



COLUMBINE KNOLLS
South II - HOA

THE REVIEW

A Covenant Controlled Community

May 2025

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Attracting Spring & Summer Hummingbirds

By *Bird Conservancy of the Rockies*

- Mid-April has arrived, and every year at this time my mind turns to the same thing. No, not taxes. Hummingbirds!
- Four species of hummingbirds can be seen in Colorado. The most common is the Broad-tailed Hummingbird. There's also the Rufous Hummingbird, a rusty-colored bird found here in July and August, and the Calliope and Black-chinned hummingbirds.

TIPS FOR YOUR FEEDER:



Calliope Hummingbird by Bill Schmoker

- In the mountains, it's easy to attract hummingbirds. In cities along the Front Range, however, you have to work a little harder. Fortunately, the effort is worthwhile. I have a few suggestions to increase your chance of attracting them to your yard.
- Keep the feeder very clean. Replace the solution every three to five days, and more often in hot weather. If a bird tastes fermented or moldy

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Waste Management
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Property Management
Jessica Azzarano, 720-372-1151
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The "Going Digital" Campaign Is Underway: There's Still Time To Win!

Big things are happening in Columbine Knolls South II! Our "Going Digital" campaign is in full swing, and neighbors are already updating their contact info to stay connected—and for a shot at winning one of three \$100 gift cards! If you haven't added or confirmed your email yet, there's still time to do it and get entered into the raffle. It takes 1 minute to add your email!

Remember: Without an email on file, the HOA may opt to send certified mail for official communications – and the cost will be passed on to you as the homeowner.

WHY IT MATTERS

- Stay Informed – Be the first to know about HOA meetings, community events, and neighborhood news.
- Avoid Extra Fees – Don't risk being billed for certified mail—digital is faster, cheaper, and more reliable.
- Go Green – Help the community save on printing and postage.
- Protect Your Property – Get timely alerts about important updates that could affect your home.

Win a \$100 Gift Card: Still Time to Enter!

We're raffling off three (3) \$100 gift cards—VISA, King Soopers, Safeway, or Amazon—to homeowners who add, confirm, or update their email addresses in our HOA database.

Winners will be drawn during the Board of Directors meeting on May 13, 2025, hosted by Keystone Pacific Denver Management Company.

HOW TO ENTER:

1. Visit www.cksii.org/digital/
2. Confirm your current email address if you're already receiving HOA emails
3. Or update/add your email if it's new or missing

Let's Get Connected!

Don't miss your chance to win



Bring Flowers To Someone Day

April showers means May 15 is Bring Flowers to Someone Day to celebrate why giving flowers plays a significant roll in kindness. Flowers are one of nature's most beautiful gifts. Bring Flowers to Someone Day is the perfect way to give the gift of love and kindness to those around you. Whether you gift flowers to show sympathy or give them just because, the simple act of giving flowers brings joy to the recipient.

Hummingbirds, *continued from front page*

sugar water, it may not return. Prepare hummingbird nectar by mixing one part table sugar with four parts water. You can make large quantities by boiling the solution and refrigerating it. Do NOT add red food coloring to this mixture. Never use honey. Honey could result in the bird's death.

- When you select a hummingbird feeder, consider the following: number of feeding stations, capacity, resistance to wind, resistance to dripping and ease of cleaning. Also, determine whether ants and bees will be problems.
- When placing a feeder, consider the "bird's eye view." Place it out in the open where the birds can find it. Add red color to a feeder by hanging red ribbons near it. Flowers in your garden can help to attract hummingbirds. Especially attractive varieties include agastache (hyssop), butterfly bush, salvia, hollyhocks, impatiens, columbine and penstemon. Consider planting a combination of annuals, perennials and vines.

PERSEVERANCE PAYS OFF:

Rufous Hummingbird
by Bill Schmoker



- Don't give up! Two peak periods for attracting hummingbirds happen in Colorado. The first is from mid-April to the end of May. This is when hummingbirds are first migrating into the area. The second – and most important – period is from the Fourth of July to the end of September. Leave your feeder up until mid-October. A feeder will not prevent their migration.
- Attracting hummingbirds is an enjoyable way to observe and interact with nature. Whenever you are dealing with wildlife, it is important to remember that patience and persistence will often reward you. Creating a wild bird habitat in your yard can attract a variety of wildlife, including those spectacular hovering jewels of nature ... hummingbirds!

Columbine Knolls South II

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

Homeowners Association Board Members are:

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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 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.

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This Space Intentionally Left Blank for Teen Services

Top 10 Spring Hikes Near Denver

Where are the best trails to hike in the Spring near Denver? We've created this top 10 list of the best Spring hikes near Denver so you can get your boots out and discover some beautiful Colorado landscapes. Winter holds Colorado in its grip for about half of the year. Then, before you know it, Spring appears, and Summer follows quickly on its heels. On the Front Range, near Denver, we also get some of our heaviest snowfall in March and sometimes in April. So, Spring hikes can be muddy, and ice can build up on segments of trails that escape the direct light of the sun. For that reason, we've tried to collect a set of hikes where Spring gets an early start. Still, if you expect to encounter snow and ice, we recommend wearing traction devices, like YakTrax. Our hope is that you'll be able to find a great hike during this unpredictable—but beautiful—time of year.

ALDERFER THREE SISTERS PARK IN EVERGREEN

Distance: 0.2 to 10 mile+ loop Miles
Drive Time: 40 minutes from Denver

Alderefer and Three Sisters park is a choose-your-own-adventure experience. Download the park map to get familiar with the significant network of trails, then create a hike out of it. Hike up to the sisters to gain views into the quaint town of Evergreen and beyond.

SOUTH RIM LOOP AT ROXBOROUGH STATE PARK

Distance: 3 Miles
Drive Time: 45 minutes from Denver

Red Rock formations against the brilliant green of Spring. The South Rim Trail at Roxborough State Park takes hikers to several overlooks for some of the best panoramas in the Denver area.

SUNSET LOOP AT WHITE RANCH

Distance: 2 Miles
Drive Time: 45 minutes from Denver

White Ranch sits just north of Denver in the green of the foothills. This 2 mile hike combines trails to form what we've named the Sunset Loop—though it's equally good for viewing the sunrise.

SPRUCE MOUNTAIN NEAR LARKSPUR

Distance: 1.5 to 4 Miles
Drive Time: 50 minutes from Denver

Spruce Mountain is unique because the trail takes hikers up to the top of a table mesa. The trail then follows the rim and affords fantastic views to Pikes Peak in the south, and to the stretches of the greenland plains to the east.

RED ROCKS TRAIL AT RED ROCKS

Distance: 6 Miles
Drive Time: 25 minutes from Denver

Iconic Red Rocks Park offers some of the best trails close to the city. This trail that stretches between Red Rocks and Matthew-Winters Park is perfect for a hike, mountain bike, or trail run.

SOUTH VALLEY PARK IN LITTLETON

Distance: 0.5 to 3 Miles
Drive Time: 30 minutes from Denver

South Valley is my go-to spot for getting outside. Just a short drive and you are tucked away between the hogback and the foothills in an expanse valley riddled with red rock.

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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Hikes Near Denver, *continued from page 3*

DAVIS PONDS LOOP AT STAUNTON STATE PARK

Distance: 2 Mile Loop • Drive Time: 45 minutes from Denver

There are many places to explore in Staunton State Park, and we've encountered a lot of ice on some of the trails in the early Spring. However, the Davis Ponds Loop is more open to soak the sunlight. The ponds make a great destination hike and are stocked with rainbow and cutthroat trout.

ENCHANTED MESA AT CHAUTAUQUA PARK

Distance: 2 Miles • Drive Time: 40 minutes from Denver

This hike in Boulder's Chautauqua Park takes you through beautiful stands of ponderosa pine along the prominent flatirons formation. You also have a lot of options to explore in the larger network of trails in Chautauqua park.

MOUNT SANITAS IN BOULDER

Distance: 2-3 Miles • Drive Time: 45 minutes from Denver

Mt. Sanitas is a local favorite—and for good reason. A refreshing brook cuts through the valley floor, and the higher elevations of the hike offer a demanding workout. Explore the full trail profile for driving directions, map, and more trail info.

WATERTON CANYON TRAIL

Distance: 2 to 12.4 Mile • Drive Time: 35 minutes from Denver

The Waterton Canyon trail follows the Platte River back into the foothills. During the spring this place is in bloom. Perfect for a picnic lunch or dinner, there are picnic areas along the way. Read the full trail profile to get the details.

Kiwanis Club of Columbine

We all made our new year's resolution to get more involved with our community, working with schools, food banks, and neighborhood cleanups. Things that help others and make us feel better. But now that the time has come we don't know where to volunteer. If you need suggestions look into Columbine Kiwanis, we always have a lot of projects and can use help. We always have worthwhile fun projects, that anyone can join. In April we will be working with the Sheridan Bood Bank. Project Cure, Sweet Dreams in a Bag, meals on Wheels, working in school 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, email kensweet@gmail.com or visit our website at columbinekiwanis.org.

The Kiwanis Club of Columbine is a group of volunteers (69 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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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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Advertise In This Newsletter!

IT IS EASY TO GET STARTED!

Our June
deadline is
May 15th.



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

St	Close Date	Address	City	Bd	Bth	Ttl SQ FT	Price
A		8188 S Yukon Street	Littleton	6	4	4,873	\$1,265,000
A		8369 W Fairview Avenue	Littleton	4	4	3,622	\$1,149,000
A		7636 S Allison Court	Littleton	6	4	3,105	\$949,900
P		8102 S Zephyr Street	Littleton	5	4	4,315	\$850,000
P		8055 S Zephyr Way	Littleton	5	4	4,514	\$839,900
C	01/17/2025	7647 S Allison Court	Littleton	4	5	4,899	\$1,275,000
C	03/14/2025	8382 W Nichols Avenue	Littleton	6	5	5,063	\$925,000
C	02/14/2025	8114 S Zephyr Way	Littleton	4	3	4,488	\$807,000
C	03/10/2025	8220 S Brentwood Street	Littleton	5	4	3,890	\$765,000
C	01/15/2025	7759 W Phillips Avenue	Littleton	4	4	3,138	\$740,000

CKSII Market Stats

	Average Sales Price	Average Days on Market	# Homes Sold
2025 YTD	\$963,500	52	6
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!



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