

# COHOPE

council of homeowners organization for planned environment

**The Facts—President / Public Relations / Development:** Open

**Vice President / Environmental Advocate:** Diane Suchomel E-mail: diane@cohopejeffco.com  
**Secretary:** Cheri Paavola 303-972-8080 Email: cheri@cohopejeffco.com  
**Treasurer/Newsletter/Membership:** Ray Moore 303-978-1145 E-mail: wrmoorejr@msn.com

## Upcoming Meetings:

Open Space: Oct 1, 6 pm, 700 Jeffco Parkway, Suite 100  
Board of County Commissioners Every Tuesday at 8:00 am  
Foothills: Oct 27, 6 pm, The Peak.  
Board of Adjustment: 1st & 3rd Wednesday at 9 am, Hearing Room One, 100 Jefferson County Parkway  
DRCOG: Oct 21, 6:30 pm, 1001 17th Street, Aspen/Birch conf rm  
Planning Commission: 1st, 2nd, 4th, and 5th Wed. 6:15 pm, Hearing Room One, 100 Jefferson County Parkway

Calendar for upcoming meetings: Oct 3 Commission-er Dahlkemper Nov 4 Dec 2

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## COHOPE Treasury Activity: September 2020

Beginning Balance Sept 2, 2020

### Deposits

### Withdrawals

Oct newsletter \$4.95 Bank Fee \$2

Ending Balance Oct 3, 2020

### W. R. Moore, Treasurer

\$ 1913.53
\$ 0.00
\$ 6.95
\$ 1906.58

**Draft Minutes for Sept. 2 Meeting** Attendance: Diane Suchomel / At Large, Ray Moore / At Large, Cheri Paavola / At Large, Randy Montgomery / Columbine Hills Civic Assn., Judy Alliprandine / Columbine Knolls, Tom Majcen & Rick Faw / Columbine Knolls South Estates, Brian Kellogg / Lakehurst, Maureen Sielaff / At Large, Commander, South Precinct Ian Thompson / Jefferson County Sheriff.

The meeting started at 7:02 p.m. at Powderhorn Park shelter.

**Diane Suchomel, Vice President,** welcomed everyone.

**Commander Ian Thompson from Jefferson County Sheriff's Department** was present. The crime trends have gone down. There were 39 trespasses in the County; last month there were 42. This week there were 5 burglaries; all of them were open garages. Last month there were 13 with 7 open garages. The month before there were 7 with 5 open garages. In fact 80% of trespasses are unlocked.

People are at home more. Patterns have changed.

There have been a lot more speeders. They are going back to traffic enforcement.

They try to break up large gatherings or people, such as Car Cubs. This is especially noticeable in canyons. They have noticed marijuana and the homeless population.

Do you have to show ID when pulled over? Yes, because we are a compact state. There are 38 compact states.

No one from Jefferson County Public Schools was present.

Tonight's speaker is **Commander Ian Thompson from Jefferson County Sheriff's Department**.

**Covid impacts and factors:** On March 13 there was a disaster declaration. They try to limit contact. When the budget was reduced by 10%, the best option as we saw it was to reduce the jail population. They changed the booking standards. Only Felon 1, 2, and 3 are allowed to go to jail. People with warrant arrests do not go to jail unless there is domestic violence involved. People are released under Personal Recognizance Arrest and they promise to show up to their hearing.

Senate Bill 217 was to restructure the Sheriff's Office. The ranks are flattened. There are no longer Captains or Lieutenants, just Commanders.

Last year the average jail population was 1,300 people. Now it is 400.

Are the same number of people on patrol? Yes.

They were working with the homeless camps. They have dropped off wash stations / johns when the numbers get high enough. Now they have started cleaning them up. It is a water shed issue. They are working with Foothills Parks and Recreation District. Most of the homeless have quality of life issues and try to give them options. It is a community issue.

So they work with other counties. When you break up a camp, where do they go? They just go somewhere else. In Jefferson County RVs, boats, and campers are allowed to park for 28 days in a calendar year. In Denver they are only allowed to park for 72 hours. In Lakewood they are not allowed.

Are the deputies who man the jail cross trained? Every one is certified. 2 years ago the deputies only had jail certifications and did not have arrest powers. They had detention only certificates.

What are your plans if the rioting and looting moves into Jefferson County? They have been assisting with the other counties with mobile field enforcement and civil unrest.

What information can you give us on Distressed Property such as abandoned homes? You can submit complaints on the Planning and Zoning website under Distressed Property. The Sheriff's Department are the enforcers and start the process. The banks are the easiest way to get something done and usually respond to the Sheriff's Notice. If you need to talk with someone, you can contact the Dispatcher.

How is the Unified Communications Center working out? It replaced Jeffcom 911 and the dispatch centers for Lakewood, Morrison, Arvada, etc and 27 Fire Departments. The biggest benefit is in cost savings. All of the dispatchers had to learn new areas. There is better communication between areas now. It took a while to get off the ground, but now it is its own entity.

We thanked Ian for his service.

**Reports from Officers** We do not have a President.

Roll Call was taken. We had 9 members present and had a quorum.

**Ray Moore, Treasurer**, said that we have \$1,913.53.

**Cheri Paavola, Secretary**, was present. The Minutes for March were approved.

**Diane Suchomel, Vice President**, was present.

At southeast Quincy and Kipling, they want to build an 8 ft. fence between the business and houses. This is the 3rd referral.

There is a new cell tower and the West Metro Fire House near Hampden.

At 13412 W. Coal Mine Ave., the Planning Commissioners voted against the change. The request was replaced with an apartment complex.

At 9700 Old Coal Mine Ave., the church's request was approved.

At C-470, west of Kipling there is a 22,000 sq. ft. development.

They are grading for the addition at Warren Tech High School.

At 13975 W. Bowles Ave. just west of C-470 there is a request on 5 acres for a 22,000 sq. ft. distillery. There were a lot of concerns are the pre-application hearing.

At 6054 S. Kipling Parkway, the church has moved.

At the Nov. election, Foothills Parks and Recreation District will ask to extend the current mil levy.

At Alper's Park, they are working on the playground.

FEMA is working on getting a grant to repair Hine Lake Dam. The Pier at Hine Lake is unsafe.

Our next meeting will be Oct. 3rd, Saturday, from 11:00 a.m. to 1:00 p.m. at Clement Park near the skate park.

We may not have a meeting location for next year. We need to look at our options.

Watch the county web site for short term rental information.

**Old Business** The position of President for COHOPE is still open.

**New Business / Announcements** Nothing.

We adjourned at 8:13 p.m.—*Cheri Paavola, Secretary*

## THE BACKYARD

### *Columbine Hills News*

**President's Corner — Captain's Log Star-Date 2020** It has been 6 plus months of craziness. I feel like I could stop right there – but since I get paid by the article I must go on. [I'm kidding – this is all done out of love alone] I love my community, I love my country and my heart is broken with the stuff I hear and read daily. Much of me is doubtful that we will return to "normal". This election cycle will be VERY INTERESTING.

Again, I am impressed with all the community cleanup I have seen. So much painting and remodeling, so many people working in their yards – thank you for doing your part to keep up your property. With that in mind we have scheduled one more neighborhood clean up this month on September 26th. We have one rear loading truck on the agenda. As per usual it will start at 0800 in the parking lot of CHE.

I am sorry we were not able to schedule many of the normal activities as we have in the past. We are not planning on doing a hayride in December either. Instead we will be hosting a neighborhood fire pit night with smores and cocoa and Santa. This will be held at the park shelter at the ball fields on Elmhurst. Watch for further information in future newsletters.

If you need help with a clean-up project, feel free to use the neighbor helping neighbor forms found in each newsletter.

We have a group of good folks who live in Columbine Hills who are willing to come to your home and assist you with clean up. PLEASE take advantage of their generosity.

I hope you have a great fall – and for those of us who have been in this state for a long time and whose blood runs orange and blue . . . GO BRONCOS. As always, be the kind of neighbor you wish you had. .—*Randy Montgomery, CHCA president rmontgomery@att.net*

**From July CHCA Meeting 2020** Meeting called to order by President at: 7:05 p.m. Officers present: Randy Board members present: Jodi, Nick, Michelle, Don, Steve, Kelly, Galen and David Community members present: None CHCA by-laws require a majority of board members [5 of 9]

Treasurers report presented by Galen, Seconded by Steve CHCA by-laws require a written report

**New business:** Winners for yard of the month, putting up signs and gift cards. 5 new members. Help with food shortages at local food banks. Community garden is producing food. Hayride canceled due to lack of membership funds for 2020. Holiday event planning for December

**Old business:** Community garden is producing food. Results on Garage Sale event. Fall dumpster day with food drive. Continue to find help to support, Neighbors helping Neighbors

Meeting adjourned at 7:46 p.m.

## Columbine Knolls South II Review

**From President's Corner**—I hope this message finds you in good health and spirits as we grind through the Covid-19 pandemic. Honestly, I don't have much new to report from my August posting and I encourage you to read the meeting minutes from our July HOA member meeting contained in this issue of the Review.

I would, however, like to commend you for the fantastic home improvement projects you are undertaking this summer. Fresh paint, new landscaping, new roofing, driveways and alike are really making the neighborhood shine. These are significant projects you have chosen to undertake despite the strains and challenges of Covid-19 and you should be commended for your efforts. Thank you!

I would also like to introduce our new board member Paul Peck. Paul graciously accepted the board position vacated by Shane Reynolds. We immediately placed Paul on our architectural control committee once we realized Paul was an architect! Paul writes: "I moved into the CKSII neighborhood last year after relocating from the Kansas City area a few years back for the love of the mountains. I am a father of 2 teenage girls. I am an architect and have worked on projects in almost every state from Alaska to the Virgin Islands. I hold my architects license in multiple states including Colorado as well as a contractor's license."

People in the neighborhood often ask me what the HOA board does? I won't bore you with the details, but the short answer is this. The HOA membership elected the board to ensure they oversee, administer, and enforce the covenants, rules, and regulations, and undertake projects and initiatives that protect and improve our property values. That is it in a nutshell. That said, one topic that the board has received several inquiries into recently is the issue of yard signage, specifically the length of time that yard signage can remain in our yards. Most of the inquiries were regarding political signs. None of the inquiries from community members had to do with a specific issue, candidate, or political affiliation, but more to do with the length of time that signs were posted on our properties. I thought this would be a good opportunity to familiarize everybody with the rules provided in our covenants and the laws provided by the Colorado Common Interest Ownership Act (CCIOA), both of which we are obligated to follow as community homeowners. The way this duality between our covenants and the state law works is that we first rely on our covenants for guidance on an issue. If the rules provided in the covenants are vague or not expressive enough for clear guidance, then we refer to and follow the laws provided in the CCIOA, which are the Colorado statutes relating to community rules and regulations. Below are excerpts from both our covenants and the CCIOA regarding the rules for yard signage that we are to follow.

**CKSII Revised and Consolidated Covenants: D-8 Signs** 'Except as may be provided for herein or as may be required by state law or legal proceedings, no signs, advertising posters, political placards or billboards of any kind shall be erected, placed, or permitted to remain on a Lot without the prior written consent of the board or its designee, except as follows: (a) one professional security sign not to exceed one foot by one foot; (b) one professionally lettered "For Rent" or "For Sale" sign not to exceed three feet by two feet in size may be displayed on a Lot being offered for sale or for lease; (c) not more than one temporary trade sign pertaining to, but not limited to, contractors, landscapers, painters and roofers, may be displayed while work is in progress, or not to exceed 30 days, whichever is less; (d) political signs as permitted by Colorado law.'

**Colorado Common Interest Ownership Act (CCIOA): 38-33.3-106.5 – patriotic and political expression**

'Notwithstanding any provision in the declaration, bylaws, or rules and regulation of the association to the contrary, an association shall not prohibit any of the following: (C)(I) The display of a political sign by the owner or occupant of a unit on property within the boundaries of the unit or in a window of the unit; except that: (A) An association may prohibit the display of political signs earlier than forty-five days before the day of an election and later than seven days after an election day; and (B) An association may regulate the size and number of political signs in accordance with subparagraph (II) of this paragraph (c). (II) The association shall permit at least one political sign per political office or ballot issue that is contested in a pending election. The maximum dimensions of each sign may be limited to the lesser of the following: (A) The maximum size allowed by any applicable city, town, or county ordinance that regulates the size of political signs

on residential property; or (B)Thirty-six inches by forty-eight inches (III) As used in this paragraph (c), "political sign" means a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.'

So, that's a lot to digest, but the short answer as it relates to the length of time we can place political signs in our yards is 45 days prior to the election must be removed no later than 7 days after the election. Some of you will feel this length of time is reasonable and some of you will not. My job is simply to address an issue raised by our members and to try to provide the information so we all know the rules and regulations so we can comply accordingly. I hope you found this informative and I did not put to sleep with the gory details!

In closing, I want to reiterate what a great job everybody is doing on their summer home projects despite the Covid-19 pandemic. We are also looking for your input on projects and/ or activities that we can fund as an HOA that would better our community, so please don't hesitate to contact me or any of the other board members with your ideas. Talk to you next month! —*Tom Schicktanz, President CKSII HOA*

**From CKSII HOA Board Meeting Minutes from July 14, 2020** President Tom Schicktanz called to order the July 14, 2020 meeting of the HOA Board of Directors at 7:03pm. Board members Joshua Kunkel, Pam Horiszny, Adam Blake, Chris Reynolds, and Andi Elkins were in attendance, confirming a quorum. Roger Borcherding of DARCO Property Management also attended.

**Election of New Board Member:** Tom nominated Paul Peck to fill the board member seat vacated by Shane Reynolds and Andi E. seconded the nomination. The board voted and unanimously passed the motion. We are happy that Paul accepted- thank you Paul, we appreciate you joining the board!

**Treasurer's Report:** Pam H. presented the June 2020 Treasurer's Report. There is an overage in the landscaping budget that was attributed to much needed tree trimming, planting and other clean up. It looks great – thanks to the Landscaping team! Through June, 359 households are HOA members.

**ACC Report:** Josh K. reported that 32 requests have been approved as follows: eight for painting with one partial approval pending a new trim color, two landscape, seven fencing, three sheds (a fourth request was not approved) two patios, one RV screen repair, two window replacements, two roofing, one solar, one dumpster, two siding and one driveway. Many thanks to our ACC team – this is a busy time of year! And thank you to homeowners for using the pre-approved paint colors on our website (on the ACC page, click CKSII PAINT COLOR SCHEMES.) This makes the approval process much faster.

**Management Report for June:** Four inspections were conducted. Forty one problems were observed: 13 campers were stored in view; four boats stored in view; seven trailers were stored in view with one trailer having two jet skis; 10 properties had dead trees; two properties had weeds; one property had long grass needing mowing, one property had a lawn needing improvement; two properties had street signs which were visually blocked by tree limbs which need to be trimmed; and one property erected an screen above their fence without ACC approval in order to hide a trailer. The property with an unapproved screen, which masks a trailer, was referred to the HOA's attorney for enforcement.

The board discussed our stance on allowing political signage. Per our covenants, we follow the Colorado Common Interest Ownership Act (CCIOA) and ask that homeowners not display political signs earlier than 45 days before the day of an election and later than seven days after an election day. Look for more details about signage in our next newsletter.

**Welcome Committee/Social Committee:** The board was very happy to have hosted the large item trash pickup on July 1. Our next event, Movie in the Park on August 21, remains tentative. For this event, we are partnering with the Coronado PTA to determine if we will proceed and will share more information as it becomes available. You can always check the CKSII website for updates. Related to the Social Committee, the board is considering ideas for alternative ways to welcome new neighbors (such as a card with coupons).

**OLD BUSINESS Change Bylaws:** Pam H. will work with our attorneys to craft specific language so the board can propose amending two bylaws: 1) allow the annual meeting to occur in November (instead of January) and 2) no longer require notarization for proxies for the annual meeting. As a reminder, all changes to bylaws will be voted on by HOA members at the annual meeting, scheduled for January 12, 2021.

**Snow Removal:** Andi has contacted several companies to find a contractor to provide snow removal along Carr Street and Chatfield. The job is 1.3 miles of plowing, with sidewalk width at 53 inches and 122 inches. If homeowners have any suggestions for licensed snow removal contractors, send contact information to [cksiihoaacc@gmail.com](mailto:cksiihoaacc@gmail.com).

**Park Light:** Due to the COVID-19 pandemic, Foothills indicates there is no movement on this initiative. The board will ask Elizabeth Nelson Hulse to follow up with Foothills to ensure this initiative gets into the Foothills 2021 budget.

**NEW BUSINESS** The board will decide by October if we will change our meeting frequency back to bi-monthly (it is currently quarterly). Newsletter Carrier Job in 2021 – The board is considering changing the 2021 newsletter delivery model and instead using a bulk mailing service for the newsletter. We are researching bulk mailing costs as part of this consideration.

**Community Support Fund:** Since Foothills is not going to support the Park Light project in 2020, the board is seeking suggestions for how to use our Community Support budget (\$5000) this year. Send your ideas to [cksiihoatre-as@gmail.com](mailto:cksiihoatre-as@gmail.com).

**Online Payment Capability:** The board is researching the feasibility of using an online payment system to collect HOA dues. This would create many efficiencies and eliminate hours of manual labor.

The meeting was adjourned at 8:09 p.m.

## Columbine West Civic Association Newsletter

**From A Moment With The Board** Our August meeting was again presented by Zoom. Our Officers/Board were spread out around the state for various reasons, mostly vacationing, so the platform was a huge benefit for holding a regularly scheduled session. Thanks everyone for connecting through Zoom and taking care of association business, while the Pres & Sec were welcoming their new grandson into the family. You will see within the newsletter that the Yard of the Month winner is of an unconventional type, congratulations to the winners. Since we haven't been able to hold any of the regularly scheduled CWCA events this year, the Officers/Board have been working on other tasks. We have been assessing our entrances, filing historical paperwork, cleaning out storage boxes and investigating a new Website offering. We are looking to drop QR codes into the newsletter to allow residents to quickly connect to pertinent information. These codes will also be embedded on the website along with the plan to upload the newsletter each month. You will see our newly designed emblems for No Chicken per Covenants & No Roosters per County Zoning on the front page. Please feel free to contact CWCAtalk@gmail with any other ideas you would like for us to work on. If you would like to join the efforts or have questions or any suggestion of ideas feel free to email CWCAtalk@gmail.com. Residents are encouraged to attend any monthly meeting, the next one is September 8th, 7:00 p.m., on ZOOM teleconference platform.

Our local elementary will not be allowing us to have scheduled meetings in the building, so we will continue with Zoom.

## The Leawood Reporter

**From Leawood Metropolitan Recreation and Park District Minutes August 12, 2020** The meeting was called to order at 6:38 p.m. by President Debby Baker. Members present: Steve Wall/Vice President, Donna Snyder/Treasurer, Ike Nelson/Secretary, Wade Hancey/Special Projects and Dave Padilla/Parks Manager. Residents in attendance: Beth Narva  
**Public Comment/Correspondence:** Tom Bryant submitted a picture of a tree that needs to be trimmed along T-track. Wade will follow up.

Beth Narva requested that a tree from Leawood Park be trimmed as it is hanging over into her yard. Dave will assess this issue.

In July's minutes, Tom Bryant was incorrectly listed as Tom Arnold. The Board sincerely apologizes for the error.

**Treasurer's Report** – Donna received confirmation that our 2019 audit exemption was accepted from the Department of Local Affairs. Donna presented the Treasurer's report. Invoices for the month include Excel Energy, Denver Water, Doggie Bags, United Site Services, DBC (sprinkler parts), Waste Management, Weston Landscape, Rich Alarcon, Dave's invoice and reimbursement to petty cash. Ike moved the Treasurer's report be received and bills paid, Wade seconded, and the motion passed unanimously.

**Parks Manager Report** – Irrigation tests, mowing, fertilization and the application of broad leaf control were done in all parks. Doggie bags were checked and replenished as needed. Leawood Park: Old irrigation valves need to be replaced. Repaired broken lines in zone 2. Trees were trimmed as needed.

Weaver Park: The fence along Vintage Reserve needs repair. Dave will inspect and advise. Broken sprinkler lines were repaired in Zones 1 & 30. Zone 17 has a valve issue that will be repaired.

Raccoon Park: Wade will meet with Tom Bryant regarding tree concern. Dave presented proposal from Weston for tree trimming to be done this fall. The Board accepted the proposal and authorized Dave to proceed.

T-Track: Wade will meet with Tom Bryant regarding tree concern. A rotor was repaired.

**Old Business** 1. Volleyball Field – Wade submitted additional information regarding requirements and costs. More discussion is needed. Will consider the possibility for this project in the future, depending on resources and future revenue streams. 2. District Web site – Postponed until next meeting due to time constraints. 3. Park Walkthrough – Postponed until next meeting due to time constraints.

**New Business** – Due to the uncertainty with the availability of Leawood Elementary, future Board meetings will be conducted online using Zoom until further notice. Residents wishing to participate should contact Wade Hancey at wadehancey@gmail.com or 303-794-0497.

The meeting was adjourned at 8:31 p.m. - *Ike Nelson, Secretary*

**From Leawood Civic Association Minutes of August 4, 2020** Present: Paul O'Connor, Chip Langowski, Laurie Selander, Mike Major, Gina Severino, Betsy Major, Rhonda Eveleth

Treasurer's Report was presented by Mike Major and is printed in the Reporter.

Rhonda will call the school to find out a date for the neighborhood clean-up.

We are looking at September 12, 19, or the 26th. Laurie will contact Scott Disney to get three dumpsters delivered. (After the meeting the date of September 12th was confirmed by the school.)

Rhonda reported that a resident wants an easement warning printed in the Reporter. Gina will place it in the September Reporter.

Front entrance is being worked on by Chip and Paul. Gina is donating railroad ties for the project. Chip will draw up a design and then we will contact Santa Fe Sand and Gravel for the cost of the materials. Work will begin August 9th and 10th. Chip will work on the URL for the park board.

The meeting was adjourned at 7:45 p.m.



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September —October 2020

Issue, Page 6

To:  
Littleton, CO 80127

We will have an in person meeting on Saturday, October 3 from 11 am to 1 pm. It will be at Clement Park on the grassy area just across from the skate park. The parking lot immediately south of the Skate park usually isn't full, so we should have parking. Make sure you bring your face mask and a chair. Commissioner Dahlkemper will be our speaker.

**COHOPE will do our Fall adopt-a-hiway trash pick up on our adopted section of W Bowles Ave between S Simms St and C470 on Saturday 10/10. If it snows/rains that day, then we'll do the pick up the following Saturday. Meet at the West Bowles Community Church at 8:30 am.**

## Woodbourne

**From Note From the Board President** And just like that, summer is over and we enter into the fall phase of COVID-19. I hope you and your family were able to make the most of this very unique summer. We know that many families are now facing new challenges with at-home learning, hybrid learning, and the many new and different ways the education system is trying to safely teach our children.

The Woodbourne HOA Board met in August and chose to extend the pool season through the 20th of September. An email with updated pool hours has been sent out and that information can also be found on the Woodbourne HOA website ([www.woodbournehoa.org](http://www.woodbournehoa.org)). Please note that some pool hours will be unguarded, due to our guards returning to school. Signing up for pool times is still required.

The Board is also working on bringing food trucks into the neighborhood on a weekly basis. Other neighborhoods have successfully introduced this amenity into their communities and we look forward to providing similar, safe opportunities within Woodbourne. While most of our usual community events were cancelled or delayed this summer due to COVID-19, we hope to create some new opportunities before the end of the year.

The Architectural Control Committee will soon be releasing updated guidelines that will be easily accessible on the Woodbourne website. We encourage everyone to give the guidelines a quick review once they are posted. Please remember to submit the appropriate forms for any home improvement projects before you begin your project to give the ACC time to review and approve your request.

We continue to encourage homeowners to visit the Woodbourne website for updates and sign up for email notifications and announcements if you are not currently receiving them. You can also follow Woodbourne on Facebook (private groups, "Woodbourne HOA") and Nextdoor (groups, "Woodbourne HOA") for announcements.

There is no scheduled Board meeting in September. Our next regular business meeting will be held on October 21, 2020. In the meantime, please feel free to contact Kim Herman (303-265-7923) or Geol Scheirman (303-265-7837) with CLA with any questions . . .—*Justin Sasso, President*