


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

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**Upcoming Meetings:**

Open Space: July 10, 2025, 6 pm, 700 Jefferson Co Pkwy, Suite 100  
 Board of County Commissioners Every Tuesday at 9:00 am  
 Foothills: June 24, 6 pm, The Peak and Zoom.  
 Board of Adjustment: 1st & 3rd Wednesday at 9 am, Hearing Room One, 100 Jefferson County Parkway  
 DRCOG: June 18, 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: Jun 4 XCEL, Jul 2, Aug 6, Sept 3**

**In This Issue: Information and Minutes 1-2, 5-6 Backyard 2-5**

**COHOPE Treasury Activity: May 2025**

**Beginning Balance May 7, 2025**

**Deposits**

Westridge HOA (40)

**Withdrawals**

April Website \$20 Bank Fee \$6.95 June Newsletter \$ 3.60

**Ending Balance June 4, 2025**

**W. R. Moore, Treasurer**

\$ 690.54

\$ 40.00

\$ 30.55

\$ 699.99

**Draft Minutes for May 7 meeting: Attendance:** Diane Suchomel / At Large, Ray Moore / At Large, Cheri Paavola / At Large, Al Hintz / At Large, Maureen Sielaff / At Large, Jennifer Gerdes / Columbine Hills Civic HOA, Michael Pichler / Columbine Knolls HOA, Tom Majcen / Columbine Knolls HOA.

The meeting started at 6:02 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. The Park Rangers are doing a great job! Although we need to get the There is No Poop Fairy campaign going again.

We had no speaker.

We do not have a President.

Roll Call was taken. We had 8 members present and had a quorum.

**Ray Moore, Treasurer,** said that we have \$609.54.

**Cheri Paavola, Secretary,** was present. The minutes for April were approved.

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

**Jeffco Information:** MS 25-109678 is for 8501 W. Bowles Ave. It is for the former Sears store location. There is no information.

PA 25-108686 is for 7496 S. Simms St. They want to explore redeveloping the existing Walgreens.

PA 25-109121 is for 6014 S Kipling Pkwy. They want Special Use to hold religious assemblies in the former Elvis Cinemas.

The former old church at 9700 Old Coal Mine Rd is derelict.

Diane thanked Ray for helping with the Adopt-A-Highway clean up. This is the 19th year COHOPE is participating in this program.

On May 14, Wednesday, from 5 - 7 p.m. JCSO is holding a Pizza with Patrol at Saucy's Pizza at 5055 S. Kipling Pkwy.

People are invited to come and speak with the deputies.

Short Term Rental - No change. The website says that they are working on publishing a draft .

They have started doing things at the new library location at 11100 Bradford Rd. On Saturday they will have the Bookmobile there from 8:00 a.m. - 3:00 p.m.

All Lodice was reelected as the Foothills Ward 3 representative.

Columbine Library has been reserved for June and July.

Our next meeting is on June 4. Our speaker will be Daniel Trujillo, Jefferson County Xcel Energy are manager. We are asking everyone to please attend. —Cheri Paavola, Secretary

## THE BACKYARD

### *Columbine Hills News*

**From CHCA Annual Planning Meeting: April 3, 2025, 6:05-7:00 pm** Attendance: Officers: Galen, David, Gii, Kelsey, Steve, Jenn Other members: Michaelaele, Janet Community Members: none

Treasurer's Report: submitted by David W. Paying members: 137 Monies for tree fund: \$3200.00

Expenditures: Upcoming: signs, insurance, beverages for trash pick-up day

Review Board minutes March 6: No changes needed

**OLD BUSINESS:** QR codes: Kelsey approved

Signs: Jenn still waiting to hear back from UPS store. Will need one more frame and nine sets of signs

Survey: Gii. Received one reply. Board approved layout and functionality of signs (online and paper for events)

**NEW BUSINESS:** Chose a \$100 winner from all 137 eligible entries. Winner is Kristelle Nielsen, who returned the \$100 back to CHCA to use. Thanks you, Kristelle!

Delete the wixsite: columbinehills80128@wixsite.com Gii will explore.

Monthly meet the board: David is next; in June, Kelsey.

**FACEBOOK AND WEBSITE:** FB: needs events calendar, delete all the cookoff photos Post trash pick-up day info with Earth Day reference Add member bios

Website: Add Jenn's bio. Add in events calendar that we will have a metal recycler at DD and that second and subsequent loads of trash are \$20. Suggestion from Gii:

Website point of contact: Gii/Kelsey/Jenn Facebook/Instagram point of contact for immediate and ongoing updates/

changes/deletions: Kelsey/Gii/Jenn Newsletter point of contact: Galen/Jenn

**Xeric Garden:** Angela taking the leadership role. Janet will speak to her about contacting Galen with spring/ summer schedule and whatever needs the garden has. Consider whether this could be a board position.

Kelsey QR codes: Vol sign-up, Feedback, Donation, Join the Board

Events: Trash pick-up April 26

Newsletter: Suggestion from Kelsey that we have a QR on front page that states, Please Provide your Feedback. We want your feedback regarding events, community donations, projects and maintenance. We want to improve upon these things with your input! Please scan the QR code and fill out the brief survey. We have a new newsletter deliverer, so no vacancies at this time.

## Columbine Knolls HOA

**From COLUMBINE KNOLLS HOMEOWNERS ASSOCIATION Board of Directors Meeting** April 8, 2025

President Twisselman called the meeting to order at 7:03 p.m. The meeting was conducted via Zoom.

Board Members attending: Anita Twisselman, Lynn Koch, Jean Baden-Gillette, Tom Fraley, Steve Hantelman, and Steve Boyle. Two other homeowners were in attendance.

**COMMITTEE REPORTS: Membership:** Lizz Walters, Membership Chair gave the current status of the membership drive as being 271 paid members as of March 3, 2025. The current CKHA membership will be sent to the printer by EOW for printing the following week. Cost for printing the directory will be approximately the same as last year.

**Safety, Beautification and Maintenance:** Levi Woods stated "nothing new". Covenants and Architectural Control: No new applications.

**Special Events/Programs:** Anita Twisselman listed the dates for the currently schedules Special events: Easter Egg hunt 4/19,

Garage sale June 6,7,8. It will be advertised on the CKHA website and Facebook page.

July 4th Parade

CKHA Pool Party July 30

National Night Out August 6

CKHA Cleanup September 13

**Treasurer's report:** Jean Bader-Gillette stated that membership dues are currently running \$2,000.00 ahead of last year at this time. Annual COHOPE dues have been paid along with the annual Quick Books renewal fee. The back page of the CKHA membership directory is open for a new advertiser. Lizz stated she would reach out to other potential sponsors to see if they were interested in advertising their company in the space. Jean reiterated that this will be her last year as Treasurer and the Board should start searching for a replacement.

**Real Estate News & Website:** Steve Hantelman stated that there are currently 8 homes listed on the market with 2 currently under contract. Seven homes are listed for over \$800k and two home listed over \$1M.

**Newsletter:** Anita Twisselman stated that the deadline for the May edition is April 15th. Any and all new ideas/articles are needed and welcomed.

**Old Business / New Business:** None

Meeting was adjourned at 7:24 p.m.

## *Dutch Creek Village News*

**From Annual Dues Assessment: What Are The Major Expenses? — MAJOR EXPENSES INCLUDE:** Greenbelts/Common Areas: Mowing contract, Tractor maintenance and supplies (for areas maintained by volunteers), Sprinkler system repairs and maintenance, Tree and bush trimming, Water (provided by Denver Water for irrigated areas), Electricity for greenbelts, Entryway flower beds: cleanup, planting, and maintenance (with plans to renovate most entry areas in 2025), Limited snow removal  
**Pool and Recreation Courts:** Water, Pool maintenance contract (including contractor and chemicals), Routine maintenance (boiler, filters, etc.), Electricity, General upkeep of facilities.

**Reserve Funds:** For major repairs and replacements (pool, courts, fences, entryway signs, etc.), Improvement Reserve: Set aside for future upgrades to avoid special assessments (e.g., a new and more efficient sprinkler system)

**Insurance:** Coverage for the pool and recreation courts

Most of the the Directors' time is spent managing these key areas. As most expenses and work occur between April and October, the Annual Assessment is due on April 1.

For questions about HOA policies, covenants, or general information, please visit [dutchcreekhoa.com](http://dutchcreekhoa.com). We do our best to keep the website up to date.

## **The Leawood Reporter**

**From LCA Minutes Tuesday, April 8, 2025, Leawood Elementary, Start 6:32 pm**

**Attending:** Paul O'Connor, Paul Klinger, Nancy Bock, Desiree Robinson, Dave Sarno, Laurie Sarno, Rhonda Eveleth, Courtney Opgenorth

**Discussion:** Treasurer report provided - good standing- some dues are coming in.

Working on getting Stripe transferred over to new treasurer.

Discussed setting up Square or Zelle for trash cleanup to make it easier for folks.

Maybe put QR code to pay.

Park board said they are continuing to contribute to Reporter and the dump day. Still checking to see if it will be set up at the school or on Sheridan.

Front yard parties are about to start up. Have one signed up already. Discussed communicating that neighbors can do a joint host if that makes it more appealing and approachable.

Car show location is being worked on – September.

Wanting to put plants at Jay entrance, but cannot get the water turned on.

Easter egg stuffing and hunting went well.

Meeting ended at 6:20 pm.

**Leawood Metropolitan Recreation And Park District Meeting minutes of March 4, 2025:** Call to Order: 6:04 p.m.

**Attendees:** Carole Gottlieb (President); Judy Anderson (Vice President), Amanda Halbert (Treasurer); and Carrie Dupree (Secretary). Future board members Mike Shaw, Logan MacMillan and Marci Turaga were present. Park Manager Ken Leaf was also present. Other community members included Tom Bryant, Steve Wall, Dave & Lauri Sarno, and Jesse Opgenorth. Director Kyle Sargent was unable to attend. Location: Leawood Elementary

Ken emailed a narrative recap of his work to board members and provided hourly project details to the Treasurer. He expressed that he was open to any feedback the board might have on the monthly

**Park Manager report.** Weaver Park has a bridge with lag bolts backing out. Upon closer inspection, the timbers are rotting, and they require replacement. (The bottom of the bridge is in good shape per Tom Bryant, and the top is the issue.) Brief discussion ensued about who can do the work, and Ken will need to investigate further.

The split rail fence on the path up to Vintage Reserve needs repairs. Ken purchased supplies and will complete soon.

Ken cleaned the storage area at Weaver Park.

Creekside indicated a preference for us to remove the trailer stored on their property.

Judy suggested we coordinate a clean-out of our shared storage space with LCA. LCA is paying for their annual community dumpster event on 6/7, so this would be a great opportunity to discard some items.

To address the rat issue, Ken cleaned out dirt/debris/etc. from the area under the dumpster at Racoon Hollar, which was attracting the rodents.

The board discussed replacing the broken BBQ pit at Leawood Park, which Ken removed. We decided to hold off on purchasing a new pit, as we aren't sure if anyone uses it. We can wait to see if we get community feedback on this item. Ken contacted Recreation Plus about the damaged slide and is awaiting a quote.

The thistle growing along Dutch Creek was discussed. Leawood residents and board members have expressed a desire to clear it out. A multi-step approach using the Park Manager, Cox Landscaping, and community volunteer clean-up events were identified as potential solutions.

The board briefly discussed the beavers, and Carole suggested we get some volunteers together to break up their dam during the summer (June-September), as it is becoming more problematic. We can't remove the beavers ourselves, but we can attempt to break up their dam; this is more challenging than it seems as beavers are excellent engineers. The board also plans to address thistle and willow overgrowth and dead branches, as thinning back material will hopefully make the area less habitable for the beavers.

Weed trimmer damage at tree bases were discussed, and the board decided to have Cox leave the grass alone around tree trunks to protect the bark, and see if this is acceptable. Another option is weed killer, which is more expensive and is poisonous.

Ken and the board briefly discussed what type of mulch we should use near the bridge entrances (free chipped tree mulch or nicer but costly mulch). Carole suggested we use ground cover instead that will grow back each year. Ken will research options and we will revisit the topic at a future meeting.

**Treasurer's Report** – Amanda presented the Treasurer's Report. Invoices and documentation were provided in advance of the meeting. After discussion, the report was accepted unanimously by the board. Bills paid or to be paid this month include Coberly Web Creations, Denver Water, Waste Management, Doggie Bags, reimbursement to Judy for the trailer registration, reimbursement to Amanda for purchase of new QuickBooks-compatible checks, invoices for Dave Padilla, Rich Alarcon, and Ken Leaf.

LMRPD received some money back from primary insurance carrier after we properly put Workers Comp Insurance in place.

LMRPD received \$800 in safety grant funds (available funds that went toward reimbursement of the recent swing repair).

Tom Bryant stated he had photographic evidence of sidewalk damage that Weston was responsible for, so we will hold off on paying the Weston invoice until we work through this issue.

Judy was unable to get ahold of Emma Leiker to discuss the Keeperly LLC invoice. We will hold off on paying it until discussion with Emma.

Amanda recapped cash balances and total expenses. Amanda also provided hard copies of the AnderKobes report (audit exemption) to each board member. The exemption is filed with the state auditor every year. Amanda mentioned that we can get QuickBooks a lot cheaper through TechSoup (discounts tied to not-for-profit entity). She briefly talked about documentation she prepared that shows annual dates for Treasurer-related responsibilities (for future board reference), and the extensive chart of accounts prepared in collaboration with Carole. DropBox or another data storage solution is also still needed.

**Website Update** – No actions were voted upon. We need full access to documents to provide additional needed items. DropBox or other data storage solution needed and is currently an impediment. Some documents are also not accessible (like the park boundary map) so we will need to work on a solution. □ Carrie received an email with the info needed to request access for other board member(s) to be able to directly post items to the website. Since Carrie is leaving the board, she will pass this along to the next Secretary. The new contact can also get training on making documents accessible (from Trish Coberly).

Trish submitted an invoice for the second payment, due now. There will be one more final payment after completion of project.

Carrie sent a brief informational blurb with QR code to the Rapporter contact (for April issue) and will also send out for inclusion in the May issue. She also sent the statement out to Bill Davis in Vintage Reserve (President of the VR Metro District as well as HOA). He will share through avenues available to him.

Carrie got an email from a community member in VR expressing appreciation for the new website!

The new board needs to update contact info on Website. Currently Carrie's email is included as a contact email.

Judy requested that Trish (Coberly Web Creations) provide a direct link to documents from the website home page. Currently, you have to select 'Board' to then access specific document categories.

Jesse shared the following observations: there is graffiti under some bridges and on picnic tables within our parks, the trash can lids have multiple shades of brown and are unsightly.

Jesse shared an idea of creating a painted rock garden at Weaver (in the open area where the dead tree used to be) geared toward community engagement and fun for kids. Jesse is willing to help with a rock garden project. We can coordinate this with LCA (Jesse is part of LCA, along with the Sarnos).

A suggestion was made to name the bridges (there are 4 total) – we could have a community contest to generate ideas on this topic, which is another great way to build community engagement.

Tom spoke about concrete work needed in the parks. He has met with someone employed by Jefferson County, and they have standard specifications they use for concrete work. These specifications could be helpful to use for future LMRPD concrete work to ensure a high-quality standard. Our sidewalks don't currently have expansion joints, which has resulted in a lot of cracking over the years. Trees have also done damage. Tom suggested providing the specifications to multiple concrete contractors and get bids on the set scope of work. There is a section of concrete that is legally Jefferson County's responsibility. Of note, Cox does concrete repairs.

Honey Bucket has done some damage to concrete during service calls.

Concrete replacement season is coming up, and LMRPD has a modest \$10k budget for sidewalk grinding or replacement in 2025. We will need to decide how best to use this budget and use quotes to more precisely budget for future

work.

Jesse also shared an idea to have a general maintenance email address so that residents can easily share maintenance-related feedback and requests.

The meeting adjourned at 7:48 p.m. — *Carrie Dupree, Director/Secretary*

## Woodbourne HOA Newsletter

**From Notes From The April Board Meeting** Busted! We attempted again to hold our annual board meeting, and we were 12 residents short to ensure our quorum requirement of 102 homeowners. We are rescheduling for June 11, @7PM at the Clubhouse. For those of you who provided a proxy form, we thank you and ask for other residents to do the same when you get the formal letter with a copy of the proxy form in the coming days. There is a bin at the Clubhouse if you wish to drop off your proxy there, or you may contact [errine@woodbournehoa.com](mailto:errine@woodbournehoa.com) and we will come and pick it up. You DO NOT need to fill out another proxy form if you already submitted one for the April 9th meeting. That form is valid for 11 months.

The annual meeting is a bit different from the rest of normal business events. The annual meeting is regulated so that board members are either renewed, formally step down or are accepted as new members. Since we did not have that meeting in April, we remain a board of 4 and instead provided a general update on past/current and future initiatives and discussed ways to incent and ensure we can hold these meetings reliably in the future. For those that attended in person, we would ask that you plan to do so again on June 11th, or provide a proxy so your attendance may be counted. Any questions, reach out to a board member or [support@accuinc.com](mailto:support@accuinc.com).

Easter was a success, however a bit weather adverse. A small storm blew through and made for what was a wonderful week feel more like February. We want to extend a huge thank you to the Wave swim team and their steering committee for spearheading the event and procuring all the goodies. This, along with our July 4th and the December hayride, are our most popular events. Please see the social calendar included for other neighborhood events upcoming.

The pool is beginning to be prepped for opening of the 2025 swim season. We have one repair left to complete and then our new pool management company (Doherty Pools) will prepare for the Wave to begin practice in mid-May and be well ready for Memorial Day weekend open (pool officially opens Saturday, May 24th)!

The board continues to complete the bidding process for the second phase of the Clubhouse remodel. The one quote we did receive was quite expensive, as related to our lay expectations of remodeling costs. We are working with other companies to provide us competitive bids to establish where our budget needs to align to the scope of work to be completed. We had hoped to have this completed prior to this pool season open but will be diligent to begin as soon as the pool closes in September. There will also be some noticeable changes around the exterior of the clubhouse as well. The juniper bushes around the front entrance will all be removed and the irrigation system checked to see what repairs are required as we progress on a master landscaping plan. We are working with a landscape architect to also address the Fremont St/Frost entrances as well. We want to ensure that there is purpose, planning and cohesion in whatever we plan to landscape, so all the three spaces express a common design.

Next year, we will address the junipers around the tennis courts and Roxbury Ave exposure and south side of the pool. Our rock wall was rated as 'excellent' by our landscape engineer, so we will be completing the small recommendations given to ensure future longevity and stability. The tennis courts are annually assessed and have been given a two (2) year life. We will be obtaining quotes for full resurfacing in Spring of 2027. We will include pickle ball graphics on the new surface to allow for multi-use of the courts, — *Your Woodbourne HOA*

**CSU Extension: A Resource in Your Backyard for Your Backyard** — In episode four of the Engage Jeffco Podcast, we chat with Jeni Carter, county director for Jeffco's CSU Extension office, about how the university is bringing its research and resources to the Jefferson County community.

An in-depth look at the issues, events, and unique perspectives, the Engage Jeffco Podcast is a deeper exploration of important county initiatives, ways to get involved, and the people who make this county function. Follow it on Spotify and Apple Podcasts. <https://creators.spotify.com/pod/profile/jefferson-county/episodes/Episode-4-CSU-Extension-a-resource-in-your-backyard-for-your-backyard-e32pnbg>

**Fresh Start: Relief for Outstanding Warrants on June 7** — The First Judicial District will hold its next Fresh Start event on Saturday, June 7, from 9 a.m. to 1 p.m. at the Jefferson County Administration and Courts Facility, 100 Jefferson County Parkway in Golden. People with active warrants in Jefferson or Gilpin counties will have an opportunity to resolve their case without being arrested. Visit the Fresh Start page for full event details.

<https://www.jeffco.us/CivicAlerts.aspx?AID=1632>

**Jeffco Treasurer's Office Accrues \$7.25 Million in Investment Interest** — Between January and April 2025, the Jefferson County Treasurer's Office accrued roughly \$7.25 million in interest on county investments (unaudited). With voters approving 1A, Jefferson County can use all interest earned for county services and projects as determined by the Board of County Commissioners. Learn more and view financial reports. <https://www.jeffco.us/3815/Financial-Reports>

**Find Out if Your Property Is in the Special Flood Hazard Area (SFHA)** — The you want to find out if your property is in the SFHA, contact Jefferson County Planning and Zoning at 303-271-8700. County staff are available to answer your questions and can meet residents on-site to provide assistance on flooding or drainage issues. Learn about floodplain



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**The next meeting will be Wednesday, June 4, 2025 from 6 to 8 pm at the Columbine Library (7706 West Bowles Ave). The speaker will be Daniel Trujillo, XCEL area manager for Jefferson County.**

management in Jefferson County. <https://www.jeffco.us/2695/Floodplain-Management>

**Booklovers, There's Going to be a Whale of a Sale** — Don't miss the Jefferson County Library Foundation's annual Spring Whale of a Used Book Sale! May 29 to June 1, booklovers can explore exhibit halls teeming with gently used books, CDs, vinyl records and more. It's the perfect chance to score discounted reads while supporting the many free programs, services and activities the library offers. <https://jeffco.org/>

**It Takes a Village: Jeffco's Path to Becoming Foster Friendly** —A powerful movement is taking root in Jefferson County. Foster Friendly Communities are changing the game for foster families and children by surrounding them with compassion, resources, and unwavering support. From local businesses to faith groups, everyone has a role to play in making sure no child walks alone. Learn how to help Jefferson County become Foster Friendly. <https://www.jeffco.us/CivicAlerts.aspx?AID=2381>

**Jefferson County Weed of the Month: Diffuse Knapweed** —Diffuse knapweed is one of the most common invasive weeds in western North America. In most parts of Colorado, it grows as a biennial and can also act like a short-lived perennial in some places. To control diffuse knapweed, it's important to act at the right time. The best time to pull or spray the plant is when it's in the rosette stage (a low-growing bunch of leaves) or just before it forms flower buds. Learn more about diffuse knapweed. <https://www.jeffco.us/795/Invasive-Species-Management>

**Collaborative Foster Care Program: A New Look!** - The Collaborative Foster Care Program (CFCP) is rolling out a fresh new look. The agency — a collaborative effort to build community among foster families in Arapahoe, Douglas and Jefferson counties — has been developing a new logo for more than a year. Visit the CFCP website for more information. <https://www.collaborativefostercare.com/>

**Help Save Water in Jeffco with a Free Sprinkler Evaluation and More**—You can conserve water and save money on your utility bill through a new program offered by Jefferson County. Receive a professional sprinkler line evaluation, plus installation of a rain sensor or smart controller, at no cost. This resource is open to all residents, businesses, and HOAs! Learn more and sign up today through our local non-profit partner Resource Central. <https://resourcecentral.org/sprinklers/>

**Search Jefferson County Records Back to 1954**—The Clerk and Recorder's Office has expanded its digital archives again, making it easier than ever to access decades of Jefferson County history. You can now search real estate and related records dating back to 1954 in our online database. And there's more to come. Stay tuned for the upcoming release of records reaching all the way back to the 1800s! Start your search now. <https://www.jeffco.us/1027/Records-Search>

**Concerts in Clement Park Begin Thursday, June 5**—ome hang out in the park with Foothills Park & Recreation District for our free Concerts in Clement Park, Thursday nights at 7 p.m. from June 5 through August 14.

Find the band lineup and event details on the Concerts in Clement Park webpage. <https://www.foothills.org/foothills-entertainment-series/> June 5 – Little Moses Jones – 1990s and 2000s R&B, hip hop, June 12 – Funk in The Name – funk, pop, second line, June 19 – The Tracers – R&B, pop, June 26 – Crystal Visions – music of Fleetwood Mac and Stevie Nicks, July 10 – Blue 88s Big Band – big band jazz, July 17 – Michael Friedman Band – R&B, funk, jazz, July 24 – Julia Kirkwood – alternative pop, rock, July 31 – Blessing Bled Chimanga – African jazz and dance music, August 7 – Austin Zimmerman – folk, bluegrass, rock and roll, August 14 – Grunge Lite – 90s alternative rock and pop covers

*From Engage Jeffco May 2025 Newsletter*