#### August 2024 Issue

council of homeowners organization for planned environment		
The Facts—President / Public Relations / Development: OpenVice President / Environmental Advocate: Di- ane Suchomel E-mail: diane@cohopejeffco.com Secretary: Cheri Paavola 303-972-8080 E-mail: cheri@cohopejeffco.com Treasurer/Newsletter/Membership: Ray Moore 303-978-1145 E-mail: wrmoorejr@msn.com	Upcoming Meetings: Open Space: Sept 5, 2024, 6 pm, Ponderosa Room Board of County Commissioners Every Tuesday at 9:00 am Foothills: August 27, 2024 6 pm, The Peak and Zoom. Board of Adjustment: 1st & 3rd Wednesday at 9 am, Hearing Room One,100 Jefferson County Parkway DRCOG: August 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: Sept 4, Oct 2, Nov 6, Dec 4		In This Issue: Information and Minutes 1, 5-6 Backyard 2-5
COHOPE Treasury Activity:July 2024W. R. Moore, TreasurerBeginning Balance July 3, 2024\$ 723.46Deposits\$ 0.00Withdrawals\$ 55.55July Website \$20 Bank Fee \$6.95 August 2024 Newsletter \$ 3.60\$ 55.55Colorado Reporting Fee \$25\$ 667.91Ending Balance August 7, 2024\$ 667.91		

No Meeting in July due to proximity to July 4th Holiday.

# THE BACKYARD

### Columbine Hills News

*From* **Board Meeting Minutes May 2024 :** Meeting Start Time: 6:07pm Members: Steve, Michelle, Galen, Jenn, Jodi, David, Janet Guest: Lia **Treasurer Report** Vote: Jenn. Second: Galen

**Old Business** 18 People showed for community trash pick-up: worked from Depew west to Pierce; Robert's Deli provided lunch for everyone and DQ offered the kid a free sundae. Great to have these community sponsors.

**New Business** Complaint about 8121 Marshall Ct concerning an auto repair shop on property. Galen called non-urgent line. Officer suggested that neighbors need to call Jeffco when noise is loud; they will come out to evaluate. Gabby and Jenn working for website and Facebook. PayPal link is working again.

#### **Columbine Knolls South II Review**

*From* **President's Corner**— As Happy Summer Columbine Knolls South II Neighbors! This is Bob Pellegrini, and I am currently serving as a member of the Architectural Control Committee (ACC). My family has lived in this neighborhood since May 2006 and during that time, I have served on The HOA Board as the Vice-President and mostly as the ACC Chair. I first served from 2012 to 2017 and came back to help with the ACC starting again in 2021 to present. This is a special neighborhood that has a strong sense of community in it, and I am proud to be able to help contribute to it. Over the years, I have seen the changes that have made this a stronger community. If you have been here long enough, you will remember the great RV storage showdown when the Board was taken over by those in the community who wanted to be able to keep their motorhomes and camping trailers parked on their properties. That incident led to the first special session where the entire board was immediately voted out of office. After that, there were some major changes made to how The Board would get elected to avoid the same problem in the future.

The most important changes came in 2016 when we were able to unify all three sections of the community under the

same covenants. Originally, we were divided into Sections 1,2, and 3 with section 4 never being included into the Columbine Knolls II neighborhood. One man, Greg Steward, saw that we had the opportunity to change this on the 25th anniversary of the creation of the community. Greg worked tirelessly by himself for about 5 years ahead of time to put us in the position to make that change. We were able to hold a special election which gave each home in the neighborhood the chance to vote. The hard work paid off and we were successful in getting all three sections unified under one set of rules.

Love it or hate it, our HOA has been a big part in keeping our property values up. The methods that we used to run our HOA have had to change over time. It is not as simple as it used to be when it comes to operating an HOA in Colorado because our legislature has passed some new laws over the last couple of years that have forced us to start spelling out what is allowed and not allowed in our community. Currently, the Board has created a Rules and Regulations Committee made up of volunteers that will work on creating a guide that will take out the ambiguity of the interpretation of the rules and regulations we set forth with. If you are interested in participating in this, reach out to us on the community email at CKSIIhoaACC@gmail.com.

In the meantime, our ACC chairman, Matt Lawicki has put in place an improved ACC request system this year. Please take the time to fill out the forms with the needed information so that we can help you with the approval in a timely manner. It is our intention to work together with the homeowners to get your approval completed as soon as possible. Lately, we have seen some homeowners starting major projects without filing any ACC requests. Please be aware that any exterior projects to your home need ACC approval. Failing to request and receive approval could have the added expense of having to correct or rebuild the job entirely. This still pertains to ALL MEMBERS and NON-PAYING MEMBERS within CKSII Sections 1, 2, and 3 of the HOA.

In conclusion, I am confident that we will be successful as we continue to progress through the changes that need to be made. I encourage you to consider serving our community by serving on the Board one day or just attending any one of our meetings on Zoom to provide input and suggestions. This is your community, and you have the power to contribute to make it stronger. Make it a great day! — *Bob Pellegrini* 

#### **Columbine West Civic Association Newsletter**

From A Moment with the Board Back to the pool park pavilion we go. The June monthly meeting was attended by a handful of residents. Open comment time had a couple residents share concerns about fencing issues and unkept yards. When neighbors take the time to attend a monthly meeting, air their concerns and ask for help, the Board has an opportunity to share thoughts and ideas to assist residents in avenues to take and potential resolutions. The area of fencing is always tricky, as some neighbors don't see the need to replace fencing, while other do. If the property is a rental, then more people need to be involved in the discussion. Our extremley unsettled weather and high winds, has caused many 30+ year fences to fail. Agenda items were squared away and Dumpster Day preparations were tidied up. Eager to see those dumpsters filled to the top. The Calendar of Events has many options for neighbors to participate in. Mark your calendar for July 27th, our FREE Swim Evening for CWCA residents only. There will be a BBQ with refreshments set up at the pool park pavilion, give-aways and maybe a few water themed games. There are still (3) OPEN Board positions awaiting interested volunteers to join in and see how they too can help Columbine West. The association is committed to seeing the Columbine West neighborhood be the best it can be. Please think about how you might be able to help out, give a small amount of time and talent to the neighborhood. Our new website has been helping the Board volunteers manage guestions, concerns & comments. There has also been Realtors that have used the website successfully to attain paperwork necessary for home closings. Please drop a note to CWCAtalk@gmail.com if you need to speak with a committee member. The community is held to a standard by being 'Covenant Protected'. Stop by the new website www.CWCA.info, which will have all the information you need. You can also connect with us at a Monthly meeting, the next one is July 9th, 6:30p at the pool park pavilion. Drop in, say Hi and meet a friend.

#### Dutch Creek Village News

*From* **From the President** I hope everyone in Dutch Creek Village is enjoying their summer and the community pool. It was a struggle to get the pool open this year given the plaster resurfacing and unexpected broken water pipes, but the HOA, with the help of our volunteers, was able to get the pool up and running even though there wasn't time for it to fully heat up by Memorial Day.

**PLEASE READ:** Initial Response to Survey Responses: Thank you to everyone that submitted responses to our survey. I found the responses very informative, and the HOA will consider the results of the survey to make future decisions. I want to make it clear that I have zero desire to tell any neighbor what they should do with their house and lot. All issues mentioned in the newsletter have been initiated by a homeowner request to the HOA – it's been a difficult balance to determine how to address these through newsletter questions/reminders vs. immediately sending violation letters. Please don't blame the messenger! I am very fortunate to have only truly great neighbors and I really hope things stay this way for me. Unfortunately, some other homeowners are nowhere near as lucky as I am, and I am only trying to help those residents and equally apply the rules to everyone.

Common threads in the responses include:

Comments that make it apparent that some homeowners are wary of living in an HOA. Please remember that buying into this community that \*does\* include an HOA was voluntary, and as part of that process all homeowners have agreed to abide by the covenants and procedures. This may make individual decision-making slightly more restricted, but the overall goal is to foster a welcoming and beautiful community that keeps neighbors on good terms.

Too much content about resident concerns - I hear you and I will try to reduce the resident concerns that I include in the newsletter in the future.

More events to bring the community together - As a neurodivergent actuary, organizing social activities is not one of my strengths. The current HOA volunteers are all overloaded as it is, so I strongly encourage all interested homeowners to provide content and help with organization for such events to include in this newsletter. We'd all love to see more of this as well!

Homeowners do not want to be encouraged to point out issues in the neighborhood to the HOA – but they do want to see our covenants enforced. The problem with this is that the HOA is currently staffed completely by volunteers that are also residents and similarly do not want to point out issues. This creates a conundrum that may require hiring an outside company to manage the adherence to the Covenants by all residents, which is guaranteed to increase dues.

**General Information:** The Dutch Creek Village (DCV) Master Homeowners' Association (HOA) is an active volunteer run HOA with pride in our community. The Board of Directors (BoD) consists of seven members that are residents of the community. The BoD is not compensated for the time they invest in working to make this a neighborhood where everyone wants to live. BoD meetings are usually held virtually each month except November and December. Meeting time is tentatively 7:30pm on the third Thursday of a month. Residents are encouraged to attend these meetings. Please visit our website at www.dutchcreekhoa.com for information regarding meeting dates, times, location, and how to request the meeting link.

To receive informational emails from the Master Association, please "Subscribe" to the HOA information list through the website www.dutchcreekhoa.com . If you have questions for the BoD, please contact us by email at in-fo@dutchcreekhoa.com. — Craig Pedersen, Dutch Creek HOA President

## **The Leawood Rapporter**

*From* **LCA Meeting Minutes TUESDAY, June 4,2024** Place: Leawood Elementary Meeting Called to Order: 6:34 pm Attending; Betsy Major, Travis Hall, Nancy Bock Camille Sankey, Paul O'Connor, Dave Sarno, Laurie Sarno. **Discussion:** Treasurer report provided by Betsy

133 memberships have been received up from May

Trash cleanup a success: same place next year discussed as the shade was helpful & it ran smoothly

Car & Craft Show arrive by 7:30am as people will be arriving by 8am. Prizes to be - Board Choice & Peoples Choicetrophies ordered by Travis - still need to decide on dollar amount for gift cards-signs will be going up soon & it needs to be publicized on Leawood Facebook page.

Picnic on August 24th need to find a caterer

No update on Next-door for Leawood still having issues with them recognizing us

Leawood playground day July 13th

Front yard parties have only 3 people hosting this year- dates still available

September will be Board/ Platinum Member party Leawood

Civic Association to help with car show portion of Summerset Festival in September

Meeting ended: 7:15pm

**Leawood Metropolitan Recreation And Park District Meeting minutes of June 1, 2024**: The 12:08 p.m. by President Kyle Sargent. Members present: Judy Anderson/Vice President/ Treasurer, and Maggie Tocco. Other District: Debby Baker/Secretary and Dave Padilla/Park Manager. Visitors: Leawood residents Amanda Albert, Carrie Dupree, Carol Gottlieb, Steve Wall and Dave Gross also Dutch Creek resident Craig Peterson.

**PUBLIC COMMENTS** (A) A resident asked if any of our park trees are affected by the emerald ash borer (an invasive wood-boring beetle from Asia). Board Response: This is a threat that the District addressed several years ago when it first became known. Dave is vigilant in checking the parks for any tree disease or pests. So far, Dave has not observed any of the beetles in our parks.

(B) Another resident suggested that the Board look into possible "free trees in Colorado Springs." Board Response: The Board members will investigate.

**Treasurer's Report:** Judy presented the Treasurer's Report. Bills to be paid this month include Xcel Energy, Weston, Doggie Bags, Waste Management, Honey Bucket, Roofcorp (gutter repair at Leawood Pavilion), Denver Water, Judy Anderson (reimbursement for stamps), Dave's invoice, and reimbursement to petty cash. Kyle moved that the Treasurer's Report be received, and bills paid. Maggie seconded and the motion passed unanimously. Judy transferred \$10,000 from the Colo Trust account to U S Bank to pay bills.

**Parks Manager Report:** All parks were mowed, fertilizer and weed control applied, and doggie bags checked and replenished as needed. The water in all parks has been turned on. Graffiti continues to be a big problem in all parks. The graffiti has become more explicit and offensive. Dave is trying to remove the graffiti as he becomes aware of it. (A) Leawood Park – Pavilion gutter repaired. (B) Raccoon Hollar – By the dumpster, there is a substantial portion of a tree

down. (C) T Track – Broken main water line and spray heads need to be repaired. (D) Kendall Park – Dead and downed trees need to be removed. Judy made a motion to remove dead trees in Leawood and Weaver Parks. The authorization for Dave to purchase two trees was amended to also include a tree for Weaver Park near the pavilion.

**OLD BUSINESS** (A) Future of the District Board: Residents in attendance expressed interest in becoming a Board Member. Kyle explained the responsibilities of the Board. With more residents interested in serving than seats available, the Board will continue to meet with candidates at meetings during the summer and then determine which candidates are still willing to make the commitment.

(B) Document Retention Policy: Maggie is working to get updated prices to digitize the documents. The cost to digitize is determined by the number of pages. She will send the most recent cost proposal spreadsheet for Board members to review and add any additional. questions. The Board needs to determine the number of boxes that remain in Directors' homes. Kyle noted that the District will still need to have a location to store documents that are to be kept in physical form.

(C) Accounting support and contract: The contractor has presented a contract for BoardMembers to review. Kyle and Judy are working with Keeperly, LLC to finalize the contract.

**NEW BUSINESS** (A) Discuss summer special meeting schedule – The Board will do a walk through in all parks. The walk through for Raccoon Hollar is July 10 th at 5:00 p.m. Weaver Park, T-Track and Kendall park will be in August. The meeting was adjourned at 1:21 p.m.— *Debby Baker, Secretary* 

#### Woodbourne

*From* **Notes from the June Board Meeting**—It's officially Summer! As we write this note, the temperatures of late June are sweltering and find us very appreciative of our Woodbourne founders for pushing the builder, over 30 years ago, to include a large and inviting pool to cool off and spend time sitting around with friends and family.

As a reminder – pool hours until are 10 a.m. – 9 p.m. unless adverse weather forces the lifeguards to close the pool deck early for safety reasons. As we continue to furnish and decorate the clubhouse, we may be keeping the double doors closed for some days, as we won't want wet suits on the new furniture and upholstery. We do ask, as we do every year, that children under ten 10 years old be escorted to restrooms and that walking is the only way to enter the clubhouse doors. While we do have non-slip luxury vinyl flooring installed now – water is always a nuisance.

The clubhouse committee should be commended for its hard work and attention to detail. The parts of the project that are completed are very well done and the colors go together perfectly. The large flat screen tv (now with Disney +) and other furnishings, have gone a long way to fulfill the goal of the updated theme. Please look for laminated instruction sheets, should you need or use the clubhouse for any events. We have tried to keep the added elements to a minimum, and complexity to none. The committee is also looking to add other forms of entertainment that can be utilized during rain delays, rental parties or events.

Unfortunately, pool furniture is very, very expensive. We believe we have found a local contact to provide us with better pricing and are working to make that contact and establish what that vendor has to offer. We are still looking to replace 1/3 of the chairs/chaises this season. Then depending upon budget and other expenditures, we will attempt to get all the furniture replaced in the next two (2) seasons. And speaking about replacements – the board is still contemplating and obtaining recommendations as to if and what we should plant in the spot where we lost our Spruce next to the pool. Unfortunately, it took decades for the tree to get to that maturity and so anything that is put in its place will be aesthetic for many years, before it can provide any useful shade.

The Woodbourne Wave has a had a very successful June and looks to wrap up the season with an invite and state meets in mid-July. With a hard registration count of 96 swimmers this summer, the Wave has enjoyed a marked improvement from previous seasons. We wish them fun and success during the remaining practices and meets!

We are working to replace the sprinkler controller at the N/S Fremont entrance monuments. They are well past their expected lifespan, but to properly replace and combine all the zones the two controllers manage, the devices and labor are costly. This \$7-10,000 replacement will be required so we can ensure reliable automated watering schedules, along S Simms St and the Fremont entrance monuments, for the remainder of the watering season.

Please keep an eye on your email – we are discussing how Woodbourne can adapt to the 21st Century and deliver our newsletter digitally and save on consumables, gas and time in the distribution and delivery of the newsletter. We are working on two options: either just the digital delivery of the version of the current layout, or a new template, that removes the advertising and some other non-Woodbourne specific content. We are working with the current newsletter printing company and our web designer for options and flexibility. We will also research how to provide for those residents that require a physical copy or access to one, so that those resident's needs are addressed as well —Your *Woodbourne HOA Board* 

**Jeffco Commissioners Vote to Refer Ballot Measure in November** —On July 8, the Jefferson County Commissioners unanimously voted to place a question on the November ballot. After months of extensive community outreach and research, the Board of Commissioners expressed during a public hearing that they believe the voters of Jefferson County should have the opportunity to decide if the county can retain additional revenue to address budget shortfalls and a growing backlog in infrastructure needs. *https://www.jeffco.us/CivicAlerts.aspx?AID=2250* 

Jeffco Sheriff's Office Launches Community Engagement Tool — PowerEngage is a community engagement tool

designed to enhance communication and service for Jefferson County residents. It allows the Sheriff's Office to text citizens who have called 911 for assistance, or have filed a report, to provide pre-arrival instructions, case updates, and victim notifications. https://www.jeffco.us/4805/PowerEngage

Electric Vehicle Charging Stations Available at Select Libraries — As part of Jefferson County Public Library's (JCPL) commitment to environmental sustainability and community well-being, JCPL has secured grants and reimbursements to fund electric vehicle charging stations at select locations. Charging stations are currently available at Belmar Library and Evergreen Library, with additional future locations planned. Learn more on the JCPL website. https://jeffcolibrary.org/news/its-electric-ev-charging-stations-at-select-jcpl-locations/

Jefferson County Head Start Launches Dual Language Classroom — Beginning this fall, Jefferson County Head Start is offering a dual language classroom with curriculum developed and delivered in English and Spanish. This exciting program meets a growing need in our community as many families search for multilingual education for students.

Check out this story in the Colorado Sun about the program. https://coloradosun.com/2024/06/11/colorado-spanish-language-preschool/

2024 Spring Into Sustainability Challenge Results—The Jefferson County Sustainability Commission recently announced results and prize winners of the Spring into Sustainability Challenge. The challenge utilized an app for participants to track and measure their carbon reduction impact over a one-month period. Community members demonstrated how simple actions can yield significant results that benefit themselves, the community, and the environment. https://www.jeffco.us/4735/Spring-into-Sustainability-Challenge

Treasurer Update: Delinquent Property Tax Notices Mailed in July — Delinquent property tax notices were mailed this month to property owners that had unpaid taxes for the current year, as of June 24. You can check the status of your taxes on the Treasurer's property tax payment and records portal. Mailing address changes for the property tax records need to be made with the Assessor's Office and can be changed online.

https://treasurerpropertysearch.jeffco.us/propertyrecordssearch/dashboard

Apply to be a Jefferson County Election Worker—Jefferson County needs 900 election workers. Elections are run by your neighbors, the people you see in the grocery store, at church, and on hiking trails. This fall we're hiring hundreds of temporary workers to help staff the election. If you or someone you know is interested in part-time work, visit VoteJeffco-CO.gov to get more information or to apply. https://www.jeffco.us/396/Elections

Low Flam Garden Jam: Learn About Living Wildfire Ready—Discover how to create beautiful, fire-resistant landscapes and learn practical tips for protecting your home and community from wildfires.

Enjoy the scenic beauty of Lookout Mountain and gain valuable insights into creating a safer, more sustainable environment. On Aug. 5, from 5-7 p.m., join the celebration of the low flammability garden at Lookout Mountain Preserve, 910 Colorow Road in Golden. https://www.jeffco.us/1281/Lookout-Mountain-Preserve-and-Nature-Cen

Auction Item Donations Needed to Support Jeffco Families—Jeffco Prosperity Partners (JPP) seeks donations from individual and businesses to help make its Online Auction Fundraiser a success. Donations will support JPP families in achieving self-sufficiency. All donations are tax-deductible, and individuals will receive recognition on JPP's communication channels. Donations are due by Aug. 30. Questions? Contact Roxanne. rdunaway@jeffco.us https://www.jeffcoprosperitypartners.org/online-auction-fundraiser

Participate in the Parental Voices Committee—Are you a parent or caregiver with a past or present child support order? Would you like to improve the system? The Child Support Commission would like to hear from you. Virtual meetings will be held on the fourth Wednesday of the month from noon to 1 p.m. For more information or to join, contact Josette Jaramillo. josette.jaramillo@state.co.us

Summer's Hottest Accessory: Mosquito Repellent is Chic and Functional—West Nile Virus (WNV) is here and it's serious. Last year, 262 people in Colorado were hospitalized due to WNV. Protect yourself by using an EPA approved defensive bug spray, draining standing water, dressing in long sleeves and pants, and being extra cautious when outside during dusk and dawn. Learn more on the Jeffco Public Health website. https://www.jeffco.us/2373/West-Nile-Virus

Jefferson County Weed of the Month: Plumeless Thistle—Plumeless thistle is a List B member of the sunflower family and is a biennial or sometimes a short-lived perennial. Found in areas such as overgrazed pastures, rangelands, roadsides, and rights-of-way, Plumeless thistle is required to be eradicated in Jeffco.

If using herbicide, time the treatment to late spring before the plants flower and in the fall when rosettes form. Learn more on the Jeffco Invasive Species Management website. https://www.jeffco.us/795/Invasive-Species-Management

Property Tax Monthly Distribution Report Now Available—The Jefferson County Treasurer's Office publishes monthly and quarterly financial reports on the Financial Reports webpage. The latest Property Tax Distribution Report is now available and provides a summary of how property tax dollars have been distributed to special districts throughout Jeffco. Please contact the Treasurer's Office if you have questions or require further information.

https://www.jeffco.us/DocumentCenter/View/45308/Tax-Distribution-Report-as-of-4-30-2024-PDF

Grant Initiative to Support Nonprofits Working to Build a Thriving Jeffco-Colorado Gives Foundation recently announced a \$4 million grant opportunity to support nonprofits working in Jefferson County. With a vision for a thriving Jeffco, Colorado Gives Foundation listened to the community to identify the greatest local needs which informed where the foundation should focus its funding support. The deadline to apply is 5 p.m. on Aug. 9.

https://coloradogivesfoundation.org/grant-opportunities/



# The next meeting will be August 7, 2024 from 6 to 8 pm at the Columbine Library (7706 West Bowles Ave). The speaker will be Joe Kerby (Jefferson County manager) and possibly a staff member.

**Jeffco Public Schools Prioritizing Student and Family Engagement**—Students and families participated in a survey focusing on the Jeffco Thrives 2025 Strategic Plan. Topics included rigorous expectations, school safety, academics, teacher-student relationships, and school climate. 75% of elementary students feel teachers hold them to high expectations, 73% scored above the national average in teacher-student relationships and students rated their schools positively in safety and climate. *https://www.jeffcopublicschools.org/about/jeffco-thrives* 

Support Children in our Community at the Putt Fore CASA Fundraiser—CASA is thrilled to host the first annual Putt Fore CASA minigolf fundraising event at Putter's Pride on Sept. 26 from 4-8 p.m. This event will offer an exciting and memorable experience for participants of all ages. If you can hold a club, you can putt. Join us for a fun-filled evening of mini golf, delicious barbecue, and great music, all while supporting a wonderful cause. *https://www.casajeffcogilpin.com/putt-fore-casa/* 

**Learn How to Help Someone Facing a Mental Health Crisis**—Do you want to learn how to support someone facing a mental health crisis? Mental Health First Aid prepares you to help in a mental health emergency, making the difference in the lives of those around you. Sign up today for one of Jefferson Center's upcoming trainings. https://www.jcmh.org/mental-health-first-aid/

From Engage Jeffco July Newsletter

**Foothills Park & Recreation District** is proud to offer Concerts in Clement Park free to the public and put on for the benefit of District residents and South Jefferson County residents. This outdoor series of concerts incorporates community collaborations and grant funded performances which are free, open to the public and family friendly. Performances are held at the Grant Family Amphitheater in Clement Park.

August 1 - SoundTrack Chamber Orchestra - orchestral movie soundtrack

August 8 – Julia Kirkwood – alternative pop, rock

https://www.ifoothills.org/foothills-entertainment-series/