

COLUMBINE KNOLLS SOUTH/ESTATES PROFILE (5/03/11)

What is Columbine Knolls South/Estates?

Columbine Knolls South/Estates (CKS/E) is a covenant controlled community of 760 attractive homes in unincorporated Jefferson County bounded by Ken Caryl on the north, Pierce on the east, Chatfield on the south, and Wadsworth on the west. The shopping center at Wadsworth and Chatfield, Deer Creek Church and the commercial properties along S. Pierce Street or West Chatfield Avenue are not part of CKS/E. The first homes were built in 1972, while the final phase of the development was completed in the mid-1990s. The community is bisected by Wayside Meadows with its creek and park. West Laurel Park is located to the north. Well-paved bicycle/jogging paths weave through parts of the neighborhood. The parks and paths are maintained by Foothills Park and Recreation District.

What is the Columbine Knolls South/Estates Homeowners' Association?

It is a voluntary, non-profit corporation formed in 1975 that's dedicated to enhancing the quality of life for its residents and, thus, preserving the value and desirability of their homes. This is done through active enforcement of the Consolidated Protective Covenants, by maintaining the entrances and by promoting activities the residents enjoy.

The governing documents for the CKS/E Homeowners' Association (HOA) include the Articles of Incorporation, Bylaws, Consolidated Protective Covenants and Consolidated Covenant Rules and Regulations. These documents can be found on the association's website www.cksearchives.org.

CKS/E HOA dues are only \$35 per year and residents strongly support the organization. While membership in the HOA is voluntary, compliance with the Consolidated Protective Covenants is mandatory for all homeowners and tenants. There are no assessments, fines, fees or other costs for residents unless legal action is required for Covenant enforcement. The neighborhood does not work with a professional management company.

The CKS/E HOA is managed by a Board of Directors, elected by the membership for a term of one year. The Board holds meetings on the second Thursday of each month and an annual membership meeting is held each fall that are open to all homeowners. The time and location of the monthly meetings are listed in the monthly Scroll newsletter.

Consolidated Protective Covenants and Consolidated Covenant Rules and Regulations

The Consolidated Protective Covenants are a set of directives established by the developers when the neighborhood homes were built in order to designate standards of appearance and controls for the neighborhood. The original Protective Covenants for each of the separate filings were incorporated into a single set of Consolidated Protective Covenants that was approved by a majority of the homeowners in early 2002. Consolidated Covenant Rules and Regulations, as allowed for by the Consolidated Protective Covenants, have been written, and are periodically updated, for the efficient administration and enforcement of the Consolidated Protective Covenants. The Consolidated Protective Covenants are enforced by the Board of Directors and the Architectural Control Committee (ACC). The Official Development Plan (ODP) approved by

Jefferson County includes a set of directives that closely parallels the Consolidated Protective Covenants. ACC works closely with Jefferson County Planning and Zoning who enforces the ODP.

Two of the most salient points in the Consolidated Protective Covenants are: 1) No asphalt or composite laminated roofing materials are allowed. Roofing materials are limited to shake cedar and other approved alternate materials listed on the archive web site (www.cksearchives.org), and 2) Recreational vehicles may not be stored outdoors unless they are completely hidden from public view by a fence not taller than six feet.

Archive Web Site (www.cksearchives.org)

It is designed to meet the requirements of Colorado law and makes the Association transparent and user friendly. The following PDF files can be read using Adobe Acrobat Reader and are available for downloading:

Governing Documents:

[The Articles of Incorporation](#)

[The Bylaws](#)

[The Protective Covenants with Consolidated Rules and Regulations](#)

Architectural Control:

[Homeowner's Project Approval Request Forms](#)

[Re-roofing Project Approvals Required](#)

[Roofing Materials](#)

Important Association Information:

[Trash Service](#)

[The Homeowner Familiarization Program](#)

[CKS/E Profile](#)

[Financial Data](#)

[Voluntary Public Disclosures](#)

Meeting Information:

[Notices of Meetings, Elections and Other Events](#)

[Architectural Control Committee Meetings](#)

[Minutes of Meetings](#)

[COHOPE Meetings](#)

Other CKS/E Homeowner Information:

[Neighborhood Watch Program \(NWP\) Sign Up Form](#)

[CKS/E Community Information](#)

CKS/E Newsletter

The South Knolls Scroll is a newsletter published monthly and distributed to all residents. Along with neighborhood news, it contains official disclosures, notices of Board and ACC meetings, committee reports and other items of interest to residents.

CKS/E Neighborhood Directory

The Neighborhood Directory is published biennially and updated yearly; all residents receive a free copy. It contains the names, addresses, and telephone numbers of residents who

wish to be included. The Protective Covenants with Consolidated Covenant Rules and Regulations, project approval forms, and a neighborhood map are provided in the directory. It is not to be used for solicitation or business purposes.

Committees

Architectural Control Committee (ACC) - The ACC is responsible for enforcement of the Consolidated Protective Covenants and Consolidated Covenant Rules and Regulations. Duties include approving Homeowner's Project Requests for modifications to property and resolution of Covenant violations. The entire Board of Directors serves as the ACC. ACC addresses homeowner project approval requests prior to the monthly Board meetings and deals with Covenant violations during the month and following the monthly Board meetings. Covenants are strictly and fairly enforced. The ACC also works with Jefferson County Planning and Zoning to assure County enforcement of the ODPs.

Council of Homeowners Organization for Planned Environment (COHOPE) - COHOPE is an umbrella group of homeowners' association members, elected or not, from south Jefferson County and some government representatives that aims to serve the interests of those living in the area. It meets monthly to discuss issues of mutual concern and interacts with elected officials and various county personnel.

Membership/Blockworker - The backbone of the HOA is truly the dedicated group of blockworkers who welcome new residents to the neighborhood, deliver the monthly newsletters, and collect dues. There are 60 of these volunteers who are "the face of the organization." Most blockworkers live in their immediate neighborhood and have easy access to the residents in their assigned areas.

Parks - This committee monitors the condition of the CKS/E HOA perimeters and the two neighborhood parks even though Foothills Park and Recreation District owns the parks. Working closely with Foothills, it focuses on improvements and maintenance concerns of the park playgrounds and trails, makes applications to the Foothills Board Matching Funds Program (when funds are available), spearheads the annual clean-up day, and interfaces with local government entities.

Special Events - CKS/E HOA hosts various activities throughout the year and asks homeowners to donate to a special fund in order to defray some of the costs of these events.

Easter Egg Hunt is for the benefit of the children and grandchildren of CKS/E residents and is normally held at West Laurel Park the Saturday morning prior to the Easter weekend.

Holiday Lighting Contest is a fun end-of-year event held each December where residents decorate the outside of their homes and have a chance to win prizes (some of which are donated by local merchants). Independent judges and contest committee members drive through the area to determine the prize-winning homes. Signs are placed on the lawns of the homeowners who garner the grand prize and the first place geographical area awards.

Neighborhood Garage Sale is normally held one weekend in June. Generally, a local realtor prints maps of the homes having sales; copies are delivered to the participating homes for distribution throughout the neighborhood.

National Night Out is held the first Tuesday in August at West Laurel Park and provides an opportunity for homeowners' families to join fellow neighbors and meet staff from the Jefferson County Sheriff's Department and the Littleton Fire Department. Refreshments are provided.

Help Beautify CKS/E Day - Many communities hire maintenance personnel to pick up trash/litter and weeds, prune shrubs and trees, and paint bridges and benches. Instead, CKS/E HOA relies on its residents to contribute and has set aside one Saturday morning each year, normally in May or June, when residents are encouraged to meet at Wayside Meadows playground at 9:00 A.M. for refreshments before helping spruce up the neighborhood. This is a great opportunity for residents from each area to meet and work alongside their neighbors and, at the same time, take some responsibility for their community.

Large Item Trash Pickup - The Association sponsors a large item trash pickup day each fall for homeowners who have paid their dues. A large trash truck is used to collect large items.

Traffic and Safety - Working with Jefferson County personnel, this committee addresses issues such as speed bumps, stop signs, traffic lights and the Neighborhood Watch Program.

Liaison with Government Agencies and Perimeter Responsibilities

The HOA works closely with a variety of government agencies and values the support as indicated herein:

- 1) The State of Colorado is responsible for maintaining the Wadsworth perimeter.
- 2) Three entities share the maintenance responsibility for the Ken Caryl and S. Pierce perimeters as far south as Elmhurst. Jefferson County cares for the area from the sidewalk to the street, while Foothills Park and Recreation District and Urban Drainage are responsible for the area from the sidewalk to the fence. Foothills also maintains the neighborhood parks and the trails.
- 3) CKS/E HOA maintains all the neighborhood entrances as well as the W. Chatfield perimeter. Residents are urged to help with the upkeep of that area if their homes back to W. Chatfield.
- 4) Jefferson County Planning and Zoning handles ODP and zoning issues.

Relationship with Foothills Park and Recreation District

The CKS/E HOA, largely through the Parks Committee Chairperson, has dealt with the Foothills staff on a wide variety of issues concerning CKS/E residents over the years. The neighborhood has truly been fortunate to derive great benefits from this longstanding relationship.

Foothills Board Matching Funds Program - When funding is available, Foothills invites the CKS/E HOA to participate in this program which allows the neighborhood to improve Foothills owned parks and trails. The HOA can submit plans to spend a maximum of \$7,500 a year, and Foothills will match the amount as long as the projects benefit the neighborhood as well as the community at large; the monies cannot be used on entrances. The Matching Funds Program has resulted in new playgrounds, concrete walking paths, shelters, and benches. In addition, Foothills has spent thousands of dollars over and above the matching funds allotment on CKS/E improvements such as additional playground equipment at the parks, park benches, bridges, and trees.

Mowing of Wayside Meadows Park - The decision of when, or even if, to mow Wayside Meadows is an emotional issue for many residents bordering on or living near Wayside Meadows. A committee of concerned homeowners and Foothills personnel determined the following mowing policy. Foothills mows two to three times per year depending on its budget. The trails are edged, and a ten-foot strip is mowed behind neighborhood homes backing to the park. The rest is left to nature to help the natural grass choke out weeds.

West Laurel Park Soccer Fields - Foothills leases the fields to local soccer organizations. Revenue helps pay for park maintenance and improvements.

Wayside Meadows Park Ball Diamond - Foothills leases the ball diamond to local ball organizations. Revenue helps pay for park maintenance and improvements.

Perimeter Fences

The fences bordering all four sides of the subdivision and bordering West Laurel Park are the sole responsibility of each homeowner whose home backs up to the perimeter except five hundred feet of fence along S. Yarrow Street which is the CKS/E HOA's responsibility. CKS/E HOA maintains the brick pillars on the perimeter fences. The eight-foot sound fence along Ken Caryl is the responsibility of Jefferson County. Each homeowner must ensure that his/her fence is kept in good repair. See Consolidated Covenant Rules and Regulations in this directory for additional requirements.

Neighborhood Schools

Designated schools for the neighborhood are as follows:

- 1) Normandy Elementary School at 6750 S. Kendall Blvd.
- 2) Ken Caryl Middle School at 6509 W. Ken Caryl Ave. (Grades 7 and 8)
- 3) Columbine High School at 6201 S. Pierce St.

In addition, the Columbine Preschool Center at 5977 W. Elmhurst Ave. is a Jefferson County school located east of S. Pierce Street. The telephone numbers for these four schools are found on page 2 in this directory.

Since open enrollment is allowed in the school district, some of the neighborhood students attend schools in outlying areas.

Wildlife

Coyotes and foxes inhabit our urban neighborhood and can be very dangerous. These wild animals are predators; they should be treated with caution and respect. People with pets need to keep them on a leash when walking them – do not let them roam freely. Keep pets in fenced areas or kennels; remember split rail fences and invisible fences will not keep your pet safe from predators. Pet kennels and runs should have a fully-enclosed roof. Even pets in enclosed yards run the risk of predation, especially at night. Provide your children with adult supervision while outdoors, even in your own backyard. Remind children not to approach or feed any wildlife. If children feel threatened by the presence of coyotes, foxes or other wildlife, they should stay in a group and walk slowly to an area where adults are present. Make sure your child understands that coyotes and foxes are wild animals and should be treated with caution. While attacks on humans are extremely rare, people should still take precautions.

Many urban coyote or fox conflicts often center on feeding issues. People should feed their pets inside in an effort to keep pet food from attracting coyotes, foxes and other wildlife. When people feed wildlife, it doesn't take long to teach a wild animal to associate people with food, but it's very difficult to convince a habituated coyote or fox to return to wild ways. Remove food attractants such as pet food, table scraps on compost piles, fallen fruit, and spilled seed beneath birdfeeders. Coyotes or foxes that appear friendly may be mimicking behavior that has been rewarded with food in the past. Remember that all wildlife is unpredictable. Do not get close or encourage interaction with wild animals. When it becomes apparent that no food is forthcoming, the animal's behavior can change abruptly.

Occasionally deer are seen in the neighborhood. Generally they are very timid, but should also be treated as wildlife.

Encounters with aggressive coyotes or foxes should be reported to the Colorado Division of Wildlife at (303) 297-1192 or Foothills Parks and Recreation District (303) 409-2300. Additional information can also be found on the Colorado Division of Wildlife web site at www.wildlife.state.co.us.

Trash Days

Residents are urged to use trash haulers that pick up on Mondays or Tuesdays. This minimizes the number of days that waste containers are on our streets and the number of days that large trash trucks are in the neighborhood. The CKS/E HOA Board feels that this effort adds to the quality of life and safety of our residents and keeps our community looking well-maintained.

Colorado State Legislation

The Association supports and strives to be compliant with all Colorado's Common Interest property laws including Senate Bill 05-100 and Senate Bill 06-89 legislation.