



**COLUMBINE KNOLLS**  
South II - HOA

# THE REVIEW

A Covenant Controlled Community

December 2025

Vol. 36 No. 12 • [www.cksii.org](http://www.cksii.org)

## From The Desk of The President

Dear Neighbors and Friends,

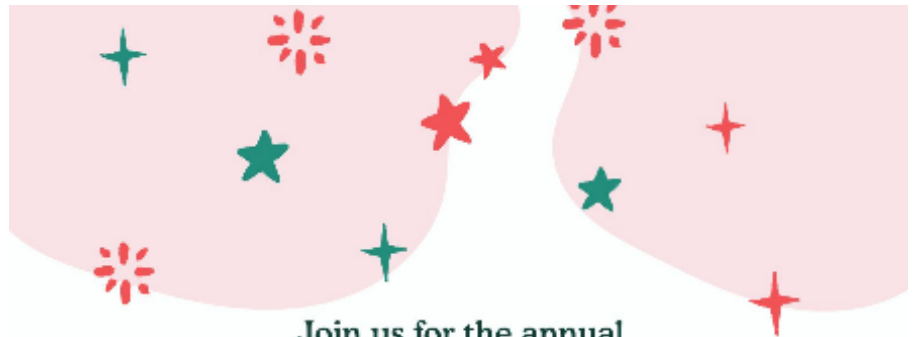
As the first twinkling lights appear on our rooftops and the scent of pine drifts through the neighborhood, I find myself filled with an overwhelming sense of gratitude for this wonderful community we call home. The holiday season has a special way of reminding us what truly matters: family, friendship, and the warm connections we share right here in CKSII.

This year has been nothing short of remarkable – and that is because of *you*.

To every resident who rolled up their sleeves and volunteered, planting flowers along our entrances, hiding eggs at our annual Easter Egg Hunt in April, flipping burgers at the Chillin' & Grillin' BBQ in June, arranging the food trucks for our summer movie nights in August, or serving on a committee – thank you.

To everyone who brought a dish, a smile, or just good conversation to our social events, you made those gatherings unforgettable. A special shout-out to the many members who carved time out of busy November schedules to attend our Annual Meeting, your engagement is what keeps our community strong, informed, and moving forward together. As we turn the page to the most magical time of the year, let's keep that same spirit alive.

*continued on page 2*



Join us for the annual

## CKSII HOLIDAY HAYRIDE!

Friday, December 12th  
6-8pm

Coronado Elementary  
School Parking Lot  
Bring a treat to share.  
Cocoa and Crafts will be  
provided!



Join us on **Friday, December 12th from 6-8pm** for our annual CKSII Neighborhood Holiday Hayride! Meet us in the Coronado Elementary School Parking Lot to enjoy a cozy ride through our festive streets, warm up with hot cocoa and crafts. Bring a treat to share with friends and neighbors! Let's light up the night-decorate your homes and spread some holiday sparkle for all to enjoy!

## 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/>

## National Poinsettia Day

Each year on the 12th of December, people across the United States celebrate National Poinsettia Day. The poinsettia initially came to the United States with Joel Roberts Poinsett, an American botanist and the first U.S. Minister to Mexico. In 1825, he sent cuttings home to Charleston, South Carolina. However, it wasn't until the early 1920s that the poinsettia started taking root in American culture. Paul Ecke, a second-generation farmer in California, discovered a grafting technique that caused the seedlings to branch. Hawking their Christmas flower at roadside stands, Paul Ecke Jr. later advanced sales of the poinsettia through shipping and marketing.

# From The President, *continued from front page*

**Mark Your Calendars – Holiday Hayride Is Coming!  
Friday, December 12th | 6:00 – 8:00 p.m.**

Bundle up the family, grab some hot cocoa, and join your neighbors for our beloved Holiday Hayride! We'll wind through the neighborhood admiring everyone's beautiful lights and decorations while caroling, laughing, and making memories that will warm us all winter long. The horse-pulled wagon will pick up in the Coronado Elementary parking lot.

We can't wait to see the creativity that lights up our streets this year. Whether you go full Clark Griswold or prefer a classic, elegant glow, your decorations bring joy to every car that drives through CKSII. Let's make 2025 the brightest year yet!

In the spirit of the season, please take a moment to remember those in our broader community who could use a helping hand. A donation, big or small, to your local church or to Food Bank of the Rockies ([www.foodbankrockies.org](http://www.foodbankrockies.org)) can make a real difference for a family right here in our own backyard.




From my family to yours, may your homes be filled with laughter, your hearts with peace, and your holiday season bright with the love of good neighbors. Here's to closing out 2025 together and stepping into an even stronger new year as a community.

**Warmest wishes,**

— **Mike Tignanelli, President, CKSII HOA, [www.cksii.org](http://www.cksii.org)**

*Christmas is doing a little something extra for someone.*

*—Charles Schulz*




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## Columbine Knolls South II

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

**Homeowners Association Board Members are:**

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**Renee Cunningham** – Newsletter ..... [renee@cksii.org](mailto:renee@cksii.org)

**Keystone Denver Property Management:**  
 Jessica Azzarano, [jazzarano@keystonepacific.com](mailto:jazzarano@keystonepacific.com), 720-372-1151

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 [cksiihoace@gmail.com](mailto:cksiihoace@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)**.

## Sweater Fest

**A Holiday Market & Party at Aspen Grove  
December 5 (3pm-9pm) & December 6 (10am-5pm)**


Feel the joy a one-of-a-kind vintage treasure can bring this season! We're getting warm and cozy indoors at Aspen Grove for Sweater Fest, a two-day holiday market and party celebrating all things local, festive, and fabulously knit. 40+ amazing local businesses!

It's the perfect way to shop small, support local, and find gifts as unique as the people you love (including you). And yes, we highly encourage your best (or worst) holiday sweater.

## 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](mailto:info@newsletterconnections.com)**



To find ad rates and discounts, go to **[NewsletterConnections.com](http://NewsletterConnections.com)** or scan QR code.

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.

## Kiwanis Club of Columbine

We've had a busy and rewarding month! Our members handed out Halloween candy at school and community events and enjoyed presentations from our Key Clubs at local schools. Meeting these dynamic students reminds us that our future is in good hands—thank you, teachers and principals, for all you do.

December will bring our biggest effort of the year: **Salvation Army Bell Ringing, starting December 14.** We'll fill about 100 two-hour shifts at two King Soopers stores and welcome help from Kiwanians, friends, and community members. Kids and musical instruments add extra cheer! Last year we raised \$18,000 for the Salvation Army, and we hope to do even better this year.



We'll also host our Quarterly Blood Drive on December 8.

If you're looking for hands-on service opportunities or want to meet active community members, join us! Details on upcoming projects and events are shared in our weekly newsletter—email [info@columbinekiwanis.org](mailto:info@columbinekiwanis.org) to subscribe. Visit [columbinekiwanis.org](http://columbinekiwanis.org) or come for a free breakfast at our weekly meeting every Wednesday at 7 am at 4Gs Restaurant, 5950 S Platte Canyon Rd, Littleton.

*I find that it's the simple things that remind you of family around the holidays.*  
—Amy Adams

*December is a month of invitation to forget ourselves in the service of others.*  
—Robert Louis Stevenson

## Cranberry Smash Mocktail

The season for fresh cranberries at the market is short, so make the most of it with this festive holiday mocktail. You can even get the kids involved in making this fun holiday drink by asking them to muddle for you.

*Makes one drink*

### Ingredients

- 1/4 cup fresh cranberries (approximately 8)
- 5 fresh mint leaves
- 1 lime wedge (lime cut into 6 pieces)
- 1 teaspoon brown sugar
- 5 ounces ginger ale
- Additional mint leaves for garnish (optional)



### Directions

1. Place cranberries, mint, lime, and sugar into a cocktail shaker. Using a muddling stick (or the back of a table-spoon), muddle the mixture until the cranberries are slightly crushed and the mint is bruised. Add ice and shake for approximately 10 seconds.
2. Place the mixture into a rocks glass with ice and add ginger ale.
3. You can add fresh mint leaves as a garnish.

**BODYBAR PILATES**

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## 10 Ways To Prepare For The Holiday Season

**1. Set manageable expectations.** Spend time now setting realistic and manageable expectations for your holiday season. Make a list of what is possible and prioritize your most important events and activities for you and your family. Then, pace yourself. Organize your time. Keep in mind that it's the holiday "season" (not "day") and spread out your activities to lessen stress and increase enjoyment.

**2. Remember the holiday season does not eliminate sadness or loneliness.** Old problems and difficulties continue, and new ones can arise during the holiday season. Give room for yourself and your family to experience and express these feelings. But try not to let them become a consuming focus. Make an effort to work through present challenges and conflicts.

**3. Acknowledge the past but look toward the future.** Life brings changes. Each season of life is different. Determine to enjoy this holiday season for what it is. Acknowledging the past, whether it was good or bad, is appropriate. But, take advantage of the joys the present holiday season has to offer.

**4. Develop and encourage a life of gratitude.** Gratitude is an attribute that transcends circumstances. No matter what your circumstances, I believe there is reason to be thankful in them. Your circumstances may never change, but your attitude toward them can change... and this can make all the difference.

**5. Do something for someone else.** Even if this has been a difficult year for you and your family, helping others will help you too, as your focus will move from your own circumstances into serving others. There are always people who can use a helping hand. So, enrich this holiday season for your family by getting involved in serving others.

**6. Enjoy activities that are cheap or free.** There are many good holiday-related activities that will add to your family's enjoyment that are either free or low-cost such as driving around to look at Christmas decorations, decorating your home together as a family, baking Christmas cookies, or playing in the snow.

**7. Enjoy a family holiday tradition.** Traditions provide opportunities to keep your family's legacy going. They create meaningful memories. So from the silly to the sentimental, if your family has established Thanksgiving and Christmas traditions, be sure to include them in your holiday activity plans if possible.

**8. Try something new.** Traditions are great, but sometimes families find themselves in a rut, celebrating the holidays in exactly the same fashion, year after year. This can result in your family experiencing a holiday funk. Think about finding a new way to celebrate the holiday season this year.

**9. Spend money responsibly.** The holiday season always brings with it a big temptation to spend lots of money, especially when it comes to purchasing Christmas presents for your family. Don't be afraid to say no to this temptation. The following is simple but good advice for every family: Don't spend beyond your means and don't rack up significant credit card debt! Decide now to be financially responsible this holiday season!

**10. Carve out some time for yourself!** For example, assign responsibilities to your family members for preparation and clean-up of your Thanksgiving and Christmas meals. Create some space during the holidays for you to recharge your own batteries.

— Dr. Jim Burns



### COLUMBINE HIGH SCHOOL SHOWCASE

DECEMBER  
2nd  
6:30 - 8:00 PM

Once a Rebel, Always a Rebel  
Become a part of our Rebel Family

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PRESENTATIONS

ATHLETIC  
INFORMATION  
TABLES

ACTIVITY  
INFORMATION  
TABLES

STUDENT  
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📅 December 2nd, 2025

🕒 6:30 PM - 8:00 PM

📍 6201 S. Pierce Street  
Littleton, CO 80123



More Info:  
303-982-4400 chsrebel@jeffco.k12.co.us  
www.chsrebels.net

**NEW DATE:**  
TUESDAY  
DECEMBER 9, 2025  
5:30-7:00 PM Open House  
6:00 PM GT Panel

*Calling All Future Spartans!*

## SPARTAN INTEREST NIGHT

Ken Caryl Middle School



- Tour Ken Caryl with Student Leaders
- Meet Ken Caryl Staff
- Learn about our Gifted and Talented Program
- Get to know our SPED Team
- Speak with the Mental Health Team
- Check out our Electives and Exploratories
- Learn more about Extracurricular Activities: Sports, Band and more!

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Contact Us : 303-982-4710

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 Find more professionals to suit your needs on our Service Provider Directory at [NewsletterConnections.com](http://NewsletterConnections.com).

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

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

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**Aminals Petsitting Service.** Bonded & ins. Current clients only. Call Nancy 303-335-6237.

**AKC REGISTERED LABRADOR PUPPES FOR SALE.** To be born end of November. Ready for new homes in Janaury. Call or text 719-349-0679. Farm raised with lots of love!

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or [info@NewsletterConnections.com](mailto:info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://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.

## Hudson Holidays

**Nov. 28, 2025–Jan. 4, 2026, Hudson Gardens & Events Center**

You'll be enchanted by towering trees draped in thousands of colorful lights. A grove of dancing Christmas trees, a multi-colored forest inhabited by giant snowmen, the holiday light tunnel and glowing reindeer will light up Hudson Gardens into an extravaganza of holiday cheer. Purchase a delicious cup of hot cocoa or adult beverage before stopping by for a perfect free family photo opportunity with Santa.

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 for Teen Services**

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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		8055 S Zeehvr Way	5	5	4,514		\$1,174,000
A		8129 E Yukon Street S	4	4	3,663		\$1,165,000
A		8145 S Zeehvr Way	4	3	4,639		\$1,130,000
A		7820 W Friend Place	5	5	4,282		\$995,000
A		7923 W Friend Drive	4	3	4,312		\$979,000
A		7844 W Friend Drive	6	4	4,142		\$950,000
A		7740 W Phillips Avenue	5	4	3,802		\$749,000
A		7632 S Balsam Court	4	3	3,751		\$725,000
P		8160 W Phillips Avenue	4	4	4,155		\$989,900
P		7636 S Allison Court	6	4	3,105		\$849,900
C	11/03/2025	7758 W Chestnut Place	5	4	4,123		\$979,500
C	08/01/2025	8188 S Yukon Street	6	4	4,873		\$975,000
C	08/04/2025	7863 W Friend Drive	4	4	4,301		\$885,000
C	08/22/2025	8288 W Chestnut Avenue	6	4	3,524		\$815,000

CKSII Market Stats

	MEDIAN Sales Price	Average Days on Market	# Homes Sold
2025 YTD	\$885,000	63	13
2020	\$610,000	15	21
2015	\$465,000	24	34

*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

