



COLUMBINE KNOLLS
South II - HOA

THE REVIEW

A Covenant Controlled Community

January 2025 Vol. 36 No. 01 • www.cksii.org

Kiwanis Club of Columbine

Thank you for helping with our Salvation Army Bell Ringing and Blood Drive in December. They were great successes. I expect that we collected \$20,000 for the Salvation Army.

A new year, time to make some resolutions. Perhaps to get more involved with community activities and helping people, socializing also. If so, check out Columbine Kiwanis. We always have worthwhile and fun projects, that anyone can join. In January we will be working with the Sheridan Bood Bank. Project Cure, Sweet Dreams in a Bag, working in libraries and tutoring in local schools plus more. 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 7am 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 12:30pm. For more information email kensweet@gmail.com.



Waste Management
303-797-1600 • www.WM.com
Keystone Denver
Property Management
Amanda Tillotson, 720-515-1109
ATillotson@keystonepacific.com

President's Corner Snow Removal In Our Community

(Originally written Jan 11, 2023)

Hi Neighbors! I wrote this article almost two years ago and we received a lot of positive feedback about it. We thought it would be helpful to share it again as we head into our snowy season.

While Coloradoans frequently say “we need the moisture” our recent snowstorms have created some nuisances as well as some liability issues when it comes to snow removal. I’ve lived in CKSII for over 18 years and I’m happy to say most of our community members properly clear their sidewalks after a snowstorm. But I recently learned a few things about snow removal that I wanted to share. You might be as surprised as I was!

Do you know who is responsible for clearing the sidewalks along Carr Street?

In mid-January, I went on a morning walk with my neighbor and her 10-year-old son. It was a cold clear morning and Jack was showing off his “big poofy jacket” as we walked him to school at Coronado Elementary. We are fortunate to live so close to the school but even so, when the sidewalks along Carr Street aren’t properly cleared, kids must walk through the snow or in the road to get to school. (See the pictures of Carr Street from the south and north sides of the road.)



My friend worries about Jack possibly stepping out into the street to avoid icy, snowy sidewalks, especially when Carr Street is so busy around school start and end times. We want our children safe when walking to school, which makes it so important for people to clear their sidewalks (shovel, snow-blow, salt). *But who is responsible for clearing the snow from the sidewalks along Carr Street?*

When researching the lot lines of the homes on the east side of Carr Street (using the Jeffco ASPIN map at <https://www.jeffco.us/2197/Address-Lookup>) we found the lot lines of these homes directly border the sidewalk. If a property line is next to the sidewalk, then that property owner is responsible for the snow removal (just as it is on the interior streets). This is particularly important because those sidewalks on the east side of Carr Street are school pedestrian routes and when they aren’t cleared, children may have to walk in the street.



continued on page 2

Snow Removal, *continued from front page*

We ask for community support to keep those sidewalks clear of snow. **Do you know that Colorado has a snow removal law?** It states:

- Residents are responsible for clearing driveways and sidewalks within 24 hours after a snowstorm to allow safe use by pedestrians.
- Owners must place snow from their driveways and sidewalks onto their front yard or other areas of their own property, and not into the street.
- Jefferson County postal regulations require residents to clear snow in front of mailboxes to allow for mail delivery.

Check out <https://www.codot.gov/travel/snow-removal> for more details.

Recommendations for removing snow from your property:

YES! Move snow from your driveway onto your own property.

If standing on your property, facing the road, move snow to the right or left of your driveway.

Clear the area of your property next to your driveway and near the roadway. This gives plows a place to push snow and helps reduce the chance of a snow berm being created across your driveway.

NO! DO NOT push snow into the roadway or right-of-way. It is illegal!

Colorado law (CO Statute 43-5-310) and many local ordinances prohibit the plowing, blowing, shoveling or otherwise placing of snow onto public roadways. This includes the ditch and right-of-way area along the roadside. Pushing snow on public roadways creates many hazards for CDOT snow plow operators and the general public including:

- drainage problems,
- drifting,
- sight obstruction,
- hindered accessibility,
- slippery areas and
- frozen ruts or bumps that can contribute to motor vehicle or pedestrian crashes.

I am guilty of directing my snowblower to blow snow into the street. I had no idea! From now on I will blow snow onto my yard because 1) it's the law and 2) free moisture!

As a community member, I am grateful to everyone who dutifully clears their snow. And hopefully this article provided new information about how we can all work together to keep our sidewalks clear and our kids (and community) safe!

If you or someone you know needs assistance with snow removal services, check the Teen Services in this newsletter for local helpers.

National Plan For Vacation Day

National Plan for Vacation Day, on the last Tuesday in January, reminds us to plan our vacation at the start of the year for the rest of the year. The early bird gets to pack their bags and fly away to a little fun and relaxation!

Columbine Knolls South II

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

Homeowners Association Board Members are:

- President:** Mike TignanelliPresident.cksii@gmail.com
Vice President/ACC Chair: Tom Schicktanzen..VP.cksii@gmail.com
Secretary: Andi Elkins.....Secretary.cksii@gmail.com
Treasurer: Dave LoSasso Treasurer.cksii@gmail.com
Director 1: Alistair Graves cksiidirector1@gmail.com
Director 2: Chris Reynolds..... cksiidirector2@gmail.com
Director 3: Gretchen Moore cksiidirector3@gmail.com
ACC Member 1: Sean Lyons cksii.accmember1@gmail.com
ACC Chair: Matt Lawicki..... cksiihoaacc@gmail.com
General Info:
 Monitored by Keystone Pacific cksii.info@gmail.com
Newsletter Editor:
 Monitored by Renee Cunningham... cksiinewsletter@gmail.com

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.

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.

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

CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!
 Find more professionals to suit your needs on our Service Provider Directory at NewsletterConnections.com.

REMODELS – Harlow Kitchen & Bath – Kitchens, Baths, Basements, and more! HarlowKitchenandBath.com – Les Harlow – 720-218-4722 – 35 years of experience

TH Consulting. Providing **handyman services & gutter cleaning**. Please call Trent 720-226-5586.

Highlands Pride Ptg, Inter/Exterior- 303-738-9203

Furnace inspection w/ CO detection - \$49.99. Emporia Home Services, your local HVAC specialist. 303-909-2018. (parts/addit. labor not incl.)

Drywall - Basement finishes - Remodeling. Years of exp. w/ refs. Gary 303-829-6363

OB PAINTING. \$350 off exterior/ \$150 off interior. Free Estimates. **Rob: 303-908-9063.**

MUSIC LESSONS! Piano, Guitar, Bass, Trusted teacher 20+yrs, Great w/ kids. Text 720-297-8767

Interior Painting. Detail oriented. Affordable. Free Estimates. Jeff 720-877-4154

Lisa's Music Studio. Piano, Guitar, Banjo, Ukulele, Viola, Violin, Cello, & Drums. 303-883-1157.

JACK OF ALL TRADES. Residential and Business Maintenance, Repairs and Remodels What do you need done? Burt 720-532-2685 or burtagent@gmail.com.

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

Tutoring - provides homework help, strengthens skills, and/or enrichment. Call/text Nancy, licensed teacher K-6, 303-932-9745 for availability.

Grass or Corn fed beef for sale - farm fresh, straight from our Colorado ranch to your table. All natural and perfect for high protein diets. Sold by quarter, half or whole. Call 719-349-0679. KSayles@plainstel.com

Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139

Animals Petsitting Service - Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at 303-335-6237.

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 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.

How To Keep Your New Year Resolution

- Make it realistic.
- Plan ahead.
- Set small, actionable goals.
- Find accountability partners.
- Create a reward system.
- Track your progress.
- Be flexible.
- Have compassion for yourself.
- Practice positive thinking.



RUBIO ROOFING & CONSTRUCTION SERVICES

Free Inspection Call: **303-807-0844**

Quality Construction In Colorado Since 1991

Roofing and Gutters

- ✓ Replacement
- ✓ Repair
- ✓ Free Inspection

Additional Services

- ✓ Siding
- ✓ Patio Covers
- ✓ Concrete
- ✓ Remodels

SCAN ME!



rubioroofing.net rubioroofing@me.com

Trust your next project to the experts at Rubio Roofing and Construction Services!



JKRoofing.com

J&K ROOFING
Calm After the StormSM

IS YOUR ROOF WINTER-READY?

Don't let leaks or ice dams ruin your season. Call today!

- Free Roof Inspection
- Roof Repair
- Roofing & Exteriors Company

40th Anniversary 1984-2024

DAVE LOGAN
10+ YEAR MEMBER

FREE INSPECTION **303-425-7531**

ROOFING + WINDOWS + SIDING + SOLAR





CKSII Recent Market Activity

A: Active | P: Pending | C: Closed

St ↓	SType	Address	Bd	Bth	Ttl sq FT	Price ↑
A	SFR	8188 S Yukon Street	6	4	4,873	\$1,379,000
A	SFR	7647 S Allison Court	4	5	4,899	\$1,325,000
A	SFR	8248 S Ammons Court	5	4	4,444	\$1,289,000
A	SFR	8160 W Phillips Avenue W	4	4	4,155	\$1,100,000
A	SFR	8102 S Zephyr Street	5	4	4,315	\$1,050,000
A	SFR	8382 W Nichols Avenue	6	5	5,063	\$985,000
A	SFR	7759 W Phillips Avenue	4	4	3,138	\$750,000
C	SFR	8188 S Ammons Court	5	4	3,932	\$1,150,000
C	SFR	8298 W Morraine Drive	5	3	3,435	\$1,035,000
C	SFR	7858 W Morraine Drive	5	4	3,537	\$925,000
C	SFR	8178 W Chestnut Avenue	5	5	3,267	\$915,000
C	SFR	8148 S Ammons Court	4	3	4,926	\$900,000
C	SFR	8036 S Ammons Street	5	4	3,998	\$875,000
C	SFR	7748 W Chestnut Place	3	5	4,614	\$870,000
C	SFR	8037 S Ammons Street	5	4	4,433	\$857,000
C	SFR	8227 W Morraine Drive	4	3	3,619	\$825,000
C	SFR	8309 W Fairview Avenue	4	3	4,175	\$800,000
C	SFR	8248 S Ammons Court	5	4	4,444	\$752,500
C	SFR	7712 W Alder Drive	5	4	4,438	\$730,000
C	SFR	8197 W Morraine Drive	4	3	2,497	\$721,000

CKSII Market Stats

	Average Sales Price	Average Days on Market	# Homes Sold
2024 YTD	\$868,139	25	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

"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

Novella
 Office (303)350-5838

