed system can save time and water.

**9. Wash windows.** Welcome the spring sunshine by clearing dirt and grime from windows inside and out. After cleaning the glass, take an extra moment to wipe the window frame and sill.

**10. Clean and inspect screen doors and windows.** Pollen and grime can also build up on window screens, so it's a good idea to clean them once a year. For a quick cleaning, leave screens in place and vacuum with a dusting attachment. For a deeper cleaning, remove screens (mark which is which if cleaning multiple windows) and gently scrub with warm, soapy water. Rinse and let dry.

Before putting up window screens and screen doors, inspect each one for holes and rips — even small tears can let in mosquitoes. If you find any holes, repair them with a screen patch kit (available at most hardware stores).

**11. Clean out the garage.** Can you park your car in your garage? If not (or if it's a tight fit), it may be time to make some more space.

Clear out the junk, and schedule time to take unused paint, motor oil and other hazardous items to a recycling center that accepts them. (If you're not sure where to go, search Earth911 to find a center near you.) Once your garage is cleaned out, consider adding wall-mounted storage to keep things neat and off the floor.

**12. Wash siding.** Using a regular garden hose, attach a siding cleaning kit (available at most home improvement stores) to clear away winter grime from your home's siding. If your siding could use a really deep cleaning, it can be tempting to use a pressure washer to get the job done quickly. But if you do, use it with care: Consumer Reports advises avoiding any pressure washer that comes with a 0-degree nozzle, because it can be too dangerous (to you and your house) and wider nozzles can get the job done just as well. A better strategy would be to contact a professional to do the work for you.

### MAINTENANCE & EXTRAS TO BUDGET FOR THIS MONTH

**13. Clean gutters and downspouts.** Having your home's gutters and downspouts cleaned (and repaired if necessary) is one of the first important tasks to schedule this season. Clogged gutters during a rainy spring can cause water to pool, potentially damaging the roof and siding.

**14. Boost curb appeal.** Spring is a wonderful time to make upgrades to your home's exterior, and even small changes — like putting up bold house numbers and a shiny new mailbox — can make a big impact.

**15. Maintain wood decks and fences.** Keep outdoor woodwork in top shape by staining or resealing it each spring. Check gates, fencing, decks, railings, pergolas and other outdoor structures, and make repairs as needed.

**16. Keep an eye out for termites.** From now through May or June, be on the lookout for these winged insects. "Termites swarm in the spring," says Victor Sedinger, certified home inspector and owner of House Exam Inspection and Consulting. "If there's a bunch of winged insects flying out of a hole in the woodwork, that's probably termites." If you notice any, call a licensed professional pest-control company.

— Laura Gaskill

## Columbine Knolls South II

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

### Homeowners Association Board Members are:

**Mike Tignanelli** – President ..... [mike@cksii.org](mailto:mike@cksii.org)  
**Matt Lawicki** – Vice President & ACC Chair..... [matt@cksii.org](mailto:matt@cksii.org)  
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**Copies of the Covenants, ODP and the Architectural Guidelines are available through any Board member or the [www.cksii.org](http://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 [Renee@cksii.org](mailto:Renee@cksii.org)**.

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.

## 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](mailto:info@newsletterconnections.com)**



To find ad rates and discounts, go to **[NewsletterConnections.com](http://NewsletterConnections.com)** or scan QR code.

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**DIVORCE BOOTCAMP. GET THE FACTS** from a panel of experts. 2nd Saturday of each month, 9-11 a.m. St. Philip Lutheran Church, 7350 S. Kendall Blvd. FREE [www.divorceadvicecolorado.com](http://www.divorceadvicecolorado.com)

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**Tree by Mr. B. Your pruning&tree need specialists.** Doug 303-932-2514, free est, 30+yrs. fully ins.

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or [info@NewsletterConnections.com](mailto:info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://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.



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Recent CKSII Market Activity CSN: Coming Soon | A: Active | P: Pending | C: Closed

St	Close Date	Address	Bd	Bth	Ttl SQ FT	Price
A		8369 W Fairview Avenue	4	4	3,622	\$1,289,000
A		8102 S Zephyr Street	5	4	4,315	\$999,001
P		8382 W Nichols Avenue	6	5	5,063	\$960,000
C	01/17/2025	7647 S Allison Court	4	5	4,899	\$1,275,000
C	01/10/2025	8248 S Ammons Court	5	4	4,444	\$1,269,000
C	11/19/2024	8036 S Ammons Street	5	4	3,998	\$875,000
C	02/14/2025	8114 S Zephyr Way	4	3	4,488	\$807,000
C	03/10/2025	8220 S Brentwood Street	5	4	3,890	\$765,000
C	01/15/2025	7759 W Phillips Avenue	4	4	3,138	\$740,000

CKSII Market Stats

	Average Sales Price	Average Days on Market	# Homes Sold
2025 YTD	\$971,200	60	5
2020	\$609,110	15	21
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 10 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!



303.842.2306 | jblake5280@gmail.com



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