

THE REVIEW

Columbine Knolls South II

A Covenant Controlled Community

Vol. 22 No. 09

September 2011

www.cksii.org

Back To School Time

Vacation time has passed and kids are back in school. As you drive through the neighborhood, especially in the morning, be on the lookout for youngsters crossing the streets on their way to school. In their excitement, they aren't always aware of cars passing by. Please watch your speed and take that little extra step to make sure that our children stay safe. Thanks!

Ready Jeffco: Are You Prepared?

The Sheriff's Office of Emergency Management encourages citizens to take steps toward preparing themselves and their families for emergencies. The Jefferson County Emergency Preparedness Guide is a comprehensive guide for citizens, with information on preparing for natural and man-made disasters. This guide is available for download on the Jeffco Sheriff page of the CKSII website, www.cksii.org.

Please Support Your HOA!

Please join your Homeowners' Association. For very little money, you get a really big bang for your buck. All sorts of projects and events have been provided by your HOA over the years. The next event is our annual Winter Hay Ride that takes place in early December. It's open to all community residents. The HOA is able to sponsor events of this type because of your financial support.

Joining your Homeowners' Association is easy. There's a membership form with all the details in this newsletter. Fill out the form, drop it in an envelope, along with your check, and mail it in! If you have questions, feel free to call a board member. Those phone numbers are on page 2 of this newsletter. On behalf of your CKSII community, thanks!

I'm Not An HOA Member. Do Covenants Apply To Me?

Yes, they do. HOA membership has nothing to do with whether or not the covenants or ODP apply. When folks buy property in CKSII, they sign documents during closing, agreeing to abide by certain rules. The Columbine Knolls South Planned Development Restrictions, which are commonly referred to as the ODP, apply to ALL properties. Of the 531 properties that make up CKSII, 507 are covered by covenants. For a detailed explanation, click on the Covenants link on any page of the CKSII website, www.cksii.org. The twenty-four lots with no covenants are shown as Section 4. You can also download the covenants and ODP from this page in case you don't have a copy.

If you have questions regarding either the covenants or ODP, please contact **Roger Borcharding** at DARCO Property Management. His phone number is **303-925-0150** and his email address is **Borch101@aol.com**.



President's Corner

As we say goodbye to summer and welcome the cooler days of fall, it's a great time to be thankful for the beautiful weather we have in Colorado and get outside and enjoy! It is wonderful seeing so many people out taking advantage of what this community has to offer by walking the beautiful paths and enjoying Coronado Park. What a nice community we live in!

It has been a relatively quiet summer for the HOA board of directors. There have been the usual issues regarding vehicle screening or parking, but most were resolved quickly. There has been significant interest in the proposed improvements to the entrance way at Chatfield and Yukon. Thanks to all the community homeowners who have offered to help. As you can read in the HOA minutes from August's meeting, we are still doing our best to figure what will work out best for the community and not be too costly. As we all know, that is always a challenge! We will continue to keep you posted of our progress. Another piece of good news is that our HOA membership has grown to 275 homeowners! Thanks to those new members and for those who have not joined as yet, it's time get involved! Please feel free to give me a call and we can discuss why it is important for you to join!

Don't forget to drive extra carefully as school starts and more kids are making their way through our community. Hope to see you at the community picnic or out enjoying Coronado Park or our beautiful walking paths.

— **Stephanie Haberkorn,**
President CKSII HOA

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Borch101@aol.com

**CKSII HOA
BOARD MEETING**
Tues., Sept. 13th, 7 p.m.
Coronado Elementary School
Tuesday, October 11th

Living With Wildlife

We are very fortunate to live in an area filled with a variety of wildlife. Sometimes, though, it can be a challenge when some of those critters decide to make their home in or around our homes. One of our neighbors recently had to deal with a fox, complete with a litter of pups. Others have had squirrels get into their attics. The greenbelt running through the community offers some unique opportunities to see wildlife, but at the same time, presents some additional challenges with things like coyotes and deer.

A link has been added on the "Links" page of the community website, www.cksii.org, to the Colorado Division of Wildlife site. There is a wide variety of information from dealing with deer to woodpeckers. All of the information is free and can be printed for future reference. Check it out and remember, "Don't Feed The Animals!"

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Columbine Knolls South II

Home Owners Association Board Members are:

- | | |
|---|--|
| Stephanie Haberkorn, President
home: 303-979-3735
president@cksii.org | Tom McEwen, Director/ACC Chair
home: 303-972-0099
acc@cksii.org |
| Debbie Opperman, Vice-President
home: 303-525-2812
vicepresident@cksii.org | John Schutt, Director/ACC
home: 303-972-2472
john@cksii.org |
| Ron Cunning, Treasurer
home: 303-972-9402
treasurer@cksii.org | Justin Phillips, Director/ACC
home: 303-514-7889
justin@cksii.org |
| Greg Steward, Secretary
home: 303-932-2875
secretary@cksii.org | |

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. All articles 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. **Copies of the Covenants, ODP and the Architectural Guidelines are available through any Board member or the www.cksii.org website.**

The ad deadline is the 15th of the month for the next month's issue except for Jan issue which is Dec. 6th. For ad information, call Colorado Lasertype at **303-979-7499**, or e-mail getinfo@ColoradoLasertype.com

Article deadline: 21st of each month; distribution: the first week of each month. Please send **ARTICLES** and "**Letters to the Editor**" to Barb Steward; e-mail: cksiieditor@gmail.com. "**Letters to the Editor**" must be signed, include a phone number and preferably be **300 words or less.**

CKSII Homeowners' Association's address is:
 CKSII HOA, P.O. Box 621625, Littleton, CO 80162

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher, the editor 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, editor or the publisher. Neither the Board, editor, publisher, nor the authors intend to provide any professional service or opinion through this publication.

Columbine Knolls South II Homeowners Association Membership Form

I want to join the Homeowners' Association.

Name _____
 Address _____
 Phone _____
 E-mail _____

Dues, with trash service, are \$19.33 per month. Dues, without trash, are \$9.25 per month. Please circle one amount for the month that you would like your membership to begin.

Beginning	With Trash	Without Trash
January	232.00	111.00
February	212.63	101.75
March	193.30	92.50
April	173.97	83.25
May	154.64	74.00
June	135.31	64.75
July	115.98	55.50
August	96.65	46.25
September	77.32	37.00
October	57.99	27.75
November	38.66	18.50
December	19.33	9.25

I have included a check for the amount circled above.

I understand that this membership is effective through December 31 and that **dues are not refundable.**

Please send this form, with your payment, to:
Columbine Knolls South II HOA
P.O. Box 621625 • Littleton, CO 80162

CKSII Website

Just move in? Need a copy of the community covenants? Want to join the homeowners' association? Need to set up trash service? Interested in what's going on in CKSII? All of this information is available at the CKSII website, www.cksii.org.

There is a tremendous amount of information on our community website. Here's a partial list: Current and past issues of The Review (our monthly newsletter); Contact information for every HOA Board member; Trash schedule; ACC Approval Form; Covenants; The ODP; A Realtor / Buyer Information package; Information from the Jefferson County Sheriff; etc., etc., etc.

Just go to www.cksii.org and take advantage of the wealth of information that is available to you! If you have any suggestions for improving the site or additional information that you would like to see, send those suggestions to webmaster@cksii.org.

What's Your Reason

The HOA Board would like to get more of your comments and ideas about the CKSII Homeowners' Association. If you are not a member, the HOA Board would like to know why? If you are a member, what are the most important benefits of HOA membership to you?

What would you like to see done differently? Any services that you feel would be of benefit to you and your neighbors? Is it the cost of membership? Just what is it that keeps you from joining or makes you continue to join year after year? You can send your comments via e-mail to cksiieditor@gmail.com or by U.S. mail to CKSII HOA, P.O. BOX 621625, LITTLETON, CO 80162.

Help us to help you by letting us know your thoughts. Thank you.

RIDDLES OF THE MONTH

What word in the English language uses all five vowels plus Y in alphabetical order and uses each one only once?

What three letter word can prefix the following three words to make three new words? Ache, Nest, and Drum. You can get this!

What is it that is put on the table, cut, and passed, but never eaten?

There are 4 people that need to walk across a bridge in the middle of the night. The bridge will only hold a maximum of 2 people at a time and each time the bridge is crossed a flashlight is needed to guide the way. The 4 people only have 1 flashlight. They are late for an appointment and all 4 people must be on the other side of the bridge in 17 minutes. To make things even more difficult, each person has a different walking rate. One person can cross the bridge in 1 minute, another person can cross the bridge in 2 minutes, another in 5 minutes and the last one in 10 minutes. How do all 4 people get across the bridge in 17 minutes using 1 flashlight. No peeking. Think it through!

I am the beginning of the end, and the end of time and space. I am essential to creation, and I surround every place. What am I?

A man walks up to you and says, "Everything I say to you is a lie." Is he telling you the truth or is he lying?



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TUESDAY • Aurora General Park, 1561 N. Quentin St. 10 a.m. – 3 p.m. or Sellout Starts July 12, ends October 24	SATURDAY • Southwest Plaza Southwest Plaza SE parking lot Wadsworth & Bowles, Littleton 8 a.m. – 2 p.m. or Sellout
WEDNESDAY • Littleton Located in Aspen Grove Lifestyle Center 7301 S. Santa Fe Dr. 10 a.m. – 3 p.m. or Sellout	SUNDAY • Highlands Ranch Highlands Ranch Town Center Square 9288 Dorchester St., Highlands Ranch 10 a.m. – 2 p.m. or Sellout

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**Columbine Knolls South II
Homeowners Association**

Board Meeting Minutes – August 9, 2011

CALL TO ORDER: President Stephanie Haberkorn called the August 9, 2011 HOA Board meeting to order at 7:00 p.m. Board members, Debbie Opperman, Ron Cuning, Greg Steward, Tom McEwen, John Schutt and Justin Phillips were in attendance. Roger Borchering of DARCO Property Management and four homeowners were also in attendance.

APPROVAL OF MINUTES: A motion was made by Debbie Opperman, which was seconded by Tom McEwen, to approve the minutes from the June Board meeting, as written. The motion passed unanimously.

TREASURER'S REPORT: Ron Cuning reported that the Cash Balance as of July 1, 2011 was \$35,074.77. There was \$ 2,072.63 of dues income and \$14.32 in interest income. For the month, expenses were \$ 5,545.11. The ending balances as of July 31, 2011 were \$ 31,602.29 in checking, \$ 13,061.68 in savings and \$ 43,049.28 in time deposit. The HOA currently has 275 members.

Tom McEwen made a motion to approve the treasurer's report. John Schutt seconded the motion and it was approved unanimously.

CHATFIELD ENTRANCE: Landscape design and irrigation agreement with Jefferson County. Robert Taylor, a Right of Way Agent for Jefferson County, attended the meeting to provide a draft copy of a license agreement to the board and answer any questions about the process of executing the agreement, as well as the terms of the agreement. The agreement would cover new irrigation systems and plant material on both sides of the Chatfield entrance. The existing signs and monuments are excluded under the agreement and, instead, are grandfathered in without additional agreements.

Mr. Taylor explained that Jefferson County will soon be ready to install the necessary valves into their water system, which will allow the Chatfield entrance into CKSII to be irrigated. In order for that to happen, an application for the improvement must first be submitted, along with a check covering the \$250.00 application fee. This application would process through the county system and then be submitted to the Board of Commissioners for approval.

Mr. Taylor recommended that the HOA Board use Schultz Industries as the contractor for the project. Since Schultz Industries has already won the contract with Jefferson County for the Chatfield construction project, using Schultz would be the fastest way to get the work completed. No additional permit would be required and the groundwork for both traffic control and erosion control has already been done. If the board chooses a different contractor, all of those issues would need to be addressed and each one carries additional cost.

HOA President Stephanie Haberkorn has requested a three part bid from Schultz Industries that involves 1) the irrigation system, 2) excavation and land preparation and 3) plant material and installation costs. That bid, as of the Board meeting, had not been received.

It was decided that before incurring the expense of submitting the application to the county, the bid from Schultz Industries should first be evaluated. The project cost will be the determining factor as to whether or not the board moves forward with the

continued on page 5

CKSII HOA Minutes, continued from page 4

project. Consequently, the Board will first gather all of the necessary information. If the determination is made that the project can be done in stages and within the budgetary limitations of HOA funds, the board will proceed. Because the county is ready to install the irrigation valves, Mr. Taylor recommended that the board move as quickly as possible in getting the process started.

SOCIAL COMMITTEE: Social committee chair, Bob Haberkorn, updated the Board on the committee's work for the upcoming Community Picnic that is scheduled for Saturday, August 27th from 11:00 a.m. to 2:00 p.m. There will be a variety of activities, including a face painter for the kids. A flyer, with all of the details, was included in the August newsletter, which has been delivered to all CKSII homes.

ACC REPORT: Tom McEwen reported that five ACC approval requests were received and have been approved in the last month. No approvals are pending.

MANAGEMENT REPORT: Roger Borcharding of DARCO Property Management reported that since the last Board meeting in June, six inspections were conducted. Fifty-three notices requesting corrective action were mailed to owners.

There continues to be a misconception on the part of some homeowners that, if they are not members of the homeowners association, that the covenants do not apply to them. This is incorrect and an article will be run in the next newsletter explaining this issue in detail. Of the 531 CKSII lots, 507 are covered by covenants. Homeowners association membership does not matter.

Two cases are being handled by the association attorneys. In one case regarding screening, the attorney has submitted an order to the court requesting a remedy for the recovery of legal fees incurred as a result of the covenant enforcement process. The second case, which involves snow plows that are improperly parked/stored, the attorney is taking this back to court for a contempt of court hearing and is requesting the recovery of additional legal fees and court costs from the homeowner.

There are twelve properties in the neighborhood for sale. Two are in foreclosure. DARCO was also informed of title transfer on three properties.

BOARD MEETING: The next regularly scheduled meeting of the HOA Board will be Tuesday, September 13, 2011 at 7:00 p.m. at Coronado Elementary School.

The meeting was adjourned at 8:06 p.m.

Selling Your Home? Check Out What's On The Market First

Before you put your house on the market, take the time to do a little snooping on your neighbors. Visiting a few open houses in your neighborhood can give you a better idea of what your home is worth and can highlight needed improvements.

If two or three houses on your block have recently redone their roofs or siding, for example, you probably should put that toward the top of your list so your home doesn't suffer from comparison once you start listing it.

Visiting open houses also gives you the chance to meet and talk to real-estate agents. You might meet someone with the experience and personality you want to work with, and you'll get a sense of his or her talent for sales.

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Emily C.	13	B*/P	303-948-9601
Olivia H.	12	B*/P	303-933-9573
Caleb Q.	14	L/S/P	303-904-0800
Daniel S.	16	L/S/P	303-904-4532
Eric S.	14	L/S/P	303-904-4532
Marissa S.	13	B*/P	303-932-2399
Thomas S.	13	B*/P	303-859-3422
Mike Z.	14	B*/P	303-933-6789

Sheriff's Safety Fair at Clement Park
 Sat. & Sun, September 17 & 18, 9 a.m. - 4 p.m.
 Join us for the 2011 Sunnyside Festival!

The Sheriff's Safety Fair is a fun-filled event for all ages, featuring interactive booths, demonstrations and activities for everyone! The Sheriff's Office hosts this annual fair at the Sunnyside Festival to engage our community in taking steps to stay safe and healthy.

Learn about everything from disaster preparedness and kids' safety to identity theft and Internet predator information. Check out special units and community programs from the Sheriff's Office and other participating agencies. Whether you're 8 or 80, you'll find something at the Sheriff's Safety Fair that can help you stay safe!

Sheriff's Office displays, info booths and other highlights:

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- Crime Prevention
- K-9 teams and demonstrations
- Bomb Squad
- "Kookie the clown" and Charlie Check-First info (kids' safety)
- Disaster preparedness info
- Information on careers and youth programs

Foothills Pottery Sale, September 17-18

Shop the Foothills Park & Recreation District's Pottery Booth in the Arts & Crafts Section at Sunnyside Festival. Handmade pottery at great prices. Booth times: Saturday, September 17, 9 a.m. – 6 p.m. and Sunday, September 18, 9 a.m. – 4 p.m. For more information, call 303-409-2612.

Supervised Climb in September

Try out Supervised Climb at the Climbing Wall in the Ridge Recreation Center. Foothills Park & Recreation District offers this opportunity for individuals or families to have fun, become oriented to the wall and determine if you want to pursue belay certification. Join us on Friday, September 9 or 23 from 5-8 p.m. Fee: \$4 per person or \$10 per family. For more information, call 303-409-2333.

CLASSIFIEDS

Classified ads are \$2.95/line for 2011. Contact **Colorado Lasertype** at 303-979-7499 or getinfo@coloradolasertype.com to place an ad. To view our display ad prices, visit our website at www.coloradolasertype.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.

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College Savings Month

Most parents need to plan ahead for the cost of a college education for their children. Sponsored by the College Savings Plans Network, College Savings Month emphasizes the importance of a higher education and the need to prepare for it well in advance of the first day of class. Get the facts at www.collegesavings.org.



ONLINE SERVICE PROVIDER DIRECTORY

Find a professional to suit your needs while supporting local businesses!

• Automotive	• Home Improvement	• Pet Services
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	• Painting	

Call us to ask how to get added to one of the categories above!
303-979-7499

Visit our website for advertising information, ad rates, a map of the HOA newsletters we publish and details about our graphic design services.
www.ColoradoLasertype.com

Riddle Answers
 Faciously: which means – in a comical, jocular or flippan manner.
 Ear
 A deck of cards.
 First, the 1 minute walker and the 2 minute walker cross the bridge using the flashlight. The 1 minute walker then crosses back across the bridge with the flashlight. Now, the 5 minute and 10 minute walkers take the flashlight and cross the bridge. They give the flashlight to the 2 minute walker and he goes back across to get the 1 minute walker. The 1 minute and 2 minute walkers cross the bridge and now all 4 are across the bridge. The total time to do all of this is 17 minutes. (2 + 1 + 10 + 2 + 2)
 The letter E. End, time, space, Every place.
 Neither. It's a paradox and no acceptable answer exists.
 Don't think about this one too long... it'll hurt your brain.

Columbine Knolls South II Homeowners Association Treasurer's Report

Beginning check book balance: July 1, 2011: \$ 35,074.77

INCOME	CURRENT	Y T D	BUDGET
Membership dues/Assessments	\$ 2,072.63	\$ 31,296.43	\$ 0.00
Other Income	\$ 0.00	\$ 97.03	\$ 0.00
Total Income	\$ 2,072.63	\$ 31,403.46	\$ 0.00
EXPENDITURES	CURRENT	Y T D	BUDGET
Trash Service Fees	3,356.80	19,372.92	32,000.00
Management Company	822.65	5,674.22	10,000.00
Legal Fees	958.00	5,299.00	12,000.00
Legal Fee Re-imbursement	0.00	-240.00	0.00
Insurance	0.00	0.00	2,000.00
Bank Service Charges	0.00	0.00	50.00
Income Tax	0.00	45.00	120.00
PO Box/Storage/Web Hosting	0.00	151.46	600.00
HOA Meeting Costs	0.00	125.00	400.00
Office Supplies, Postage	26.40	155.81	700.00
Publishing, Copying, Printing	5.18	5.18	600.00
Newsletter Editor & Delivery	225.00	1,575.00	2,700.00
Webmaster	75.00	525.00	900.00
Social / Welcome Activities	76.08	76.08	2,000.00
Utilities	0.00	94.03	250.00
Miscellaneous	0.00	475.00	2,000.00
Total Expenditures	5,545.11	33,333.70	66,320.00
Check book balance: July 31, 2011		31,602.29	
Savings account balance:		13,061.68	
Time deposit balance:		43,049.28	
Current Members:	275		

Doing Improvements? Please Submit Your ACC Form

Just a reminder that before you make improvements to your property, you need to submit two copies of the ACC Improvement Request Form to the Architectural Control Committee. The form is available on our web site, www.cksii.org, on the ACC page. It's a simple form to complete and helps you and the ACC with the approval process. If you don't have internet access, call any of the three ACC Board contacts on page 2 of this newsletter and they can get you what you need. You can also call **Roger Borcharding** at DARCO Property Management (303-925-0150), with any questions that you might have regarding the approval process.

New To The Community?

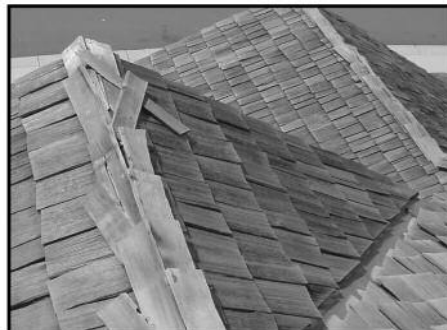
Are you new to the community? Let us hear from you. CKSII is a large sub-division and the Homeowners' Association wants to keep everyone informed. You can help the HOA help you by letting us know that you have moved in. Call **Ron at 303-972-9402**. He can get you set up with HOA membership, as well as, trash service.



We have a web site, www.cksii.org, which will provide you with a wide variety of helpful information, including the CKSII covenants and the ODP. Welcome to the neighborhood!

Covenants Online

Covenants can be downloaded from www.cksii.org. Questions can be emailed to any board member, contact info on page 2, or via U.S. mail to:
CKSII HOA • PO Box 621625 • Littleton, CO 80162



Keep Your Roof Insurable

Perform regular roof maintenance

- ✓ Be proactive rather than reactive - address potential problem areas before they turn into major issues!
- ✓ Don't risk getting cancelled by your insurance carrier - take care of maintenance issues now!
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