



COLUMBINE KNOLLS
South II - HOA

THE REVIEW

A Covenant Controlled Community

June 2025

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**Come join us, Saturday,
June 7th from 4-7pm for:
CKSII Grillin' &
Chillin' in the
Park Event**

Where? Coronado Park Pavillion

What? CKSII will provide Hamburgers, Hotdogs, Brats, Chicken, Buns, Chips, Plates, Napkins and Utensils. Please bring a side or dessert to share. Bring your own beverages, lawn chairs and/or blankets.

We will also have BOUNCE HOUSES and YARD GAMES! Hope to see you there!

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

An Important Message From Coronado Elementary School

As Principal of Coronado Elementary School, I am writing to you today to respectfully address some ongoing concerns regarding dogs and general pedestrian traffic on and around our school property. We value our relationship with the neighborhood and appreciate your cooperation in ensuring a safe and positive environment for our students.

We have noticed an increasing occurrence of dog waste within our fenced playground area and on our fields. Our staff is regularly having to clean this up, which takes away from their time and resources dedicated to our students. We kindly request that all dog owners refrain from allowing their pets inside the fenced playground at any time, and please clean up after your dog.

Furthermore, we have had instances where unleashed dogs have approached students while they are playing at recess. This can be quite startling and even frightening for our young students. For their safety and well-being, we would like to emphasize the importance of keeping all dogs on leashes when they are on or near school property.

In addition to the concerns regarding dogs, the presence of unfamiliar individuals walking on school grounds, with or without dogs, also heightens awareness and can make both students and staff feel nervous and less secure. We kindly request that individuals refrain from using school property as a thoroughfare during school hours.

Thank you for your attention to these important matters. We believe that by working together, we can ensure both the safety and enjoyment of our school grounds for our students and maintain a respectful and secure environment for all members of our community. We value your partnership and are so thankful for your support.

— **Karen Brown, Principal, Coronado Elementary School**

June Tune-Ups Your Home Needs

Ah, June. School's out, the days are long, and the weather's getting toasty. We get it—your vacation is beckoning. (*So's ours.*) But before you slather yourself with SPF 75 and reach for a piña colada, do yourself a favor and tackle a few maintenance projects. A little pain now means a big gain later—you'll ensure your home runs smoothly through the dog days of summer.

Don't worry: We're here to make it as quick and easy on you as possible. With our handy checklist of home maintenance chores, you can knock 'em out and get back to that piña colada, pronto. (We'll take ours with *two* tiny parasols, please.)

continued on page 2



June Tune-Ups, *continued from front page*

CHECK AC

“The last thing you want is a busted air conditioner, so before a heat wave hits, give it a test run for 30 minutes to make sure it’s cooling properly,” says Dave Quandt, vice president of field operations at American Home Shield, a home warranty company.

Shortcut: To extend the life of your AC unit, adjust your programmable thermostat by only 2 to 3 degrees at a time.

Call in the pros: If anything seems off, call in a professional HVAC company. You’ll spend between \$100 and \$250 for service, which includes cleaning the condenser and lubricating the fan motor. When the outdoor temps go deep into the red zone, you’ll likely consider it money well-spent.

STOP MOLD BEFORE IT STARTS

June kicks off a stretch of the hottest months of the year, especially in Southern states where heavy rain is also the norm. All that heat and moisture provide the perfect climate for mold to flourish, says Phil Kuczak, air-conditioning service and installation manager at Best Home Services in Naples, FL.

Shortcut: There’s an easy trick you can use to keep mold at bay: Lower your thermostat.

“Some homeowners try to save money by setting the thermostat at an unsafe high temperature, especially in high humidity areas,” Kuczak says. “The cost savings on the power bill could quickly be far outdone if you end up with a mold problem.”

Also avoid leaving your AC fan in the “on” position (instead of “auto”). This can cause rapid mold growth, especially in high-humidity regions. Here’s why: If your fan is running continuously, then any moisture that’s condensed on your AC’s evaporator coil during cooling doesn’t have a chance to drain off—and it can be blown back into your home.

Kuczak also cautions against trying to limit or increase airflow to certain rooms by shutting supply grills. That can cause condensation buildup, leading to mold growth around those grills and in the adjacent ceiling or wall.

Call in the pros: If you have a mold problem, expect to pay a small fortune for a pro to remove it. Homeowners spend up to \$3,200 on average for mold remediation.

continued on page 3



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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.

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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.**

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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**

June Tune-Ups, *continued from page 2*

PRIME YOUR POOL

Test your pool's pH levels often to keep the chemicals balanced and your pool safe for swimming. Run the pump daily (one hour for every 10 degrees of heat in the water is a good rule of thumb) to avoid that swampy green color.

Shortcut: If you forget and come home to a green pool, a jug of liquid bleach will clear it up quickly, according to Quandt.

Call in the pros: Don't want to bother with it? You can hire a pool maintenance company for an average of \$100 to \$350 a month.

ERADICATE PESTS

Warm weather draws out all the creepy-crawlies. But you *can* give summer bugs the boot (or at least keep them at a comfortable distance).

Shortcuts:

- Trim shrubs or bushes that touch your home's exterior (which can harbor wood-destroying insects such as termites, carpenter ants, and powderpost beetles).
- Swap mercury vapor outdoor lightbulbs with yellow sodium vapor ones, which are less attractive to insects such as mosquitoes, moths, and beetles.
- Weed thick vegetation and pick ripe fruits and vegetables as soon as they're ready.
- Keep bird feeders at least 25 feet from your house—spilled seeds can attract rodents.
- Stop mosquitoes before they hatch by eliminating all sources of standing water on your property.

Call in the pros: Above all, know when to seek professional help. "Do-it-yourself pest control for a cockroach or occasional spider can be cost-effective, but it's not going to stand up when you have a serious infestation," says Ryan Michel, owner of Defense Pest Control in Mesa, AZ. "Pests can carry bacteria and disease, and some can do serious damage to your home. If you're seeing pests pop up with frequency—especially if you notice them appearing in the same places—it's time to call in a professional to help."

It'll cost you an average of \$100 to \$260 a month. But hey—you'll sleep better, right?

SERVICE SPRINKLERS

Service your yard's irrigation system to save water, prevent damage to your landscaping, and reduce standing water.

Shortcut: Make sure your sprinklers are programmed to follow any local water rationing regulations, and program your system to optimal summer use settings to keep the landscape looking fresh.

Call in the pros: If you don't know what kind of maintenance your sprinkler system needs, a pro will take it on for about \$100.

KEEP FRIDGE FROSTY

It should go without saying that your fridge and freezer are most vulnerable in the summer heat. To keep them running smoothly, clean condenser coils—which help the unit stay cool by releasing heat from the compressor—and be sure to remove dirt, pet hair, and any nasty food that's lodged there.

continued on page 4

Do You Need Help With Your "Honey-Do" List?



I am a full time fireman looking for some part time work. Over my 30 years as a fireman and previous military experience, I have had the opportunity to learn lots of skills in home improve-

ment and home maintenance. Let me help you with the "honey do list", getting ready for spring/summer. Basic electrical, plumbing and painting. I will work by the hour or give you an estimate for just the one job.

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June Tune-Ups, *continued from page 3*

Shortcuts: Make the job simple by using a vacuum and coil brush, says Chris Granger, vice president of Sears Home Services.

While you're at it, tackle the door. "A leaky door gasket can result in your refrigerator trying to cool the entire kitchen," Granger says. Clean the gasket with a mild cleaner, and then check the seal integrity with a solution of soapy water—just like you would do with an inflatable mattress, he says. You can also use the dollar bill approach: Close a dollar bill in the door so it's half in your fridge. If your gasket isn't tight enough, it won't hold the bill firmly in place—the dollar bill will fall out or slide down.

Call in the pros: Most appliance repairmen charge by the hour. Depending on the issue, a refrigerator repair could cost anywhere from \$100 and \$250 an hour.

TUNE UP LAWN MOWER

Use compressed air or a leaf blower to clear grass, dirt, and debris that have accumulated in your riding lawn mower. Drain old fuel into an approved gasoline can, and follow hazardous waste disposal regulations to get rid of it. Then, change your oil and filter: Granger recommends letting the mower run for a bit before getting started. If you have a foam air filter, clean it with soap and water, and make sure it's dry before reinstalling.

Finally, change the spark plugs. "This simple but crucial task will help the mower start smoother and run more efficiently," Granger says.

Call in the pros: On average, professional lawn mower maintenance and repair will cost up to \$100, but could increase depending on the complexity of the job and whether new parts are needed.

Strawberry Spinach Salad

Prep Time: 20 minutes
Total Time: 20 minutes
Serves 4 to 6



This delicious strawberry spinach salad is perfect for spring and summer! The strawberries, greens, and tangy poppy seed dressing make it taste super bright and fresh. Feel free to assemble it up to 1 day ahead if you're making it for a potluck or special occasion. Just wait to add the dressing until right before serving!

INGREDIENTS

- 5 ounces fresh spinach
- 1 cup thinly sliced strawberries
- 1/3 cup thinly sliced red onion
- 1 recipe Poppy Seed Dressing
- 1/2 cup toasted pecans
- 2 ounces feta cheese, crumbled
- Sea salt and freshly ground black pepper

INSTRUCTIONS

1. In a large bowl, place the spinach, strawberries, and red onion. Add some of the dressing and toss to combine.
2. Add the pecans and feta and gently toss. Add more dressing, as desired. Season to taste with salt and pepper and serve.

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CSN: Coming Soon | A: Active | P: Pending | C: Closed

| St | Close Date | Address | Bd | Bth | Ttl | SQ FT | Price |
|----|------------|--|----|-----|-------|-------|-------------|
| A | | 8188 S Yukon Street | 6 | 4 | 4,873 | | \$1,195,000 |
| A | | 8160 W Phillips Avenue W | 4 | 4 | 4,155 | | \$1,089,000 |
| A | | 7636 S Allison Court | 6 | 4 | 3,105 | | \$939,000 |
| A | | 8288 W Chestnut Avenue | 6 | 4 | 3,524 | | \$860,000 |
| C | 01/17/2025 | 7647 S Allison Court | 4 | 5 | 4,899 | | \$1,275,000 |
| C | 03/14/2025 | 8382 W Nichols Avenue | 6 | 5 | 5,063 | | \$925,000 |
| C | 05/05/2025 | 8055 S Zephyr Way | 4 | 4 | 4,514 | | \$826,200 |
| C | 02/14/2025 | 8114 S Zephyr Way | 4 | 3 | 4,488 | | \$807,000 |
| C | 04/21/2025 | 8102 S Zephyr Street | 5 | 4 | 4,315 | | \$794,000 |
| 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 | \$925,150 | 50 | 8 |
| 2020 | \$609,110 | 15 | 21 |
| 2018 | \$578,583 | 28 | 18 |

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