



COLUMBINE KNOLLS
South II - HOA

THE REVIEW
A Covenant Controlled Community

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Zone 5: March Garden Calendar – Chores & Planting Guide

There's still plenty of time to prepare! March is a great time to continue checking items off of your to-do list. Finish up your pre-season goals and get started with the growing season on the right foot.

- Now is a great time to prune fruit trees, berry bushes, and other woody ornamentals. You want to complete this while they're still dormant and before spring growth begins.
- Direct sow outdoors seeds like Nigella, Poppy, and Delphinium so they get a few weeks of cold temperatures which will aid in their germination.
- The longer days and shorter nights will stimulate your houseplants to start growing again. Now is a good time to repot them if needed and give them a good fertilizing.
- Sow seeds indoors for eggplant, peppers, and tomatoes early in the month.
- Take your lawn mower and any other mechanized tools you use in early for service.
- Turn your compost pile. Resist working your garden soil! Working soil when it is still too cold and wet creates compacted clots.
- Clean up any leftover dried debris from garden beds and toss in the compost pile.
- Buy a notebook and use it to keep all your gardening information. List what you plant in the garden. Include the name of seed companies, plant name, variety, planting date, and harvest date. During the growing season, keep notes on how well the plant does. If the variety is susceptible to disease, record what was used to treat any problems. All this information will be helpful in planning future gardens.
- Place birdhouses built this winter outdoors this month. Birds will begin looking for nesting sites soon.

Board of Director's Corner

Spring has arrived, and with it comes the perfect time for home improvement projects! As you plan upgrades to your home or property, the Architectural Control Committee (ACC) would like to remind all residents that any exterior modifications require prior approval. **Per the Protective Covenants**, all homes in **CKSII Sections 1, 2, and 3** — including non-paying members — must submit an ACC Request before beginning any work.

PLAN AHEAD FOR A SMOOTH APPROVAL PROCESS

To avoid delays, please submit your request well in advance, as the approval process may take up to 30 days. Unapproved projects may result in fines, billback of enforcement costs, or even mandatory rework to bring the property into compliance. For guidance, visit the ACC webpage at www.cksii.org/acc, where you'll find:

- Project Guides with key guidelines and recommendations
- Required submission details to help expedite approvals



Paint



Roof



Structures



Fence



Landscape

If your project affects the **exterior appearance** of your home or property, whether in the **front, side, or rear**, **approval is required**. Common projects include:



- Exterior Paint (new or existing color palettes)
- Roofing (new or existing shingle color)
- Shed or Ancillary Structures
- Window Replacement
- Decking
- Fencing
- Landscaping
- Walkway or Pavers
- Driveway
- Solar Panels
- Garage Doors

NEED HELP? CONTACT THE ACC. For questions or assistance, reach out to: **Keystone Denver Property Management:**

Jessica Azzarano, jazzarano@keystonepacific.com

Columbine Knolls South II – ACC: acc@cksii.org

We appreciate your cooperation in maintaining the quality and appearance of our community. Happy renovating!

Waste Management

303-797-1600 • www.WM.com

Keystone Denver Property Management

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

Cool New Gadget To Improve Your Kitchen

By: Ryan McKay, Columbine Knolls Resident

As a dad of young children, our family of four wastes a lot of food. Between busy schedules, a fridge that hides leftovers, and picky eaters, it really adds up. I feel guilty about throwing out food, so I often take it upon myself to eat that last untouched chicken nugget, or pop a barely nibbled strawberry into my mouth before tossing the remainder in the trash. And sometimes, while grocery shopping with a growling stomach and a dinner deadline fast approaching, I might buy more than what is needed *just in case* our guests are extra hungry that evening.

Newsflash: The guests weren't extra hungry, the kids still didn't finish their plates, and just like last week, that delicious food that had been planted, fertilized, irrigated, harvested, transported, washed, packaged, transported again, refrigerated, and cooked – yes, all that food, money and human EFFORT – was unceremoniously wasted. Somewhere not too far away, a Midwestern farmer sighs, pulls his boots on and starts the whole darn process again.

I am sure this scenario is repeated all over the neighborhood almost every night. It should be no surprise that about 40 percent of food is wasted! No one likes waste. Especially wasting something so delicious and precious to life!

What I have come to realize is that FOOD is NOT TRASH. My family now uses a Mill Kitchen Bin, which turns old food into chicken feed. It does this by drying and grinding it overnight, turning it into "Food Grounds," which are then shipped off to be mixed with normal chicken feed. This keeps those hard-earned calories on the upper rungs of the food chain where it is much more valuable than mere compost (although composting is better than the landfill)

Since we've been using our Mill, we've come to another conclusion: Food is what makes trash gross! Previously, I would cut up an onion, throw it in the trash with all the other detritus from cooking. Soon, unpleasant odors would start wafting around the house and I would be forced to take out a half empty bag of slimy, nasty *stuff* to the bin. With the Mill, however, after I cut up an onion (or any other food item), I throw it in the airtight bin of the Mill and the stink is instantly contained! The Mill runs overnight and, in the morning, the contents have been dried and debulked, leaving the Mill ready for a fresh load. Now our trash can is mostly full of nonrecyclables like Capri-Sun pouches and paper towels.

It's kind of like buying a smart thermostat; once you try it, it's hard to imagine living without one. It makes your life better and just WORKS. Mill provides pre-paid postage boxes that can be picked up straight from your porch for easy and convenient shipment.

Conclusion: If you want to reduce your food waste, then plan out your meals so you don't buy too much food, eat your leftovers, and throw whatever doesn't get eaten into a Mill or compost bin. Save money, reduce waste, save the world!

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TJ Mosier
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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
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- Alistair Graves** – Member at Large & ACC Member ..alistair@cksii.org
- Sean Lyons** – Member at Large & ACC Member..... sean@cksii.org
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Keystone Denver Property Management:

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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.

Teen Services

Hire a teen from our neighborhood to help out with household chores. Teens are available for Babysitting, Pet and House Sitting, Lawn Care and Snow Removal.

Parent Contact:

Addison C.	14	B*/P	olinrene@hotmail.com
Bella P.	17	B*/P	Ancient.medicine@gmail.com
Max P.	16	B*/L/S/P	303-995-3955
Andrew T.	15	B*	303-829-7979

To add your teen's name, please email **Newsletter Connections at info@NewsletterConnections.com** and include the following information: the **neighborhood you live in**, your age, parent email and the categories you would like included. Categories: (B) Babysitting; (*) Red Cross Cert for CPR; (L) Lawn care; (S) Snow removal; (P) Pet & House sitting. No recommendation or endorsement of any of the names on this list is implied or stated by the HOA board or Newsletter Connections.

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.

****FREE TURTLE** Russian Tortoise 5-6 inches long.** Great pet for a young child. Our kids (teenagers) have outgrown him. Call or Text if interested. 303-345-5611.

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

TH Consulting. Providing handy man services, landscaping & concrete work. Please call Trent 720-226-5586.

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.**

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

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

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.

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

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

Aimals 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.

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CKSII Recent Market Activity

A: Active | P: Pending | C: Closed

CKSII Market Stats

St	Close Date	Address	Bd	Bth	TU/ROFF	Price
A		8188 S Yukon Street	5	4	4,873	\$1,300,000
A		8182 S Zephyr Street	5	4	4,215	\$999,000
F		5162 W Nichols Avenue	5	5	5,003	\$960,000
C	01/17/2025	7542 S Allison Court	4	5	4,855	\$1,275,000
C	01/10/2025	8248 S Ammons Court	5	4	4,444	\$1,260,000
C	06/10/2024	8188 S Ammons Court	5	4	3,913	\$1,150,000
C	06/04/2024	5256 W Morraine Drive	5	3	3,415	\$1,005,000
C	04/30/2024	8171 W Nichols Avenue	5	5	3,936	\$911,000
C	07/08/2024	7558 W Morraine Drive	5	4	3,537	\$925,000
C	07/01/2024	8178 W Chestnut Avenue	5	5	3,257	\$915,000
C	04/08/2024	8191 S Yukon Way	3	4	4,541	\$910,000
C	06/30/2024	8148 S Ammons Court	4	3	4,926	\$900,000
C	04/30/2024	7230 W Phillips Avenue	5	3	3,093	\$900,000
C	05/03/2024	7290 W Friend Place	4	3	4,052	\$885,000
C	11/19/2024	8086 S Ammons Street	5	4	3,008	\$875,000
C	07/19/2024	7248 W Chestnut Place	3	5	4,514	\$870,000
C	11/08/2024	8037 S Ammons Street	5	4	4,413	\$867,000
C	03/09/2024	8102 W Morraine Drive	4	3	3,814	\$839,000
C	05/06/2024	8222 W Morraine Drive	4	3	3,619	\$825,000
C	06/07/2024	8152 W Morraine Drive	4	4	2,813	\$820,000
C	09/13/2024	8309 W Fairview Avenue	4	3	4,175	\$800,000
C	04/09/2024	7282 W Nichols Avenue	5	3	4,509	\$760,000
C	08/09/2024	8248 S Ammons Court	5	4	4,444	\$762,500
C	01/15/2025	7258 W Phillips Avenue	4	4	3,116	\$740,000
C	10/08/2024	7232 W Alder Drive	5	4	4,436	\$730,000

	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