



COLUMBINE KNOLLS
South II - HOA

THE REVIEW

A Covenant Controlled Community

February 2025 Vol. 36 No. 02 • www.cksii.org

Board of Director's Corner

Additional Waste Management bins should be ordered through Keystone Pacific Property Management.

The Waste Management 2025 annual fee is \$210 (\$17.50/month) for all CKSII homeowners who are permanent or voluntary members in good standing and should be paid alongside your annual membership dues.

To order a secondary bin, change to smaller (64-gallon)/larger (96-gallon) bin, or replace a damaged bin, please contact Jessica Azzarano at jazzarano@keystonepacific.com or direct at 720-372-1151.

We apologize for any miscommunication on ordering your secondary bin. Waste Management has confirmed ordering your bin through Keystone is the fastest way to process your order. When placed, delivery will take 7-10 business days to receive the new bin. Once you have received confirmation the additional bin is ordered, you may place bagged trash out for pickup at the curb while waiting delivery.

If you want to explore joining membership to take advantage of the CKSII HOA trash pricing, please contact Jessica.

Thank you!

— CKSII Board of Directors

National Love Your Pet Day

February 20th: National Love Your Pet Day is a day to show extra love and appreciation for your pets. It's a reminder to take some time to play with them, show affection, and do something special for them.



Waste Management

303-797-1600 • www.WM.com

Keystone Denver Property Management

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

Join The Fun: Volunteer With The HOA Social Committee!

Are you passionate about building community connections and creating memorable experiences? The HOA Social Committee is looking for enthusiastic volunteers to help plan and host events that bring our neighborhood together!

WHY VOLUNTEER?

Volunteering with the Social Committee is a fantastic way to:

- * Meet your neighbors and make new friends.
- * Share your creative ideas for fun and engaging events.
- * Make a positive impact on our community.

WHAT WE DO:

The Social Committee organizes a variety of events throughout the year, such as:

- Seasonal celebrations (holiday parties, easter egg hunt, etc.).
- Family-friendly activities (movie nights, spring barbecues, etc.).
- Community-wide initiatives (e-waste recycling, confidential shredding, etc.).

HOW YOU CAN HELP:

- Brainstorming and planning event ideas.
- Setting up and decorating event spaces.
- Welcoming and engaging with attendees.
- Coordinating logistics, such as food, entertainment, and supplies.

Whether you can lend a hand occasionally or want to be a regular part of the team, your contribution will make a difference!

HOW TO GET INVOLVED: If you're interested in joining the Social Committee or learning more about upcoming opportunities, please contact HOA President, Mike Tignanelli, mike@cksii.org. We'd love to hear from you!

The Social Committee meets before each of the Board of Directors meetings (January, March, May, July, September) online through Microsoft Teams and in-person at the Annual Membership Meeting (November). Let's work together to make our community events unforgettable. Your time and talents can help make our neighborhood an even better place to live. Join us today!

Orchid Show At Denver Botanic Gardens

When: January 10, 2025 – February 17, 2025

Visit the Denver Botanic Gardens for their annual orchid show and see beautiful displays of delicate orchids. The orchid show takes place indoors at the York Street location, so this makes a great option for a cold day activity.

The Best Chili Recipe

This is the best chili recipe! A big pot of ground beef chili loaded with beef and beans is the perfect game day food!

Prep Time: 20 minutes

Cook Time: 45 minutes

Total Time: 1 hour, 5 minutes

Servings: 8 servings



INGREDIENTS:

- 2 pounds lean ground beef
- 1 onion diced
- 1 jalapeño seeded and finely diced
- 4 cloves garlic minced
- 2 ½ tablespoons chili powder divided, or to taste
- 1 teaspoon cumin
- 1 green bell pepper seeded and diced
- 14.5 ounces crushed tomatoes 1 can
- 19 ounces canned red kidney beans drained and rinsed
- 14.5 ounces canned diced tomatoes with juices
- 1 ½ cups beef broth
- 1 cup beer
- 1 tablespoon tomato paste
- 1 tablespoon brown sugar, optional
- salt and black pepper to taste

INSTRUCTIONS:

1. Combine ground beef and 1 ½ tablespoons chili powder.
2. In a large pot, brown ground beef, onion, jalapeno, and garlic. Drain any fat.
3. Add in remaining ingredients and bring to a boil. Reduce heat and simmer uncovered 45-60 minutes or until chili has reached desired thickness.
4. Top with cheddar cheese, green onions, cilantro or other favorite toppings.

Black History Month

February is Black History Month, a four-week-long celebration during which we shine a light on—and seek to learn more about—the people, events, experiences, and contributions of Black America throughout the past 400-plus years.

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

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
- Matt Lawicki** – Vice President & ACC Chair..... matt@cksii.org
- Andi Elkins** – Secretary & Social Committee Chair..... andi@cksii.org
- Dave LoSasso** – Treasurer dave@cksii.org
- Chris Reynolds** – Member at Large chris@cksii.org
- Gretchen Moore** – Member at Large gretchen@cksii.org
- Alistair Graves** – Member at Large & ACC Member ..alistair@cksii.org
- Sean Lyons** – Member at Large & ACC Member..... sean@cksii.org
- Renee Cunningham** – Newsletter renee@cksii.org

Keystone Denver Property Management:

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

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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.

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.

Snow Removal From Your Private Property

Many local laws require residents to clear sidewalks within 24 hours after a snowstorm to allow safe use by pedestrians. This is particularly important along school pedestrian routes to prevent children from having to walk in the street.

Owners must place snow from their sidewalks onto their front yard or other areas of their own property, and not into the street. This practice reduces the number of icy areas on streets and ensures proper drainage flow into the storm sewer once snow melts.

–<https://www.codot.gov/travel/snow-removal>

February Fixes For A Worry-Free Winter

Spring might be around the corner, but February can still bring plenty of harsh winter weather. Some of the harshest of the season, in fact. So that makes this month the perfect time to knock out some more of those indoor tasks to get your home ready for warmer times. Prepare your home for spring by thinking “fresh.”

A fresh house can help combat the cabin fever that can overwhelm you in the last month of winter. So how do you get fresh? We’re glad you asked! We’ve created a handy checklist of home maintenance tasks to give your home a lift in February. And if you’re struggling to muster up the energy to tackle these chores, we’ve provided tips for how to do them faster and easier—or with the help of a pro. Check these to-do items off your list, then sit back and relax for the last few weeks of winter.

SPIFF UP THE PAINT

Task: Freshen paint on walls, cabinets, doors, and trim.

Shortcuts: Sometimes a once-over with a Magic Eraser sponge will remove marks and smudges, reducing the need for a paint job. If that won’t cut it – and you need to paint indoors in February – stir a tablespoon of clear vanilla extract into the paint can to make the smell less noxious. And if you have trouble removing painter’s tape from furniture or walls, heat it briefly with a hair dryer.

Call in the pros: A painter will charge a few hundred to paint a 12-foot-square room. Since spring is the busy season for painters, you may get a discount if you hire one at the end of winter. That means now!

REDO THE LAUNDRY ROOM

Task: Clean and reorganize your laundry room so it’s roomier and more efficient. Scrape dried-on laundry detergent from ridges in your washer, replace damaged sorting bins, and throw away laundry products you never use.

Shortcuts: Take advantage of every square inch of laundry room space. If you don’t have room for a drying rack, extend a curtain rod over your machines to hang delicate clothes, and insert a “slim cart” between your washer and dryer to hold cleaning supplies. Also, try storing bins, buckets, and laundry bags on wall hooks to free up space.

Call in the pros: A professional home organizer costs \$30 to \$80 an hour. While the organizer is rearranging your closets, ask her to work her magic on the laundry area, too.

CLEAN DRYER VENTS

Task: Clean the duct that connects the back of your dryer to outside vents. If you don’t, lint and other debris could decrease your dryer’s efficiency, increase energy bills, and even cause fires. Also, make sure birds and other animals haven’t made a home in your warm and toasty vent.

Shortcuts: Twice a year, use a leaf blower to remove lint and debris from ducts. Also, cover the outside vents with a fine mesh screen so birds and bugs don’t nest in ducts.

Call in the pros: On average, a professional will charge \$101 to \$176 to clean dryer vents and remove clogs. If clogged vents are a persistent problem, the pro may recommend moving your dryer to an external wall where the distance between dryer and the outside vent is minimized.

continued on page 4

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February Fixes For A Worry-Free Winter, *continued from page 3*

CLEAN REFRIGERATOR COILS

Task: To keep your refrigerator in tiptop shape and save energy, clean the refrigerator condenser coils located in the back or on the bottom of the appliance.

Shortcuts: Use a vacuum to clean coils (just make sure to pop on the upholstery attachment first). While you're at it, vacuum the floor under and behind the fridge, too. Then, shove a duster or refrigerator coil brush (about \$5 and designed for this exact purpose) between the coils, and clean the rest of the dust, hair, and dirt still clinging to the coils.

Call in the pros: The average cost to repair a refrigerator is \$200 to \$330. If the appliance is near the end of its life, typically 14 to 17 years, replace it.



CLEAN YOUR SUMP PUMP

Task: Clean out your sump pump pit and make sure the sump pump is working in February to prepare for the increase in groundwater that spring rains will cause.

Shortcuts: Test the pump by adding water to the pit, and confirm the pump ejects it as it is designed to, says home maintenance expert **Charlie Frattini**, who's appeared on FYI network's "Hero House." Just be sure to replace the pit cover after confirming the pump works, he notes. Also, make sure nothing obstructs the sump pump pipe, which drains water to the outside of your home.

Call in the pros: Labor to replace an existing sump pump costs anywhere from \$50 to \$150.

FLIP YOUR MATTRESS

Task: Vacuum box springs and the mattress top and bottom. Rotate or flip the mattress.

Shortcuts: If you have a one-sided mattress – one side is padded; the other isn't – don't bother flipping; just rotate it to provide even aging. If you have a two-sided mattress, flip every two months to prevent sags.

Call in the pros: A cleaning service will provide this type of deep cleaning for \$40 to \$80 an hour.

LOOK FOR LEAKS

Task: Inspect your roof for missing shingles and damaged vent boots, and check your foundations for cracks that can cause big problems when spring rains pour on your home.

Shortcut: Wait until it rains, then climb into your attic to look for leaks.

"It's easier to spot water leaks during a storm," says John Bodrozic, co-founder of HomeZada, a digital home maintenance platform. "These leaks can go unnoticed for months, causing damage to insulation and creating an opportunity for mold to grow."

Call in the pros: Roofing and foundation waterproofing companies can inspect and cure water problems. A roofing company will inspect your roof for free if it replaces shingles and repairs other roof damage. Costs typically range from \$100 to \$350 to replace 10 square feet of asphalt shingles. Waterproofing companies can spray a sealant on foundation cracks for \$250 to \$1,000.

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It is never too late to be what you might have been.
 –George Eliot

Kiwanis Club of Columbine

Starting off as a busy year. Sheridan Food Bank volunteer every Thursday, Project Cure (sorting medical supplies), Meals on Wheels, volunteering at local schools and great fellow ship. Our silent auction at Christmas raised over \$7,000 for our foundation.

We always have worthwhile and fun projects, that anyone can join. In January we will be working with the Sheridan Food Bank. Project Cure, Sweet Dreams in a Bag, working in libraries and tutoring in local schools plus more, meals on Wheels. We are stretched and can use help. The projects are also a great chance to meet like-minded people.

Details about our upcoming projects and social events 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 a.m. at 4Gs restaurant, 5950 S Platte Canyon Rd, Littleton. We also have a bimonthly meeting usually at Columbine library on the second and fourth Tuesday of every month at 12:30 p.m. For more information email kensweet@gmail.com.

The Kiwanis Club of Columbine is a group of volunteers (68 members) dedicated to improving the lives of children and families in our community. We are serving our community with volunteer hours on some fifty active projects and making philanthropic gifts to over twenty different organizations throughout the year. All are welcome to help with any of our projects or attend any of our social events. You do not need to join the club to participate. We have fun, meet new people, and do a lot of good things for our community.



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CKSII Recent Market Activity

A: Active | P: Pending | C: Closed

CKSII Market Stats

St	Close Date	Address	Bed	Bth	Ttl	SQ FT	Price
A		8188 S Yukon Street	6	4	4,873		\$1,369,000
A		8160 W Phillis Avenue W	4	4	4,155		\$1,100,000
A		8102 S Zenith Street	5	4	4,315		\$1,025,000
A		8382 W Nichols Avenue	6	5	5,063		\$985,000
P		7647 S Allison Court	4	5	4,899		\$1,325,000
P		7759 W Phillis Avenue	4	4	3,138		\$750,000
C	01/10/2025	8248 S Ammons Court	5	4	4,444		\$1,269,000
C	06/10/2024	8188 S Ammons Court	5	4	3,932		\$1,150,000
C	09/04/2024	8299 W Morraine Drive	5	3	3,435		\$1,035,000
C	04/30/2024	8331 W Nichols Avenue	5	5	3,998		\$941,500
C	07/08/2024	7850 W Morraine Drive	5	4	3,537		\$925,000
C	01/17/2024	7814 W Friend Drive	5	4	4,885		\$925,000
C	07/01/2024	8178 W Chestnut Avenue	5	5	3,267		\$915,000
C	04/08/2024	8191 S Yukon Way	3	4	4,541		\$910,000
C	08/30/2024	8148 S Ammons Court	4	3	4,926		\$900,000
C	04/30/2024	7730 W Phillis Avenue	5	3	3,093		\$900,000
C	05/03/2024	7790 W Friend Place	4	3	4,052		\$885,000
C	11/19/2024	8036 S Ammons Street	5	4	3,998		\$875,000
C	07/19/2024	7748 W Chestnut Place	3	5	4,614		\$870,000
C	11/08/2024	8037 S Ammons Street	5	4	4,433		\$857,000
C	03/08/2024	8107 W Morraine Drive	4	3	3,864		\$839,000
C	09/06/2024	8227 W Morraine Drive	4	3	3,619		\$825,000
C	06/07/2024	8157 W Morraine Drive	4	4	2,813		\$820,000
C	09/13/2024	8309 W Fairview Avenue	4	3	4,175		\$800,000
C	02/22/2024	7810 W Phillis Avenue	4	4	4,402		\$763,050
C	04/09/2024	7782 W Nichols Avenue	5	3	4,509		\$760,000
C	08/09/2024	8248 S Ammons Court	5	4	4,444		\$752,500
C	10/08/2024	7712 W Alder Drive	5	4	4,438		\$730,000
C	07/09/2024	8192 W Morraine Drive	4	3	2,497		\$721,000

	Average Sales Price	Average Days on Market	# Homes Sold
2024	\$868,139	31	22
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