



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

**Vice President / Environmental Advocate:** Diane Suchomel E-mail: [diane@cohopejeffco.com](mailto:diane@cohopejeffco.com)

**Secretary:** Cheri Paavola 303-972-8080 E-mail: [cheri@cohopejeffco.com](mailto:cheri@cohopejeffco.com)

**Treasurer/Newsletter/Membership:** Ray Moore 303-257-8758 E-mail: [wrmoorejr@msn.com](mailto:wrmoorejr@msn.com)

### Upcoming Meetings:

Open Space: Jan. 8, 6 pm, 700 Jefferson Co Pkwy, Suite 100

Board of County Commissioners Every Tuesday at 9:00 am

Foothills: Jan. 27, 6 pm, The Peak and Zoom.

Board of Adjustment: 1st & 3rd Wednesday at 9 am, Hearing Room One, 100 Jefferson County Parkway

DRCOG: Jan. 21, 6:30 pm, 1001 17th Street 1st Floor, Aspen /Birch Conference Room

Planning Commission: 1st, 2nd, 4th, and 5th Wed. 6:15 pm, Hearing Room One, 100 Jefferson County Parkway

**Calendar for upcoming meetings: 2026:** Jan 7, Feb 4, Mar 4, Apr 1, May 6, June 3, July 1, Aug 5, Sep 2, Oct 7, Nov 4, Dec 2

**In This Issue: Information and Minutes 1-2, 4-6, Backyard 2-4**

### COHOPE Treasury Activity: December 2025

Beginning Balance December 3, 2025

#### Deposits

#### Withdrawals

December Website \$23.08 January Newsletter \$ 3.60

**Ending Balance January 7, 2026**

### W. R. Moore, Treasurer

\$	564.94
----	--------

\$	0.00
----	------

\$	26.68
----	-------

\$	538.26
----	--------

**Draft Minutes for December 3 meeting: Attendance:** Diane Suchomel / At Large, Ray Moore / At Large, Cheri Paavola / At Large, Michael Pichler / At Large.

The meeting started at 5:59 p.m.

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

No one from **Jefferson County Sheriff's Department, Jefferson County Public Schools or Foothills Parks and Recreation District** was present.

We had no speaker.

We do not have a **President**.

Roll Call was taken. We had 4 members present and did not have a quorum.

**Ray Moore, Treasurer**, said that we have \$564.94.

**Cheri Paavola, Secretary**, was present. The minutes could not be approved due to lack of a quorum.

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

**Jefferson County Information:** MS 25-128560 is for 8501 W Bowles Ave. It is JC Penney in Southwest Plaza. There are no documents on website so don't know what they want.

PA 25-128054 is for 8035 W Bowles Ave. It is for Bowles Crossing shopping center. They want a lot line adjustment between lots 1 and 2. They want to move the west boundary of lot 2 to include the movie theater.

PA 25-128497 is for 11426 W Bowles Pl. They want an administrative exception for something close to the property line.

PA 25-128519 is for 5461 Willow Wood Drive. They want the Subdivision Review to subdivide a lot into 2 lots. One would have existing home. The other would be a lot for a new residential home.

SD 25-128409 is for 14222 W Tufts Ave. They have proposed Circle K convenience store and 6 fuel pumps.

SD 25-128181 is for 4693 S Cole St. They want to replace the sidewalk along with curb & gutters to meet ADA requirements.

SU 25-127690 ( special use) is for 6731 W Portland Ave. They want to increase the number of beds from 8 to 14.

TP 25-129116 is for 9700 Old Coal Mine. It is to remove the cross stealth tower and replace with a 3-sided clock tower. They also want LOTS of exceptions.

On the **Wildfire Resiliency Code** meeting, they classify everything in the WUI as Class 1 or Class 2. Class 1 includes interface perimeter and interface interior. The core requirements seem to be the same. The changes are for mainly new construction. If an existing residence in Class 1 replaces more than 25% of the roof or siding, they need to follow the new rules. Class 2 rules are more extensive and there are more rules. (See Page 6)

The PDF of the December 2, 2025 Wildfire Resiliency Code Community Meeting Presentation is available at <https://www.jeffco.us/DocumentCenter/View/54418/Wildfire-Resiliency-Code-Community-Meeting-12-2-2025?bidId=>. The recording of the December 2, 2025 Wildfire Resiliency Code Community Meeting is available at <https://jeffco.webex.com/recordingsservice/sites/jeffco/recording/playback/3437bfd1b211103ebf3fce1f2b357986>. Enter this password to gain access: 8FqAJcKS

Comments are due by 12/17/2025. They can be loaded on [pzrrev@jeffco.us](mailto:pzrrev@jeffco.us). They expect more presentations in Feb. The State law requires that the new code needs to be in place by July.

The Short Term Rental is being discussed soon at a BBC meeting. Diane is okay with it so far. When a violation is issued, the owner must respond within 7 days.

Note: For all of the current, unlicensed STR, after the BCC officially approves the new STR regulations and related ordinance it is expected that the contractor overseeing the administration of the program will be sending notices to all of the known current, unlicensed STRs informing them of the new regulation/rules and telling them how to apply for a license. It is expected that they will follow up with another notice, sent possibly a month later. If the STR operator doesn't apply for a license, then an official letter is sent requiring them to apply or delist. Any required defensible space inspection and compliance accommodations must be paid for by the property owner. It also requires a permit, but it is good for a year. As part of the STR application process if the property is in an HOA, the owner must sign an affidavit stating that they've notified their HOA about their intention when applying for a STR permit. (The County will not enforce HOA covenants. It is then the HOAs responsibility to deal with the applicant and notify the applicant if a STR would be a violation of their HOA regulations/documents.) There will be one amendment to the proposed STR regulation. It originally said the property must have direct access off of a county maintained road, but the wording will be changed to say something to the effect that the road must meet certain construction standards.

It was asked at the meeting if the STR document would be changed next year. The answer was that it should probably be 2 - 3 years before it is changed. The County expects it will take a while of using the new regulations/ordinance to determine if any part of them needs to be modified/changed.

The new Library on 11100 Bradford Road has been named the Deer Creek Library.

Columbine Library has been reserved for Jan. and Feb.

**Old Business / New Business / Announcements** None

We adjourned at 6:23 p.m.—Cheri Paavola, Secretary

## THE BACKYARD

### *Columbine Hills News*

**From CHCA Meeting: November 6, 2025**, Start: 6:00 pm; End 7:05pm Officers: Galen, David, Jennifer, Kelsey, Michaelle, Karen, Janet, Scott Board members-at-large: Michaelle, Janet Community Members: Karen O, Scott, Randy E

**Treasurer's Report:** Reviewed fall festival expenditures. Approve: Jennifer Second: Michaelle 217 paying neighbors for 2025

Review Board minutes: Approve: Jennifer Second: David

**OLD BUSINESS: Drugs:** No longer an active issue

Discussion with renters at 8001 S Kendall Blvd the day after the fire next door; Red Cross has them in housing until their home can be restored; they voiced no current needs from the community. We will reach out to the homeowner at this home and one other on S Kendall to address poorly-maintained properties.

**Platte housing proposal:** Nothing more to report

**Facebook & Website:** Gii is out of town and will update these sites when she returns the 10th of Nov.

**Trunk or Treat:** Very successful. Community wants event to continue.

**Evening with Santa:** Need art for the newsletter.

We need to determine the 2026 Chili Cookoff date for the December newsletter. Jenn will reach out to the Miller's to get a date.

Other: Date of January board meeting is set for Sunday, January 11th.

**Kids corner:** Kelsey and Angela will choose the winners of the Kids contests. Kelsey will be adding more content to the kids corner besides coloring contests. Will supply 12 months worth of content for the newsletters for 2026. Kelsey will make the Columbine Kindness smaller and include another photo of the month for December.

Discussed revisiting a movie night in summer, car show. These are on Jan 2026 agenda.

Newsletter deliverers slots are now filled; thanks, Valerie and Bob!

Visitors: Query about QR codes: should be in newsletter. Need the survey QR for the survey in December's newsletter.

Asked about Mission/Vision/Values for CHCA

## Columbine Knolls South II Review

**From The Desk of The President** Dear Neighbors and Friends, As the first twinkling lights appear on our rooftops and the scent of pine drifts through the neighborhood, I find myself filled with an overwhelming sense of gratitude for this wonderful community we call home. The holiday season has a special way of reminding us what truly matters: family, friendship, and the warm connections we share right here in CKSII.

This year has been nothing short of remarkable – and that is because of you. To every resident who rolled up their sleeves and volunteered, planting flowers along our entrances, hiding eggs at our annual Easter Egg Hunt in April, flipping burgers at the Chillin' & Grillin' BBQ in June, arranging the food trucks for our summer movie nights in August, or serving on a committee – thank you. To everyone who brought a dish, a smile, or just good conversation to our social events, you made those gatherings unforgettable. A special shout-out to the many members who carved time out of busy November schedules to attend our Annual Meeting, your engagement is what keeps our community strong, informed, and moving forward together.

As we turn the page to the most magical time of the year, let's keep that same spirit alive. We can't wait to see the creativity that lights up our streets this year. Whether you go full Clark Griswold or prefer a classic, elegant glow, your decorations bring joy to every car that drives through CKSII. Let's make 2025 the brightest year yet!

In the spirit of the season, please take a moment to remember those in our broader community who could use a helping hand. A donation, big or small, to your local church or to Food Bank of the Rockies ([www.foodbankrockies.org](http://www.foodbankrockies.org)) can make a real difference for a family right here in our own backyard.

## The Leawood Reporter

**From LCA Minutes November 7 Attending:** Nancy Bock, Rhonda Eveleth, Chip Langowski, Paul O'Connor, Jesse Opgenorth, Camille Sanky, Dave Sarno, Laurie Sarno.

**Treasurer's Report:** No treasurer's report was given, as Paul Klingers wife was in the hospital having a baby.

**DISCUSSION ITEMS Santa Party:** Neither the Sarno's or Rhonda Eveleth will be able to attend the Santa party. Rhonda is arranging for help so the event will run smoothly.

**Halloween Holiday Lighting Contest:** Winners of the Halloween lighting contest were awarded either a gift card or membership to the LCA. Laurie mentioned that she currently does not have posting rights on the Leawood Neighbors platform. In response, Chip will add Laurie to the list of board members authorized to post, allowing her to share the holiday lighting contest winners in a timely manner.

Laurie suggested several ways the board could raise additional funds to add to the LCA treasury. In response, Jesse asked about the purpose of raising these funds and the intended uses. One proposal was to increase the number of scholarships awarded to high school students. Another idea was to use the funds to purchase new signs for advertising LCA events.

There will be no LCA meeting in December. The next meeting is scheduled for the second Tuesday in January, which falls on January 13th.

Meeting ended at 7:25pm.

**From Leawood Metropolitan Recreation And Park District Minutes – Thursday, Nov 13, 2025. Attendees:** Marci Turaga (secretary), Judy Anderson (volunteer), Ken Leaf (park manager), Tom Bryant (volunteer), Vicki Graves (resident), Zach Sack (board member) Carole Gottlieb (President/Treasurer)

Meeting was called to order at 6:05pm by President, Carole Gottlieb.

**Administrative Items** Vicki Graves was approved to join the board by a unanimous vote. Vote was held for Zach Sack to take on role of president effective 11/14/25. Vote was unanimously in favor. Special thanks to Carole Gottlieb for assuming the role of president AND treasurer for many months as board stabilized after transition of new board members.

**Treasurer's Report** Transition to SinglePoint, ACH and banking appropriate for small government entities is almost complete with U.S. Bank. Note decrease in revenue, including from lottery, due to challenging economic times. Not considered unexpected or alarming. Budget for 2026 expected to be completed and presented soon.

**Public Comments** Resident from Vintage Reserve submitted concerns regarding standing water in the area near T-Trac and Sheridan. Water seems to have subsided once irrigation system was shut down for season. Resident performed a chlorine test, with results being negative, suggesting ground water. Board committed to work with resident and new contractor/irrigation company in the spring to investigate water once systems are reactivated.

Resident also requested tree plantings for improved privacy along property line. Willing to cover expense of trees/shrubs.

**PARK MAINTENANCE AND OPERATIONS Park Manager Report** In Weaver, treehouse removal completed, Box culverts painted to cover graffiti, electrical work completed at the pavilion, new tennis court signage installed. Inquired about orange paint markings on trees - not done by park or recent contractors.

In Leawood, repaired Little Tykes spring loader at Leawood Park. Advised significant trash accumulation, likely from high schoolers. In Raccoon, fall clearing and cleaning.

**Maintenance Firm Replacement** Firms interviewed: Sundown by Design, Lawncare Solutions, and Powell Restorations. Sundown by Design submitted the most cost-effective proposal and demonstrated superior communication and understanding of District needs. Board preference is for a single firm handling maintenance, tree work (removal and trimming), and irrigation. Motion: Approve Sundown by Design as the District's new maintenance firm. Passed with unanimous approval.

**CAPITAL PROJECTS AND LONG-TERM PLANNING** Trees, Dams, and Stream Management Board reviewed management options for beaver activity. Options include full removal and extermination, partial removal, protective tree wiring and damage prevention. Board will investigate re-homing options for the beavers. Park Manager instructed to wrap trees near the beaver dam for protection. Loss of Ash trees noted as a cost to the District.

**Beds and Signs** Will from Creekside Gardens scheduled for a design consultation on Weaver beds. He is donating his time and will work in conjunction with Judy.

Reviewed bid from Royal Signs, used previously, for 12 metal park signs. Approx. \$20k package approved. Judy will continue coordinating mock-ups and mapping sign placements.

**Concrete And Wood Bridge** Approximately \$36,000 spent on concrete repairs this year, with contractors under the direction of Tom Bryant, volunteer. Proposed crack sealing and grinding in Leawood; bids forthcoming. Repair needed at Jay Way and Arbor (estimated \$1,200, scheduled for next year with Castanon). Park Manager will add dirt and clear debris where Honey Bucket replaced concrete. Tom Bryant advised Board that Contractor replaced two 12-foot timbers. A bid has been requested for sealing the new timbers next year.

**Insurance and Claim** Insurance renewal requires a finalized budget for next year. Carole has begun submitting paperwork for next year's coverage. Carole continues work to submit an insurance claim to help cover cost of significant tree repair in parks.

**Board Planning & Administrative Process** Zach requested a monthly priority checklist from Ken. Board and Park Manager agreed that a shared Google Sheet will be created for project tracking and prioritizing. Items will be finalized at the December meeting.— *Minutes submitted by: Marci Turaga, Secretary*

## Woodbourne HOA Newsletter

**From Notes From The November Board Meeting** Happy Holidays! We hope everyone had a wonderful and plentiful Thanksgiving holiday filled with family and memories. We look forward to the yearly Holiday Hayride and an opportunity to extend holiday festivities to the full community and ensure families take part in the most fun time of year. Please look to the Social Calendar for date/time. The Woodbourne Wave has signed up to provide holiday treats and drinks, so come one, come all. Refer to the front page sidebar for more information.

The November HOA meeting was short and sweet. It was designated solely for budget acceptance and signoff. Happily, we did not have anyone representing concerns or veto of the budget. The next board meeting will be on December 10th and the board will look to close out the year and prepare for kicking off projects early in the new year.

Our sincere appreciation for everyone being diligent in ensuring that Fall cleanup efforts were completed, as we wait for full winter. Waste Connections will continue to take additional yard and holiday trash, through December.

As always, please ensure that compacting and filling the provided blue bin, before placing trash beside the bin. Natural pine trees will need to be cut into 36" sections and bound, before being placed with the trash.

On the topic of the holidays, we want to ensure we continue to remind homeowners that seasonal decorations need to be taken down, by what we are reminded is the Colorado standard – end of the Stock Show.

We also will remind any homeowner who is planning or contemplating permanent lighting, that you reach out to ACCU to ensure notifications, until we can get a formal document presented as part of our Architectural Control process. Permanent lighting is to be treated as paint, roofing, flat work or yard modifications would be treated. We also implore homeowners to utilize professional installation companies and not attempt this as a DIY project. Notwithstanding the safety concerns, professional companies have the capability to provide product and install warranties, as well as ensure the power and implementation is up to code. We are always looking forward to ensuring that any permanent changes to any residence is documented and the installation is warranted and or has a company to reach out for new homeowners to contact for issue resolution, in the future.

Woodbourne is experiencing a large uptick in master sewer/water line incursions and replacements. It is suggested that homeowners work with their homeowner's insurance, or independent company to look at programs that will insure and replace those lines at a reduced rate. Typical replacement costs can run as high as \$10,000.00. With mature trees, ground settling and age, these pipes are prone to crack, leaking or full failure.

We wish everyone a very happy holiday season and appreciate your support of our members!— *Your Woodbourne HOA*

**Engage Jeffco Podcast: Episode 12: Jeffco's Coordinated Effort to Fight Homelessness** — In this year's final episode of the Engage Jeffco Podcast, we chat with Jefferson County's Regional Homeless Coordinator Kerry Wrenick about what homelessness looks like right now in our community and the coordinated, regional response consisting of county and city leaders, service providers and community partners aimed at ending homelessness while protecting our most vulnerable neighbors. Listen to the episode. Follow the Engage Jeffco Podcast on Spotify and Apple Podcasts.

<https://open.spotify.com/episode/462HefzoS4EdisNkAK32YB?si=OfDF8A2TOqGrC8t4ZT0sw&nd=1&dlsi=ce66576be879442c>

**New Jefferson County Wildfire Resiliency Code to Impact the Plains** — Defensible space and structure hardening requirements will apply to mountain areas and parts of the plains per the proposed Wildland Urban Interface (WUI) map. Visit the Regulation Updates webpage for more info. <https://www.jeffco.us/2613/Regulation-Updates>

**Jefferson County Proposes Building Code and Supplement Updates** —Jefferson County is proposing updates to its Building Codes and Supplements by adopting the 2024 versions of the International Codes, ensuring coordination with the draft Jefferson County Wildfire Resiliency Code and adopting the Colorado Electric Ready and Solar Ready Code. Learn more about the proposed updates. <https://www.jeffco.us/5151/Building-Safety-Regulation-Updates>

Public comment is encouraged and can be provided in writing through the web form.

<https://www.jeffco.us/FormCenter/Building-Safety-8/Public-Comment-for-Proposed-Updates-to-B-457>

**A New myDMV Experience Is on the Way** —Colorado is upgrading its digital DMV platform, which means all online and in-person DMV services will be unavailable Feb. 13–16, with limited in-person services Feb. 17–19. If you’re planning to purchase or register a vehicle this month, please stay on top of deadlines and plan ahead to avoid delays. More details to come on this exciting new upgrade, which includes a new customer portal where you can manage everything from tabs to licenses.

**Low-Income Energy Assistance Program (LEAP) Applications are Open** —Applications for the 2025-'26 Low-Income Energy Assistance Program (LEAP) are now open. LEAP helps to cover the costs of home heating during the colder months. Applications are open through April 30, 2026. You can check eligibility requirements, find an application checklist and learn about additional resources at [www.jeffco.us/LEAP](http://www.jeffco.us/LEAP). Have additional questions? Call 719-442-0007. <https://www.jeffco.us/2637/Energy-Assistance-LEAP>

**Make a Difference in Jeffco: Volunteer for the 2026 Point-in-Time Count** — Jefferson County needs your help for the 2026 Point-in-Time (PIT) Count, our annual census of individuals and families experiencing homelessness. This year's count runs from sundown on Jan. 26 to sundown on Jan. 27, and volunteers play a crucial role in helping us understand the needs of our community. Please sign up for the 2026 PIT Count.

[https://forms.office.com/pages/responsepage.aspx?id=hzoe8maak6RQd75YxxD6rHQOYaAEONPjvDaG4oqR\\_FUMkRKNzhCVjcwOExQRDIwQkRGRzQ0MVZXVi4u&route=shorturl](https://forms.office.com/pages/responsepage.aspx?id=hzoe8maak6RQd75YxxD6rHQOYaAEONPjvDaG4oqR_FUMkRKNzhCVjcwOExQRDIwQkRGRzQ0MVZXVi4u&route=shorturl)

**Passport-palooza Returns Jan. 15 to Administration and Courts Facility** — Adding “get a passport” to your New Year’s checklist? Mark your calendars for Jan. 15! If you’re applying for a new passport, renewing one that’s been expired for more than five years or getting passports for your children, this event is for you. Stop by anytime between 8 a.m. and 3 p.m. No appointment is needed! Just bring all required documents, your completed application and a checkbook. RSVP now. <https://forms.office.com/pages/responsepage.aspx?id=h-zoe8maak6RQd75YxxD6nRHTLUd-APt4J0O2SeARpUMEhUTTJWUExLTEo5TVJRUJJQzkzTzNJRC4u&route=shorturl>

**JCHC Debuts 2025 Historic Preservation Symposium** — The Jefferson County Historical Commission (JCHC) has debuted its annual Historic Preservation Symposium, featuring fascinating stories of county history and how it is being preserved. This virtual presentation is available on the commission’s YouTube channel. Read more on JCHC’s web page. <https://www.youtube.com/@jeffersoncohistry>

**Jefferson County Historical Commission, History Jeffco Hold HOF Event** —On Oct. 15, the Jefferson County Historical Commission (JCHC) and History Jeffco held the 47th Annual Hall of Fame Celebration at the Buffalo Rose in Golden. The hall of fame is an opportunity to recognize inductees, award landmark designations, present the Meyer Award for Historic Preservation and unveil the year’s edition of Historically Jeffco. Read more on the JCHC Happenings web page. <https://www.jeffco.us/4270/Happenings>

**Jeffco Public Schools Invites Community to Help Shape Funding Future** —Jeffco needs community voices to shape a sustainable funding future. Volunteer for the Partnership for Fiscal Sustainability, meeting January through May 2026, to explore local revenue options. Parents, educators, businesses, students and residents are invited. Support Jeffco’s long tradition of excellence. RSVP today. <https://docs.google.com/forms/d/e/1FAIpQLScc-bgNzz42RYnCdrdrb1PhkNTp2dS8yp8Q3n3X25RvyCXswg/viewform>

**Yuck It Up for a Good Cause with Comedy for CASA on Jan. 30** — Join CASA of Jefferson & Gilpin Counties for an unforgettable evening of laughter and giving back! On Friday, Jan. 30, we’re thrilled to host Comedy for CASA, an exciting new fundraising event that promises fun and entertainment for a great cause. The night will feature drinks, hors d’oeuvres, an enticing silent auction and a laugh-out-loud performance by our headliner, Phil Palisoul. Learn more and buy tickets. <https://www.casajeffcogilpin.com/comedy-for-casa/>

**Registration for Apex Licensed Summer Camps Kicks Off Jan. 19** — It may be cold outside, but we are gearing up for another season of summer fun. Licensed summer camp registration officially opens on Jan. 19 for returning families and Jan. 21 for new families. Watch for our full menu of miscellaneous summer camp classes, featuring new activities along with returning favorites, coming soon. Get you and your kiddos summer ready at Apex Park and Recreation District. <https://apexprd.org/>

# COHOPe

council of homeowners organization for planned environment

#### Editor's address:

Ray Moore

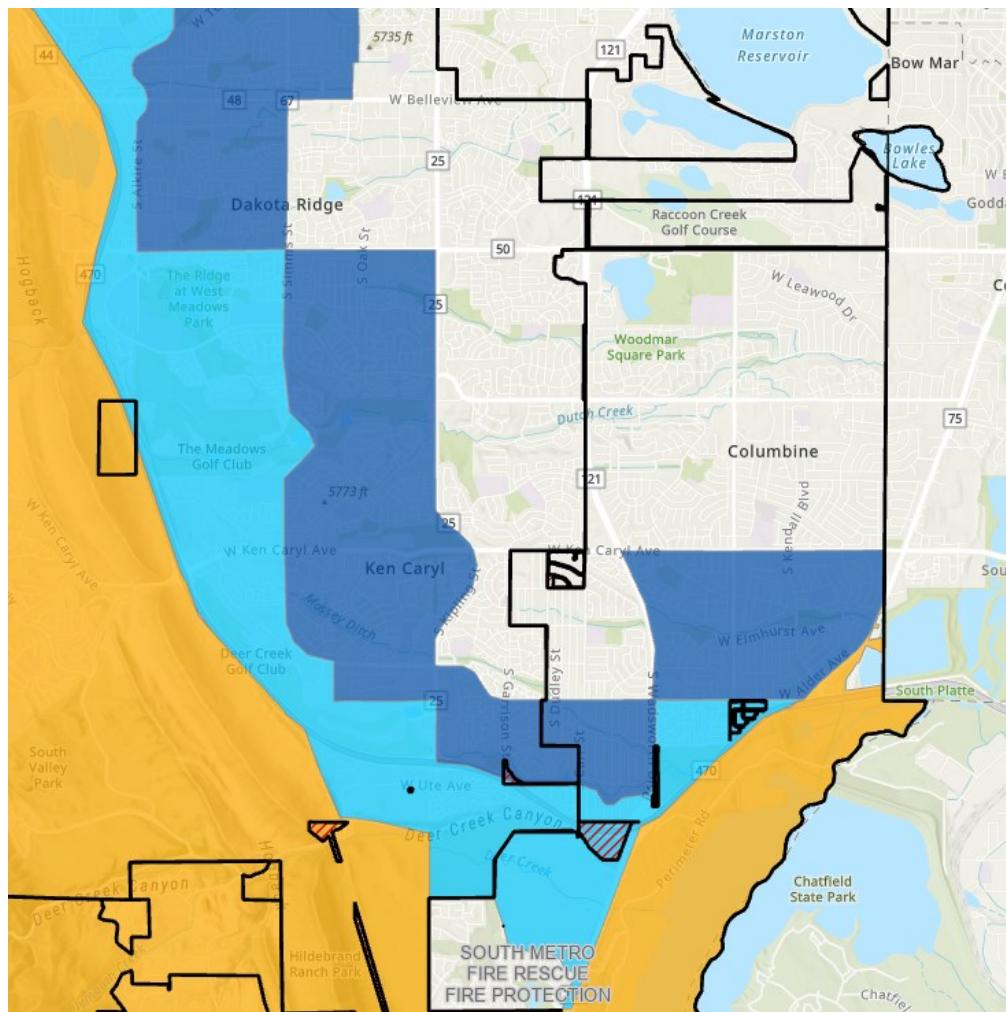
7294 West Hoover Ave  
Littleton, CO 80123

<http://www.cohopejeffco.com>

To:

Littleton, CO 80123

**The next meeting will be Wednesday, January 7, 2026 from 6 to 8 pm at the Columbine Library (7706 West Bowles Ave). No speaker is scheduled at this time.**



## Proposed Wildlife Urban Interface map.

## Class 2 yellow

## Class1 Blue (2 shades)