

COLUMBINE KNOLLS SOUTH/ESTATES PROFILE **(Board Approved on 04/14/16)**

What is Columbine Knolls South/Estates?

Columbine Knolls South/Estates (CKS/E) is a covenant controlled community of 760 attractive homes in unincorporated Jefferson County bounded by W. Ken Caryl Ave. on the north, S. Pierce St. on the east, W. Chatfield Ave. on the south and S. Wadsworth Blvd. on the west. Deer Creek Church and the shopping center at S. Wadsworth Blvd. and W. Chatfield Ave. are not part of CKS/E. The first homes were built in 1972, while the final phase of the development was completed in the mid-1990s. The neighborhood is bisected by Wayside Meadows Park. West Laurel Park is located in the northwest area of CKS/E. Well-paved bicycle/jogging paths weave through parts of the neighborhood. The architectural harmony of CKS/E makes it stand out above adjacent neighborhoods.

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

It is a voluntary, nonprofit corporation formed in 1975 that is dedicated to enhancing the quality of life for its residents and, thus, preserving the value and desirability of their homes. This is done through active enforcement by the CKS/E Homeowners' Association (CKS/E HOA) Board of Directors and the Architectural Control Committee (ACC) of the Amended, Restated and Consolidated Protective Covenants for Columbine Knolls South and Chatfield Estates (Consolidated Protective Covenants) and the Consolidated Covenants Rules and Regulations (Rules and Regulations). The CKS/E HOA also maintains the entrances and promotes special events for CKS/E residents and their families to enjoy.

The governing documents for CKS/E include the Articles of Incorporation, Bylaws, Consolidated Protective Covenants and Consolidated Covenant Rules and Regulations. These documents can be found on the CKS/E website: www.cksearchives.org. The Consolidated Protective Covenants are mandatory for all property owners and tenants.

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

The CKS/E HOA is managed by a Board of Directors who is elected by the CKS/E HOA members for a one year term. The Board holds meetings on the second Thursday of each month and the Annual Membership Meeting is held in September. Meetings are open to all property owners and tenants. The time and location of the monthly meetings are listed in the monthly newsletter, *The South Knolls Scroll* and on the CKS/E website. Signs are also placed at each entrance several days before each meeting. CKS/E property owners and tenants are encouraged to attend and participate in the monthly Board and ACC meetings.

Amended, Restated and Consolidated Protective Covenants for Columbine Knolls South and Chatfield Estates and the Consolidated Covenant Rules and Regulations

The original Protective Covenants were established by the developers when the CKS/E neighborhood homes were built in order to designate standards of appearance and controls for the neighborhood. The original Protective Covenants for each of the separate filings were incorporated into a single set of Consolidated Protective Covenants that was approved by a majority vote of the property owners in 2001/2002 and were filed with Jefferson County on February 25, 2002. The Rules and Regulations, as allowed for by the Consolidated Protective Covenants, have been written and are periodically updated for the efficient administration and enforcement of the Consolidated Protective Covenants. The Official Development Plan (ODP) approved by Jefferson County for all filings in CKS/E includes a set of directives that closely parallels the Consolidated Protective Covenants. The ACC works closely with Jefferson County Planning and Zoning Division who enforces the ODP.

The most salient points in the Consolidated Protective Covenants and Rules and Regulations are:

- 1) No asphalt or composite laminated roofing materials are allowed. Roofing materials are limited to shake cedar and other approved alternate materials listed on the CKS/E website.
- 2) Recreational vehicles and trailers may not be stored outdoors unless they are completely hidden from public view by a fence no taller than six feet.
- 3) Parking of commercial vehicles by residents in driveways or on streets at night or on weekends is prohibited.
- 4) Trash containers must be properly stored out of sight except on trash day.
- 5) Yards must be maintained.
- 6) Dead/dying trees must be removed. Adherence to all of the Covenants protects everyone's property value. Every property owner and tenant is strongly encouraged to read all of the governing documents for CKS/E.

CKS/E Archive Website: www.cksearchives.org

The CKS/E website is designed to meet the requirements of Colorado law and makes the CKS/E HOA transparent and user friendly. The website contains information on CKS/E governing documents, architectural control, meeting minutes, financial reports, CKS/E HOA policies, links to important websites and other CKS/E information.

CKS/E Newsletter

The South Knolls Scroll is the CKS/E newsletter published monthly and distributed to all 760 homes within CKS/E. Along with neighborhood news, it contains official disclosures, notices of Board and ACC meetings, monthly meeting minutes, committee reports and other items of interest to residents.

CKS/E Neighborhood Directory

The Neighborhood Directory is published biennially and updated with an Addendum yearly; all residents and owners receive a free copy. It contains the names, addresses and telephone numbers of residents who wish to be included. The Consolidated Protective Covenants with Consolidated Covenant Rules and Regulations, project request forms, important telephone numbers, neighborhood maps and a CKS/E Profile are provided in the directory. The Neighborhood Directory is not to be used for solicitation or business purposes.

Board of Directors

As stated in the Bylaws, “The Board of Directors consists of no fewer than five or more than nine elected CKS/E HOA members. The CKS/E HOA members hold annual elections each September. The Board may act in all instances on behalf of the Association. The Board shall have, subject to the limitations contained in the Consolidated Protective Covenants, the powers and duties necessary for the administration of the affairs of the CKS/E HOA and for the operation and maintenance of the CKS/E as a first class residential community.”

Committees

Architectural Control Committee (ACC) - The ACC is responsible for enforcement of the Consolidated Protective Covenants and Consolidated Covenant Rules and Regulations. Duties include approving project requests for property modifications and resolution of covenant violations. The entire Board of Directors serves as the ACC. Up to three HOA non-Board members may be appointed by the Board to serve on the ACC. ACC addresses property owner project requests prior to the monthly Board meetings and deals with covenant violations during the month and at its meeting immediately following the monthly Board meetings. Covenants are strictly and fairly enforced. The ACC also works with Jefferson County Planning and Zoning Division to assure County enforcement of the ODPs.

Council of Homeowners Organization for Planned Environment (COHOPE) - COHOPE is a coalition of homeowners groups and individuals formed in the early 1980’s as a forum to distribute information to its members and help foster communications among government, developers and homeowner associations. Members bring up issues or concerns at monthly meetings. Speakers from various county, state and other organizations are invited to inform members on issues and/or answer questions.

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

Parks - This committee monitors the condition of the two neighborhood parks even though Foothills Park and Recreation District maintains the parks. Working closely with Foothills, it focuses on improvements and maintenance concerns of both park playgrounds and trails, leads the annual Clean-Up Day and interfaces with local government entities.

Special Events – The CKS/E HOA hosts various activities throughout the year. Property owners and tenants are encouraged to volunteer to help with any event. Donations to a special fund in order to defray some of the costs of these events are greatly appreciated.

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

Clean-Up Day is a great opportunity for residents from each area to meet and work alongside their neighbors and, at the same time, take some responsibility for our community. Many communities hire maintenance personnel to pick up trash/litter and weeds, prune shrubs and trees, and paint bridges and benches. Contractors are hired for weed spraying and debris pickup, but CKS/E relies on our residents to contribute and has set aside one Saturday morning each spring to spruce up the neighborhood.

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

Family Fun Night/Ice Cream Social is held the first Tuesday in August at West Laurel Park and provides an opportunity for property owners' and tenants' families to join fellow neighbors and meet staff from the Jefferson County Sheriff's Office and the Littleton Fire Department. Refreshments are provided.

Large Item Dumpster Day is sponsored one Saturday each September for property owners who have paid their dues. Trash trucks or large dumpsters are provided to collect large items at a designated drop-off area within CKS/E.

Holiday Lighting Contest is a fun end-of-year event held each December where residents decorate the outside of their homes. CKS/E HOA members have a chance to win prizes (some of which are donated by local merchants). CKS/E is divided into four areas for the awarding of prizes. Contest committee members drive judges, who do not live in CKS/E, through the four areas to determine the prize-winning homes. Signs are placed on the lawns of the HOA members who garner the Grand Prize and the three 1st Prize awards.

Traffic and Streets works with Jefferson County personnel to address issues such as speed bumps, stop signs, street signs, traffic lights, sidewalk obstructions and intersection vision clearance. The Jefferson County Sheriff's Office has discontinued the Neighborhood Watch Program. They are encouraging residents to use the website: nextdoor.com.

Liaison with Government Agencies and Perimeter Responsibilities

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

- 1) The State of Colorado is responsible for maintaining the S. Wadsworth Blvd. perimeter.

- 2) Three entities share the maintenance responsibility for the W. Ken Caryl Ave. and S. Pierce St. perimeters as far south as W. Elmhurst Ave. Jefferson County cares for the area from the sidewalk to the street, while Foothills Park and Recreation District and Urban Drainage Flood Control District are responsible for the area from the sidewalk to the fence. Foothills also maintains the neighborhood parks and trails.
- 3) CKS/E HOA maintains all the neighborhood entrances as well as the W. Chatfield Ave. perimeter. Residents whose homes back up to W. Chatfield Ave. are urged to help with the upkeep of that area.
- 4) Jefferson County Planning and Zoning Division is responsible for ODP and zoning enforcement. The Board/ACC will file zoning and ODP violations with Jefferson County for properties within CKS/E that are observed to have a zoning or ODP violations.

Relationship with Foothills Park and Recreation District

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

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

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

Mowing of Wayside Meadows Park - The decision of when, or even if, to mow Wayside Meadows Park is an emotional issue for many residents bordering on or living near the park. Foothills' policy is to mow the hillsides behind the homes two to three times per year. In addition, the recovery strips six feet out on both sides of the park's trails are mowed every four to six weeks during the summer beginning in May/June and ending in September/October. The ball diamond field is mowed every two to three weeks during the summer. The rest of the park is left to help the natural grass choke out weeds.

Foothills only allows residents to mow directly behind their homes at Wayside Meadows Park because that helps foothills out. **However**, prior permission must be received from Foothills.

Foothills does not permit residents to mow wherever they wish in the park. IF that happens, Foothills warns them and can call the Jefferson County Sheriff's Office if necessary as, obviously, the District is charged with managing the park's resources.

Perimeter Fences

The fences bordering all four sides of the subdivision, bordering West Laurel Park and bordering Wayside Meadows Park, are the sole responsibility of each property owner whose

home backs up to the perimeter except for approximately 500 feet of fence along S. Yarrow St. which is the CKS/E HOA's responsibility. Each perimeter property owner must ensure that his/her fence is kept in good repair and that fence replacement is with the same dog-eared six foot cedar pickets currently in place. The CKS/E HOA maintains the brick pillars on the perimeter fences. The eight foot sound fence along W. Ken Caryl Ave. is the responsibility of Jefferson County. See Consolidated Covenant Rules and Regulations in this directory for additional requirements.

Neighborhood Schools

Designated schools for the neighborhood are as follows. Their phone numbers are found on page 2 in this Directory.

- 1) Columbine Area Preschool at 6005 W. Canyon Ave.
- 2) Normandy Elementary School at 6750 S. Kendall Blvd.
- 3) Ken Caryl Middle School at 6509 W. Ken Caryl Ave.
- 4) Columbine High School at 6201 S. Pierce St.

Wildlife inhabit our urban neighborhood and can be very dangerous and therefore should be treated with caution and respect. Encounters with aggressive wildlife should be reported to the Colorado Parks and Wildlife at (303) 297-1192. Additional information can also be found on their website: www.cpw.state.co.us.

People with pets need to keep them on a leash when walking them – do not let them roam freely. Keep pets in fenced areas or kennels; remember split rail fences and invisible fences will not keep your pet safe from predators. Pet kennels and runs should have a fully-enclosed roof. Even pets in enclosed yards run the risk of predation, especially at night. While attacks on humans are extremely rare, people should still take precautions.

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

Occasionally deer, elk and bears are seen in the neighborhood. Generally they are very timid, but should also be treated as wildlife and with extreme caution.

Trash Days

Residents are strongly urged to use trash haulers that pick up on Mondays or Tuesdays. This minimizes the number of days that large trash trucks are on our streets and the number of days that large trash trucks are in the neighborhood. The CKS/E Board discourages the use of

trash collection companies other than those who collect on Mondays or Tuesdays. The CKS/E Board feels that this effort adds to the quality of life and keeps our community looking well-maintained.

Dead/Dying Trees

Many of the older cottonwood, aspen and Russian olive trees in the neighborhood are dying. Dead/dying trees can be a safety issue and are considered a nuisance. Please remove the dead/dying trees before the Board/ACC needs to get involved.

Leash Laws

All dogs must be leashed when not in residents' fenced backyards as there are no designated off leash areas within the CKS/E neighborhood. Residents are responsible for cleaning up if their dog makes a "stop" either within CKS/E or in the parks. Waste bags are provided at entrances to the parks.