



**COLUMBINE KNOLLS**  
South II - HOA

# THE REVIEW

A Covenant Controlled Community



July 2025 Vol. 36 No. 07 • [www.cksii.org](http://www.cksii.org)

## CKSII HOA at the Halfway Mark: A 2025 Mid-Year Review

As we reach the midpoint of 2025, it's been a vibrant and active year in Columbine Knolls South II. From family-friendly events to neighborhood improvements, here's a look at what we've done so far – and what's coming next.

### Spring Highlights

- Easter Egg Hunt: Held in April, this annual event brought joy to families and kids throughout the neighborhood.
- Volunteer Spotlight: A special thanks to all the volunteers who helped plan events and support clean-up efforts around the community.

### Summer Kick-Off

- Chillin' & Grillin' BBQ: June's community BBQ had a great turnout. Neighbors gathered for food, music, and fun – a great way to kick off summer.
- Ongoing Improvements: The ACC has been working hard on landscaping, exterior renovations, and fence approvals. Please remember that unapproved work may be flagged during property inspections and may result in stop work orders, fines, or required changes to the design.

### Looking Ahead: July – December 2025

#### Upcoming Events

- Movie in the Park: Join us Friday, August 22 at Coronado Park for a fun outdoor movie night with food trucks and music. Vote for the movie you'd like to see (The Wild Robot or Inside Out 2) at [www.cksii.org](http://www.cksii.org).
- Community Garage Sale: Friday, July 11 and Saturday, July 12.
- Large Item Pickup: Tuesday, July 15. Available only to paying HOA members who are also enrolled in Waste Management service. Contact Keystone Property Management through the website for questions or to enroll.
- E-Waste & Recycling Event: Saturday, October 4 from 9:00 to 11:00 a.m. at Coronado Elementary School. Available only to paying HOA members – photo ID required.

*continued on page 2*

### Waste Management

303-797-1600 • [www.WM.com](http://www.WM.com)

### Keystone Denver Property Management

Jessica Azzarano, 720-372-1151, [jazzarano@keystonepacific.com](mailto:jazzarano@keystonepacific.com)

*For budget details, meeting minutes, or to view your account balance, please log in to your Resident Portal at: <https://www.kppmdenver.com/>*



**CKSII Community  
Wide Garage Sale**  
**Fri. July 11 &  
Sat. July 12**

*July 3: deadline to register  
your sale for the map email  
[jblake5280@gmail.com](mailto:jblake5280@gmail.com)*



## Large item pick - Tues. July 15th

*For current HOA members with Waste Management Trash Service*

# Mid-Year Review, *continued from front page*

## Board & Community Initiatives

- Sidewalk & Drainage Projects: This summer, we'll see sidewalk improvements in the park and drainage work at the northeast corner of Coronado Elementary and the Foothills
- Recreation property boundary. Expect temporary closures, daytime noise, and construction equipment. Please stay clear of work zones.
- Financials: The HOA remains on solid financial footing, operating slightly ahead of budget year-to-date. We appreciate the continued consistency and enforcement from our property management company, Keystone Pacific, particularly in the areas of dues and fine collections. Any outstanding balances have been or will be referred to the HOA's attorney, Orten Cavanagh Holmes & Hunt, for formal collection. For more details about the HOA budget or to view your account balance, please log in to your Resident Portal at: <https://www.kppmdenver.com/>

## How You Can Help

- Volunteer: Interested in helping out? Use the contact form at [www.cksii.org](http://www.cksii.org). The Social Committee meets online one hour before each Board meeting – next on Tuesday, July 8.
- Share Feedback: Questions or ideas? Send them our way.
- Stay Connected: Follow our Facebook group, join the email list, and visit the website for the latest updates.

It's been a great first half of 2025. Thank you to everyone – residents, volunteers, and board members – for your time and support. With your continued involvement, the second half of the year will bring even more opportunities to connect, improve, and take pride in our community.

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**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](mailto:mike@cksii.org)
- Matt Lawicki** – Vice President & ACC Chair..... [matt@cksii.org](mailto:matt@cksii.org)
- Andi Elkins** – Secretary & Social Committee Chair..... [andi@cksii.org](mailto:andi@cksii.org)
- Dave LoSasso** – Treasurer ..... [dave@cksii.org](mailto:dave@cksii.org)
- Chris Reynolds** – Member at Large ..... [chris@cksii.org](mailto:chris@cksii.org)
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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](mailto:cksii.info@gmail.com). To contact any member of the ACC, please email [cksiihoaacc@gmail.com](mailto:cksiihoaacc@gmail.com).

**Copies of the Covenants, ODP and the Architectural Guidelines are available through any Board member or the [www.cksii.org](http://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](mailto:Renee@cksii.org)**.

## 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.



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## Annual Bulk Item Pickup

Only permanent or voluntary HOA members with Waste Management Trash Service can participate in the Bulk Item pickup. Waste Management will skip homes not on the HOA list. Check the Community Events page for the annual date of the Large Item Pick Up.

### Guidelines

- Place your items at the curb by 6 am the morning of large item pick up.
- The trash company will not carry items from your home or garage and all items must be ready for pickup.
- PLEASE NOTE this is a large item pick up and is not intended as an unlimited disposal opportunity.
- If you experience issues with your large item pickup, contact our HOA property manager – DO NOT call Waste Management. The HOA works with an account representative at Waste Management and the normal customer service staff will not be aware of this event. Don't move your items back into your home until you've heard back from the Property Manager with further instructions.

### Items Accepted

- Old appliances
- Furniture
- Mattresses and box springs
- Trees / shrubs that have been trimmed and bundled!
- Old grills that have propane tank removed

### Items NOT Accepted

- Building Materials
- Renovation debris such as Lumber, Landscape Timber, Railroad Ties, Plywood, Old Fences, Carpet, Hot Tubs, Pallets and Bathtubs
- Hazardous materials such as gasoline, oil, paints, poisons, solvents, or items containing Freon
- Items that use a flammable fuel source such as gasoline, including lawn mowers, tillers and snow blowers
- Items that cannot be compacted such as concrete, dirt, sod, rocks, automobile wheels, etc.

## Kiwanis Club of Columbine

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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## The Art of Garage Sale Pricing: Tips for Success

If you've organized all of the belongings you want to sell and advertised your big day on lampposts and social media, you may think you're ready for your garage sale. However, you may want to consider crafting a **garage sale pricing** guide in advance.

Although not everyone puts price tags on their garage sale merchandise, pricing your merchandise in advance will make the day of the sale less hectic for you. Additionally, it may make customers more likely to buy. Let's explore the art of garage sale pricing so that your yard sale is a huge success.

### What's Your Asking Price?

Before pricing your items, it's important to understand your primary goal. Are you looking to make as much money as possible, or do you want to quickly get rid of unwanted items? Your pricing strategy will differ based on your goal.

If you have brand-new items that are still wrapped, you can reference the original retail price and then discount it. However, if these are valuable items like small appliances or electronics, you might be better off selling these items online.

Spend some time researching the prices of similar items online, like on eBay or Facebook Marketplace. This can give you a ballpark figure of what people are willing to pay. You can also peruse local thrift shops or other garage sales to calibrate a handy pricing guide for yourself.

### Set Prices in a Simple, Honest Way

Be realistic about the condition of your items. Nearly new items can be priced higher, but used or worn items should be priced accordingly.

Use round numbers that are easy to add up, like \$1, \$5, \$10. This makes transactions quicker and easier for both you and the buyer. Remember, many garage sale buyers expect to haggle. Set your initial prices slightly higher to give yourself some wiggle room for negotiation.

### How to Price Garage Sale Items

Here are some tips that may be useful when preparing for your garage sale:

- Write prices on masking tape or stickers. If you're having a multiple-family garage sale, label stickers with the initials of the families, e.g. S 25¢, P 50¢, etc. Collect the stickers as you sell items. Later you can add up the total and divide the earnings.
- Put up a sign designating different color stickers for different prices (e.g. red is 25¢, yellow is 50¢, etc). Then put the appropriate colored stickers on merchandise.
- Sell items in bundles (e.g. \$1 each or five for \$4).
- Price items between 10 and 30 percent of their retail value.

### Initial Price Guide for Household Items

Here's a list of fairly standard prices for garage sale items (if you're eager to sell):

- **Books** Paperbacks 25¢, hard covers \$1 (and make sure you organize them nicely!)
- **Baby clothes** 50¢ to \$3
- **Adult clothing** \$1 to \$3
- **Jewelry** 50¢ to \$2
- **Toys and games** up to \$3 (Package small groups of similar toys together in clear plastic bags.)
- **Large outdoor toys** up to \$10
- **Electronics** 1/3 the retail price, or 1/2 the retail price if it's new in the package.
- **Pots and pans** \$1 to \$4

Price larger items higher to give customers bargaining room. If you want more than \$10 for an item, it might be wise to try selling it online rather than at a garage sale.

### When to Modify the Original Price

Encourage people to buy more by offering discounts on bulk purchases. For example, offer a discount if someone buys more than ten items.

Be prepared to lower prices on your garage sale items as the day progresses. This can help you sell more items and reduce what you have to pack up at the end of the day.

### The Key to a Successful Garage Sale

Beyond ensuring that you price garage sale items fairly, it's essential to create a pleasant shopping experience that encourages potential buyers to browse longer. Play some background music, offer free lemonade, and set up your items in a neat and accessible way.

Don't rush your yard sale. In fact, many sources encourage you to spend at least a month planning it out! Also, don't forget to look up the rules in your city or town to make sure your garage sale is legal. By following these tips, you can set prices that are fair, attract buyers, and make your garage sale a resounding success. Happy selling!

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Recent CKSII Market Activity

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

St	Close Date	Address	Bd	Bth	Ttl SQ FT	Price
A		<a href="#">8188 S Yukon Street</a>	6	4	4,873	\$1,045,000
A		<a href="#">8160 W Phillips Avenue</a>	4	4	4,155	\$998,000
A		<a href="#">8043 S Zephyr Street</a>	4	3	3,954	\$910,000
A		<a href="#">7636 S Allison Court</a>	6	4	3,105	\$899,900
P		<a href="#">8369 W Fairview Avenue</a>	4	4	3,622	\$1,025,000
P		<a href="#">7863 W Friend Drive</a>	4	4	4,301	\$885,000
P		<a href="#">8288 W Chestnut Avenue</a>	6	4	3,524	\$849,999
C	03/14/2025	<a href="#">8382 W Nichols Avenue</a>	6	5	5,063	\$925,000
C	05/05/2025	<a href="#">8055 S Zephyr Way</a>	4	4	4,514	\$826,200
C	04/21/2025	<a href="#">8102 S Zephyr Street</a>	5	4	4,315	\$794,000
C	03/10/2025	<a href="#">8220 S Brentwood Street</a>	5	4	3,890	\$765,000

CKSII Market Stats

	Average Sales Price	Average Days on Market	# Homes Sold
2025 YTD	\$925,150	57	8
2020	\$609,110	15	21
2018	\$578,583	28	18

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