



**COLUMBINE KNOLLS**  
South II - HOA

# THE REVIEW

A Covenant Controlled Community

January 2026

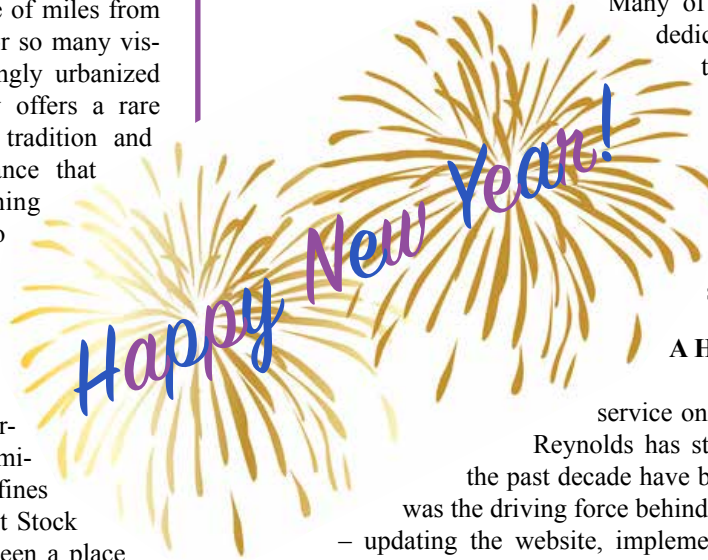
Vol. 37 No. 01 • [www.cksii.org](http://www.cksii.org)

## The National Western Stock Show & Rodeo

January 10-25, 2026

Each winter, nearly 700,000 people visit the National Western Stock Show, an extravaganza of about 30 rodeos, 11 horse shows, and countless other attractions just a couple of miles from the heart of Denver. For so many visitors from the increasingly urbanized West, the Stock Show offers a rare window into Western tradition and the incredible importance that agriculture and ranching industries have made to revolutionize our daily lives.

For many other visitors, the National Western Stock Show is a pilgrimage, a gathering of the extended family that sustains and defines the West. Since the first Stock Show in 1906, it has been a place where generations of farmers and ranchers – people whose hard work feeds the rest of us – spend time reuniting with old friends, learning about new approaches and techniques in agriculture and ranching, and doing some business, year after year.



## CKSII HOA Annual Meeting Recap – November 18, 2025

What a fantastic turnout we had this year! Thank you to everyone who came out to the Annual Meeting on Monday, November 18th. Attendance was noticeably higher than in recent years, and we have our amazing Social Committee to thank for that – the delicious spread of food they provided made the evening even more enjoyable and welcoming. Your efforts truly brought our community together!

### Election Results – Welcome Madeline Murack!

We are thrilled to announce that Madeline Murack was elected to the HOA Board.

Many of you already know Madeline from her dedicated work on the Social Committee over the past couple of years. She is currently serving as Co-President of the Coronado PTA, so she brings a wealth of volunteer leadership experience and a deep commitment to our neighborhood. Please join us in welcoming Madeline – we're excited for the fresh energy and ideas she'll bring to the Board!

### A Heartfelt Thank You to Chris Reynolds

After an extraordinary 10 years of service on the HOA Board in multiple roles, Chris Reynolds has stepped down. Chris's contributions over the past decade have been nothing short of transformative. She was the driving force behind modernizing our HOA's digital presence – updating the website, implementing email communication, organizing cloud storage, and helping shepherd numerous policy updates. On top of that, her ongoing volunteer leadership with community favorites like the shredding and e-waste recycling events has been invaluable.

Chris, thank you for a decade of tireless dedication. You've left the CKSII HOA stronger, more connected, and far more efficient. We are deeply grateful!

### Winter Reminder: Sidewalk Snow Removal

With winter upon us, a quick but important reminder: As homeowners, keeping the sidewalks in front of and alongside your property clear of snow and ice is your responsibility. Please clear sidewalks within 24 hours after snowfall ends. Many of our sidewalks serve as primary walking routes to Coronado and nearby schools, so clearing them promptly keeps our kids and neighbors safe. Let's all do our part to be good neighbors this season. Keystone Management will be monitoring compliance and issuing violations (with associated fines) for sidewalks that are not cleared in a timely manner.

Thank you again to everyone who attended the meeting, to our outgoing and incoming Board members, and to the Social Committee for making the evening so enjoyable. Here's to another great year in Columbine Knolls South II!

Warmly,

— Mike Tignanelli, President - CKSII Homeowners Association

## Waste Management

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## 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/>

## Kiwanis Club of Columbine

Welcome to the New Year – A good time to make new friends and to help make the world a better place by volunteering.

Our regular service projects continue, including: Salvation Army Bell Ringing. Thank you for those that donated to our “Ding-a’Lings”, provided a smile, and a few cups of coffee. This is being written before the final tally, I anticipate that we will have raised \$18,000 for the Salvation Army. We had a successful blood drive.

Our ongoing events – we can always use help.

- Sheridan Food Bank: Providing food to about 150 families each week Every Thursday.
- Project C.U.R.E.: Sorting and preparing medical supplies for those in need
- Meals on Wheels: Delivering meals Monday through Friday with our volunteer team
- Working with local schools
- Social Events: all welcome

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 a.m. at 4Gs Restaurant, 5950 S Platte Canyon Rd, Littleton.

The Kiwanis Club of Columbine is a volunteer-led organization of 70 members dedicated to improving the lives of children and families through more than fifty active projects and support for over twenty community organizations each year. All are welcome – no membership required to participate. Join us for service, friendship, and fun as we make a positive impact together.

## Fitness Goals: Setting Up For A Successful Resolution

- Be Specific & Realistic: Instead of “get fit,” aim for “walk 15 mins, 3x/week”.
- Start Small: Build momentum with achievable mini-goals, like “exercise snacks” throughout the day (stairs, jumping jacks).
- Find Your Fun: Choose activities you genuinely enjoy (dancing, hiking, sports) to make it sustainable.
- Schedule It: Block out workout times in your calendar like important meetings.

### Staying Motivated

- Get a Buddy: An accountability partner or group provides support and consistency.
- Track Progress: Monitor small wins to build confidence and see how far you’ve come.
- Reward Yourself: Celebrate milestones with non-food rewards like new gear or a spa day.
- Fuel Your Body: Ensure you’re eating well and staying hydrated, and don’t forget sleep and rest days.

### Overcoming Obstacles

- Plan for Setbacks: Prepare for illness or travel by having backup plans (e.g., hotel gym, walkable area).
- Don’t Aim for Perfection: If you miss a workout, just get back on track with the next one; consistency is key, not a rigid schedule.
- Focus on Enjoyment: If exercise feels like a chore, you’re more likely to quit; find joy in the process.

## Columbine Knolls South II

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

### Homeowners Association Board Members are:

- Mike Tignaneli** – 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)
- Gretchen Moore** – Member at Large ..... [gretchen@cksii.org](mailto:gretchen@cksii.org)
- Alistair Graves** – Member at Large & ACC Member .. [alistair@cksii.org](mailto:alistair@cksii.org)
- Sean Lyons** – Member at Large & ACC Member ..... [sean@cksii.org](mailto:sean@cksii.org)
- 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 [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)**.

## Denver Art Museum Free Days

- Tuesday, January 13
- Tuesday, February 10
- Tuesday, March 10
- Sunday, April 26
- Tuesday, May 12
- Tuesday, June 9
- Tuesday, July 14
- Saturday, August 1
- Saturday, September 12
- Tuesday, October 13
- Saturday, November 7
- Tuesday, December 8



## 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.

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# January Home Maintenance Checklist

Now that the holidays are over, it's time to focus on home maintenance once again. Your friends at Handyman Connection of Blue Ash have compiled a handy checklist of items that need to be taken care of during this time of the year. As always, if you can't get to any of these tasks, call on us to handle them for you!

- Replace filters or wash permanent ones in your HVAC system and humidifier. Filters should be cleaned or changed monthly during peak season (based on filter type no longer than 3 months).
- Vacuum all heat vents.
- Inspect, clean and test smoke and carbon monoxide detectors.

January is a good time to replace the batteries in all your detectors. Check with your local fire department on where to install smoke and carbon monoxide detectors in your home.

- Make sure you have properly charged and working fire extinguishers in your home. Consider placing within easy access to the kitchen, garage, furnace/boiler room, fireplaces and wood stoves.
- Have a plan of action in place for the whole family to exit safely during a fire. Set a place to meet outside so you can count heads. Have practice fire drills, especially if you have kids!
- Check for leaks in forced air heat duct joints and seal with duct tape.



- Look for indoor condensation on windows and take corrective action.
- Check electrical outlets for drafts and install foam gaskets to seal them.
- Check and test GFCI outlets to make sure they are working properly.
  - Check snow removal equipment, shovels, ice melt etc. Make sure you have enough gas and or propane on hand to operate removal equipment or emergency generator if needed.
  - Pick one room in your home and organize it...de-clutter.
  - Review recommended maintenance for furnace, equipment, appliances, and tools. Mark your calendar to track scheduled upkeep and service.

## Denver Zoo Free Days

- Friday, January 9
- Sunday, January 25
- Sunday, February 22
- Sunday, April 19
- Wednesday, November 11
- Saturday, November 14
- Sunday, November 22

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## Where To Ice Skate Around Denver This Winter

### DENVER:

#### McGregor Skate Ice Rink, 1901 Wazee St., Denver

**Nov. 28 to Jan. 25.** The only option to skate downtown this year is at the McGregor Square plaza, near Coors Field. Admission is \$15 for adults and \$9 for children, including skate rentals.

### LAKESWOOD:

#### The Rink at Belmar, 439 S. Teller St, Lakewood

**Nov. 21 to Jan. 4.** The Rink at Belmar is in Lakewood's shopping district. Admission is \$12 for adults and \$10 for kids, including skate rentals. There also are winter wagon rides around Belmar, which depart from the plaza where the rink is located. "Drinks Around the Rink" will offer beverages for sale from Great Divide Brewery & Roadhouse, Little India, Tstreet and Wasabi Sushi Bar. The rink opens at 4 p.m. on weekdays and noon on Saturday and Sunday. Closing times vary and can be found on their website.

### ARVADA:

#### Skating in the Square, Olde Town Square at 57th and Olde Wadsworth Blvd., Arvada

**Nov. 26 to Jan. 29.** The skating rink in Olde Town Arvada is open seven days a week and you can skate under the lights of the Olde Town Tree.

The rink opens at 4 p.m. Mon-Fri and 11 a.m. on Saturday and Sunday. The closing times vary, as well as the holiday hours, and can be found on the website. Admission plus skate rentals costs \$10 for adults and \$7 for kids 11 and under.

### EVERGREEN:

#### Evergreen Lake, 29612 Upper Bear Creek Rd., Evergreen

Evergreen Parks and Recreation is offering ice skating and other winter activities at Evergreen Lake. It costs \$15 per person, or \$20 with skate rental. Children 4 and under are free, or rent the whole rink for \$150 per hour. Annual passes cost \$200. The rinks may close due to weather.

### PARKER:

#### Parker Ice Trail at Discovery Park, 20115 E. Mainstreet, Parker

**Nov. 28 to Feb. 28.** Located next to Parker's library on Mainstreet, this ice trail is one of the only in the country, according to its website. The rink opens at 11 a.m. on Saturday and Sundays and 5 p.m. on weekdays. It closes at 9 p.m. Monday through Saturday and 7 p.m. on Sundays. The trail is meant to imitate a frozen river or canal. People can buy day passes for \$10 or season passes for \$165, with skate rentals included.

### AURORA:

#### The Pond at Southlands, 6100 S. Main St., Aurora

**Nov. 7 to March 1.** This rink is in Aurora's Town Square shopping center and is open seven days a week. The rink is open Monday through Friday from 4 p.m. to 9 p.m. It opens at 11 a.m. Saturday and Sunday and closes at 10 p.m. Saturday and 7 p.m. Sunday. Admission is \$15.50 online and \$14 in person, including skate rentals. The rink is surrounded by the outdoor mall's shops and restaurants.

—<https://denverite.com>

## *BOOST Your Business In 2026: Connect Directly with Your Neighbors!*



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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](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.


## The 12-12-12 Rule

The 12-12-12 rule is a simple decluttering method where you find 12 items to throw away, 12 to donate, and 12 to relocate to their proper homes. This approach helps tackle clutter in a manageable way by providing clear goals, and it can be used to refresh a specific area, like a closet or cabinet, or adapted to larger spaces.

How to use the 12-12-12 rule:

- Pick 12 to throw away: Find items that are broken, expired, or no longer useful.


- Pick 12 to donate: Select things you no longer need but are in good condition and could benefit someone else, like gently used clothes, books, or toys.
- Pick 12 to relocate: Find misplaced items that belong in another room and return them to their proper place.



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CKSII Recent Market Activity

A: Active | P: Pending | C: Closed

St	Close Date	Address	Bd	Bth	Ttl	SQ FT	Price
A		<a href="#">8055 S Zephyr Way</a>	5	5	4,514		\$1,155,000
A		<a href="#">8145 S Zephyr Way</a>	4	3	4,639		\$1,130,000
A		<a href="#">8129 S Yukon Street S</a>	4	4	3,663		\$1,100,000
A		<a href="#">7923 W Friend Drive</a>	4	3	4,312		\$979,000
A		<a href="#">7844 W Friend Drive</a>	6	4	4,142		\$950,000
A		<a href="#">7740 W Phillios Avenue</a>	5	4	3,802		\$749,000
P		<a href="#">7830 W Friend Place</a>	5	5	4,282		\$995,000
P		<a href="#">7632 S Balsam Court</a>	4	3	3,751		\$725,000
C	01/17/2025	<a href="#">7647 S Allison Court</a>	4	5	4,899		\$1,275,000
C	01/10/2025	<a href="#">8248 S Ammons Court</a>	5	4	4,444		\$1,269,000
C	06/27/2025	<a href="#">8369 W Fairview Avenue</a>	4	4	3,622		\$1,025,000
C	11/03/2025	<a href="#">7758 W Chestnut Place</a>	5	4	4,123		\$979,500
C	08/01/2025	<a href="#">8188 S Yukon Street</a>	6	4	4,873		\$975,000
C	03/14/2025	<a href="#">8382 W Nichols Avenue</a>	6	5	5,063		\$925,000
C	11/21/2025	<a href="#">8160 W Phillios Avenue</a>	4	4	4,155		\$901,701
C	08/04/2025	<a href="#">7863 W Friend Drive</a>	4	4	4,301		\$885,000
C	05/05/2025	<a href="#">8055 S Zephyr Way</a>	4	4	4,514		\$826,200
C	08/22/2025	<a href="#">8288 W Chestnut Avenue</a>	6	4	3,524		\$815,000
C	02/14/2025	<a href="#">8114 S Zephyr Way</a>	4	3	4,488		\$807,000
C	11/20/2025	<a href="#">7636 S Allison Court</a>	6	4	3,105		\$806,008
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
C	01/15/2025	<a href="#">7759 W Phillios Avenue</a>	4	4	3,138		\$740,000

CKSII Market Stats

	MEDIAN Sales Price	Average Days on Market	# Homes Sold
2025 YTD	\$885,000	63	15
2018	\$562,477	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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- Seller in CKSII



*Jennifer Blake* your CKSII Real Estate Specialist

