

THE REVIEW

Columbine Knolls South II

A Covenant Controlled Community

Vol. 22 No. 12

December 2011

www.cksii.org

President's Corner

I would like to say a big "thank you" to the twenty community and board members who took time out of their busy schedules to attend the November HOA Board meeting. The room was full of lively discussion on topics ranging from budgets to legal issues. Be sure to check the minutes for details. Hopefully, by the time you receive this newsletter, the HOA sponsored landscaping at Chatfield and Yukon will be completed and the gardens will be ready for the flowers that we will plant in the spring. Over the winter we will be putting a committee together to help plant and maintain those gardens. Please give me a call at 303-979-3735 or email at president@cksii.org, if you are interested in volunteering for this project.

December is an especially beautiful month to drive around our community and see all the beautiful lights brightly welcoming the upcoming holiday.

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Holiday Hayride – Sunday, December 4th

Coronado School Parking Lot, 6:00 p.m. – 8:00 p.m.



Plan on joining your neighbors for the fourth annual Holiday Hayride and Santa, sponsored by your HOA. View resident light displays in a horse drawn wagon, sing some holiday songs and eat some great food. It's also a wonderful opportunity to get to know some of your neighbors a little better and get into the spirit of the holidays, all at the same time! Music, merriment and hot drinks provided. Santa will also be there for kids, young and old, alike. So, be sure to bring your camera. **Please, bring a dessert to share** and we'll see you there! Dress warm!

Homeowners' Association ANNUAL Meeting

January 10, 2012, Coronado Elementary School, 7:00 pm

The Annual Meeting for Association members is scheduled for January 10, 2012 at the Coronado Elementary School at 7:00 p.m. The purpose of the meeting is to elect Association Board of Director members, vote on the proposed HOA budget for 2012 and on bylaw amendments, if any. There is no December board meeting.

If you are unable to attend the Annual meeting, please submit a proxy form, which is available for download on the community website, www.cksii.org. Proxies help in meeting the quorum requirement, which must be met in order for the meeting to take place. So, if you can't make the meeting, be sure to submit your proxy form. Forms are also available from any board member, whose numbers are on page 2 of this newsletter. Instructions for submitting the proxy form are on the form.

Newsletter Carrier Position

Each year, the HOA Board opens up this position to interested youngsters in the CKSII community. The position requires that you be a resident of CKSII and at least 13 years old, have parental approval and your parents are members of the Homeowners' Association. This position requires five to ten hours per month and pays \$75 per month. Those who are interested, please submit the reasons why you feel that you should be considered for this position via U.S. mail to: CKSII HOA P.O. Box 621625 Littleton, CO 80162 or via e-mail to: cksiieditor@gmail.com. Any questions can also be submitted via e-mail. The selection for this position normally takes place during the **February** HOA Board meeting.

HAPPY HOLIDAYS

Homeowners' Association – 2012 Membership

The CKSII Homeowners' Association 2012 Membership packet has been mailed. If you have not received this information by December 17th, please call **Ron Cuning** at 303-972-9402. The total cost of membership, including trash service, recycling and an annual large item pickup is \$232. The cost without trash service is \$111 for the year. Complete details of membership and the optional trash service program are included in the mailing, as well as the 2012 trash pickup schedule. This schedule can also be downloaded from www.cksii.org, which is the community website.

CKSII HOA

ANNUAL MEETING

Tues., Jan. 10th, 7 p.m.
Coronado Elementary School

BOARD MEETING

Tues., Feb. 14th, 7 p.m.
Coronado Elementary School

EDS Waste Solutions, Inc. • 303-278-8600

DARCO HOA Property Management • 303-925-0150
Borch101@aol.com

President's Corner, *continued from front page*

Seeing them from a wagon drawn by two amazing horses is even more fun! I hope you all are planning on attending this fun filled event on Dec. 4th. Another example of your HOA at work!

As you prepare your 2012 calendar, be sure to mark January 10, 2012 as an important date. This is the date of the Columbine Knolls South II Annual Homeowners' Association Member Meeting. At that meeting you will be electing four board members who will each serve a two year term and voting on the 2012 budget. The budget will be posted on the CKSII website for your review prior to the meeting.

Now is the time to think about getting involved on the CKSII Board of Directors. You can do so by contacting any board member and indicating your interest. The CKSII Board is only as good as those taking the time to volunteer make it. Is it your turn? Pick up the phone or email a board member today and get involved!

I would like to wish you all Happy Holidays and hope to see you at the Holiday Hayride on December 4th.

— **Stephanie Haberkorn, President CKSII HOA**

Columbine Knolls South II Homeowners Association**Board Meeting Minutes – November 8, 2011**

CALL TO ORDER: President Stephanie Haberkorn called the November 8, 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 Borcharding of DARCO Property Management, Annette Richmond, an attorney with the legal firm of Orten Cavanagh Richmond & Holmes, LLC and nine residents were also in attendance.

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

TREASURER'S REPORT: Ron Cuning reported that the Cash Balance as of October 1, 2011 was \$20,899.64. For the month, there was \$117.99 in income and expenses were \$5,026.38. The ending balances as of October 31, 2011 were \$15,991.25 in checking, \$13,062.00 in savings and \$43,178.95 in time deposit. The HOA currently has 278 members.

ACC REPORT: Tom McEwen reported that five ACC approval requests were received, since the last meeting. Two have been approved and three are in the approval process.

MANAGEMENT REPORT: Roger Borcharding of DARCO Property Management reported that since the last Board meeting in October, three inspections were conducted. There were 10 screening/parking issues, 1 issue involved an improperly painted shed, 1 involved a basketball goal and 1 concerned property maintenance.

DARCO provided status letter requests for sales of three properties. Nine properties are currently for sale with three in foreclosure.

At the conclusion of Mr. Borcharding's report, two issues regarding covenant enforcement were discussed.

Ryan Tyler spoke regarding a shed that he had built and painted red. Mr. Tyler asked for an explanation as to why the ACC was requiring that the shed be painted another color. It was explained that the ACC request submitted by Mr. Tyler failed to disclose

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Columbine Knolls South II**Home Owners Association Board Members are:**

Stephanie Haberkorn, President
home: 303-979-3735
president@cksii.org

Debbie Opperman, Vice-President
home: 303-525-2812
vicepresident@cksii.org

Ron Cuning, Treasurer
home: 303-972-9402
treasurer@cksii.org

Greg Steward, Secretary
home: 303-932-2875
secretary@cksii.org

Tom McEwen, Director/ACC Chair
home: 303-972-0099
acc@cksii.org

John Schutt, Director/ACC
home: 303-972-2472
john@cksii.org

Justin Phillips, Director/ACC
home: 303-514-7889
justin@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. www.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

Board Meeting Minutes, continued from page 2

that the intended color of the shed would be red to match his gazebo, which cannot be readily seen from the street. Rather, the request stated that the shed would have "paint & shingles to match house & gazebo." Mr. Tyler also failed to obtain the required Miscellaneous Zoning Permit from Jefferson County Planning and Zoning for the construction of his shed. The ACC approval is contingent on obtaining that permit, as well. Mr. Tyler then asked if he was limited only to the color of his house. There is no such limitation and it was recommended that Mr. Tyler submit another ACC Approval Request form, include paint samples, and identify where each color would be applied. The Board thanked Mr. & Mrs. Tyler for taking the time to attend the meeting and addressing the issue.

Annette Richmond, an attorney with the legal firm of Orten Cavanagh Richmond & Holmes, LLC (OCRH), which represents the Association, provided the legal history of a boat that is improperly screened/stored. This issue began in 2008. Since that time, many letters have been sent to the owner by both DARCO Property Management and OCRH requesting that the problem be corrected. The owner did not respond to any of those letters and did not correct the problem. The owner also failed to make court appearances on at least three occasions. As a result, the court found in favor of the Association, required that the owner comply with the covenants and awarded all costs incurred by the Association related to the covenant enforcement process. Ms. Richmond recommended that the Board take the necessary legal steps to correct the covenant violation and recover the costs associated with this issue as allowed by the court. Ms. Richmond recommended that the boat be removed, stored and sold at a Jefferson County Sheriff sale. The proceeds of the sale would be used to recover Association costs. The Board then asked questions regarding additional options should the proceeds of the sale not be sufficient, as well as procedural questions. After all questions were answered, the Board deliberated and made the decision to proceed.

A motion was made by John Schutt to proceed with the removal and storage of the boat, with the assistance of the Jefferson County Sheriff, and subsequently sell the boat at a Jefferson County Sheriff's sale. If proceeds of the sale fail to meet all of the costs of covenant enforcement, legal fees, court costs, towing and storage, the balance due will be recovered through lien, garnishment, or other options as recommended by council. The motion was seconded by

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RIDDLES OF THE MONTH



There are 2 ducks in front of 2 other ducks. There are 2 ducks behind 2 other ducks. There are 2 ducks beside 2 other ducks. How many ducks are there?

Late afternoons I often bathe. I'll soak in water piping hot. My essence goes through my see through clothes. Used up am I; I've gone to pot. What am I?

What 5 letter word typed in all capital letters can be read the same upside down?

A man is the owner of a winery who recently passed away. In his will, he left 21 barrels (seven of which are filled with wine, seven of which are half full, and seven of which are empty) to his three sons. However, the wine and barrels must be split so that each son has the same number of full barrels, the same number of half-full barrels, and the same number of empty barrels. Note that there are no measuring devices handy. How can the barrels and wine be evenly divided?

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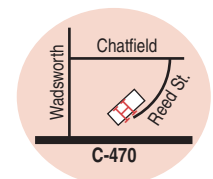
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Board Meeting Minutes, continued from page 3

Debbie Opperman. A vote was then taken and the motion passed unanimously.

Ms. Richmond and Mr. Borcharding will coordinate with the Jefferson County Sheriff for the removal, storage and sale of the boat.

SOCIAL COMMITTEE: Community Picnic; Bob Haberkorn, the committee chairman, reported that the picnic had been very successful and that the committee is exploring additional ways to make it even better.

Hay Ride; This year's hay ride is scheduled for December 4th and the anticipated expenditures, according to Mr. Haberkorn, will be \$1,000.00, which include the horse-drawn wagon, Santa Clause, food and other miscellaneous expenses. Greg Steward motioned to approve the appropriation of funds for the event. The motion was seconded by John Schutt and was approved with a unanimous vote.

CHATFIELD AND YUKON ENTRANCE: License Agreement; The license, which allows CKSII community access to the county property at the Yukon and Chatfield entrance, was approved by the Jefferson County Commissioners at their October 25, 2011 meeting. Schultz Industries, the contractor for CKSII, will install landscaping over the next few weeks. The final plant material will be installed next spring in the two planters, which are located on each side of that entrance.

2012 HOA BUDGET: Ron Cunning, the HOA treasurer, provided the Board with a draft of the Association budget for 2012. Each line item on the budget was then discussed, including estimates of anticipated income, as well as those expenses which are difficult to predict such as legal costs and trash service. Using past years' income and expenses as indicators and anticipated

HOA member growth, the Board constructed their proposed 2012 Homeowners' Association budget, which will be presented to the membership for discussion and a vote at the January 10, 2012 annual meeting.

ANNUAL MEETING: The Columbine Knolls South II Homeowners' Association Annual Meeting will be held on Tuesday, January 10, 2012 at 7:00 p.m. at Coronado Elementary School. The agenda will include a member vote on the proposed budget for 2012, election of new board members and a vote on proposed Association bylaw changes, if any.

Proxy Forms; Members, who are unable to attend the annual meeting, are encouraged to submit their proxy form. Proxies count for the purpose of establishing a quorum. The proxy form can be downloaded from the home page of the community web site at www.cksii.org. Instructions for completing and submitting the proxy form are on the form.

The meeting was adjourned at 9:23 p.m.

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!



*Annual
Holiday
Pottery Sale*

FRI, DEC 2: 9 a.m.-7 p.m.
SAT, DEC 3: 8 a.m.-5 p.m.

Ridge Recreation Center
(Lower Level)
6613 S. Ward St., Littleton

Foothills
Park & Recreation District

Details: 303-409-2612
or www.ifoohills.org

**Columbine Knolls South II
Homeowners Association Treasurer's Report**

Beginning check book balance: October 1, 2011: \$ 20,899.64

INCOME	CURRENT	Y T D	BUDGET
Membership dues/Assessments	\$ 117.99	\$ 31,954.42	\$ 0.00
Other Income	\$ 0.00	\$ 0.00	\$ 0.00
Total Income	\$ 117.99	\$ 31,954.42	\$ 0.00
EXPENDITURES	CURRENT	Y T D	BUDGET
Trash Service Fees	2,115.30	26,942.22	32,000.00
Management Company	817.96	8133.81	10,000.00
Legal Fees	980.00	8244.20	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	420.00	571.46	600.00
HOA Meeting Costs	25.00	150.00	400.00
Office Supplies, Postage	348.08	503.89	700.00
Publishing, Copying, Printing	0.00	5.18	600.00
Newsletter Editor & Delivery	225.00	2250.00	2,700.00
Webmaster	75.00	750.00	900.00
Social / Welcome Activities	0.00	597.08	2,000.00
Utilities	20.04	164.89	250.00
Miscellaneous	0.00	1485.00	2,000.00
Total Expenditures	5,026.38	49,602.73	66,320.00
Check book balance: October 31, 2011		15,991.25	
Savings account balance:		13,062.00	
Time deposit 1 balance:		33,100.86	
Time deposit 2 balance:		10,078.09	
Current Members:		278	

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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KENOSHA GLASS Window repair, table tops, mirrors, shower doors. **303-972-7880**

Small Paint Jobs Only 720-331-7032

PARTYLITE CANDLES & Accessories. Contact **Jan. www.partylite.biz/jander-** by or **303-979-3880.**

Crystal Window & Blind Cleaning! Chandeliers & mirrors. Refs, 20 yrs exp. Feel good with **clean windows.** Call **NOW-** avoid the rush! Bill & Jerry **303-922-4655**

Piano, Guitar or Bass Lessons. 16 yrs exp. Great w/ kids! Call Patrick 303-932-6551.

PIANO- Receive your piano instruction from a highly qualified teacher. All ages welcome. Call **Jean at 303-932-0669**

Tree trimming & removal- Columbine Tree Svc. 303-979-5330. 33+ yrs exp.

QUEEN PILLOWTOP MATT/BOX SET. Brand new in plastic. Retail \$529, asking \$265. Also, **NEW KING SIZE** pillowtop set. Retail \$699, asking \$385. **303-742-4860.**

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Winter **air duct cleaning** and **chimney cleaning** for your home. **720-299-7782.**

A+ Home Improvement Services. Pro-painting (ext. & int.), gutter & trim replacement & stucco. No job too small - we do it all! Basement & bath remodels, drywall repairs/texturing, decks, fencing, carpentry, doors, plumbing, electrical, tiles, carpeting & hrdwd flooring. BBB Member. Call A+ for fast, professional service every time. **Steve, 303-979-7858.** Major credit cards accepted. Refs., fully ins. & bonded. **www.A-Plus-Home-Improvement.com**

Two half-full barrels are dumped into one of the empty barrels. Two more half-full barrels are dumped into another one of the empty barrels. This results in nine full barrels, three half-full barrels, and nine empty barrels. Each son gets three full barrels, one half-full barrel, and three empty barrels.

SWIMS

A teabag.

There are 4 ducks in 2 rows of 2.

Riddle Answers

Teen Services

To add your teen's name, please email **Colorado Lasertype** at getinfo@coloradolasertype.com and leave the following information: the **neighborhood you live in**, your age, phone number and the categories you would like included. Categories: **(B)** Baby-sitting; **(*)** Red Cross Cert for CPR; **(L)** Lawn care; **(S)** Snow removal; **(P)** Pet & House sitting. No recommendation or endorsement of any of the names on this list is implied or stated by the homeowners association board or Colorado Lasertype.

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.	15	B*/P/L/S	303-933-6789

Community Sign Vandalism

The CKSII community sign, which was located on the north corner of Fairview Avenue at Carr St., was vandalized. In order to prevent any further damage to the sign, it was removed and a determination will be made as to whether or not the sign can be fixed and at what cost. If anyone has information regarding this or any other community vandalism, please contact the Jefferson County Sheriff to report it. That number is 303-271-0211. You can also contact any board member. Board member contact information is on page 2 of this newsletter.

CKSII Web Site

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 web site, www.cksii.org.

There is a tremendous amount of information on our community web site. 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.

Thanks, Neighbors, For Your Past & Continued Support

Since 1984, the Homeowners' Association has worked very hard to make the CKSII community a wonderful place to live. We have been blessed with many very talented and dedicated people, who have served as HOA Board of Directors, Committee Members and volunteers, over the years. These people have put in countless hours of work to improve our CKSII neighborhood and on behalf of the entire community, the current HOA Board would like to say Thank You!

You know, our community would be very different without the HOA. Many of our sidewalks, through the greenbelt area and along Wadsworth, were the direct result of HOA involvement with Foothills Parks and Recreation. The playground area and equipment, located at the top of the hill in the greenbelt, was paid for, in part, by your HOA. The general purpose and tennis courts were also the result of HOA involvement. The annual community picnic and hay ride are sponsored and paid for by the HOA, as is the large item pickup. All of the covenant signage located throughout the community, as well as the large CKSII signs at community entrances were all paid for by the HOA. The HOA also pays to keep those signs lighted throughout the year. As most of you are aware, the HOA negotiates a terrific deal for weekly disposal of your trash. The HOA provides a monthly newsletter, delivered at no cost, to all CKSII homes and has a website to help promote the neighborhood and provide really helpful information to current owners and prospective owners. In fact, the HOA does so much that most people aren't aware of many of the things the Association does. Many people simply take the organization and the hundreds of volunteer hours that have been contributed over the years for granted.

If you haven't supported the HOA in the past, now is a great time to step up. You most likely know that you can be a member and receive your trash service through the HOA for about the same or less cost than buying your trash service alone. This means that HOA membership costs almost nothing, yet benefits you, your children and your neighbors, now and into the future.

The HOA Board would also like to extend a special thank you to all of those who have supported the HOA over the years. You have truly made a difference. You have touched the lives of everyone who lives in this community.

Doing Improvements?

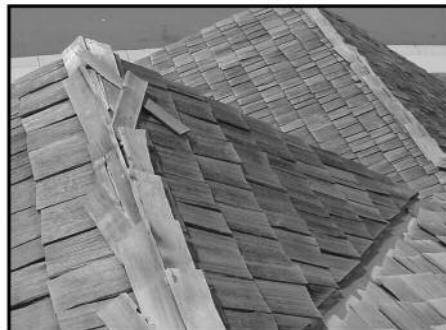
Please Submit Your ACC Form

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 website, 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.

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!
- Hail Damage
- Wind Damage
- Maintenance
- Roof Certifications
- Free Estimates
- Locally Owned & Operated
- Member, Troubleshooter Network
- Preferred Contractor Most Ins. Companies

Call Today!

(303) 841-8200

AGAPE CONSTRUCTION & ROOFING 
Wood Shake Specialist

Call Today!

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