

COLUMBINE KNOLLS SOUTH/ESTATES PROFILE

(Board Approved on 11/17/2020)

Columbine Knolls South/Estates

Columbine Knolls South/Estates (CKS/E) is a covenant-controlled community of 760 homes in unincorporated Jefferson County bordered 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 on S. Pierce St. and the shopping center at S. Wadsworth Blvd. and W. Chatfield Ave. are not part of CKS/E. Development started in the mid-1970s, 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. The neighborhood includes bicycle/jogging paths weaving through parts of the neighborhood.

Columbine Knolls South/Estates Homeowners' Association

The CKS/E HOA is a voluntary, nonprofit corporation formed in 1976, dedicated to preserving the value and desirability of the neighborhood through active enforcement of the protective covenants, maintaining the entrances and promoting special events for CKS/E residents and their families to enjoy.

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 (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 Consolidated Covenant Rules and Regulations (Rules and Regulations), as allowed for by the Covenants, are periodically updated for the efficient administration and enforcement of the Covenants.

The governing documents for CKS/E include the Articles of Incorporation, Bylaws, Covenants and Rules and Regulations. CKS/E HOA dues are currently \$55 per year. Property owners who pay their dues are members of the HOA. While membership in the HOA is voluntary, compliance with the Covenants and the Rules and Regulations is 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.

CKS/E HOA Board of Directors

The CKS/E HOA is managed by a Board of Directors (the Board) who are elected by the CKS/E residents for a one-year term. As stated in the Bylaws, the Board consists of no fewer than five or no more than nine elected residents. The Board holds annual elections each September. The Board shall have, subject to the limitations contained in the 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.

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. CKS/E property owners and tenants are encouraged to attend and participate in the meetings.

In addition to consistent administration and enforcement of the Covenants, the Board hosts various neighborhood special events such as an Easter Egg Hunt, Holiday Lighting Contest, Park Beautification Day and Dumpster Day. Details about these events, as well as other events throughout the year, are published in a monthly community newsletter, the *South Knolls Scroll*. The Board also maintains a neighborhood website, www.cksehoa.org, which contains information on governing documents, architectural control, meeting

minutes, financial reports, policies, links to important websites and other information. In addition, the website contains the Approved Roofing Materials information under the Governing Documents & Policies section on the homepage.

The Board produces the Neighborhood Directory that contains the names, addresses and telephone numbers of residents who wish to be included. In addition, the Directory contains the Covenants, Rules and Regulations, project request forms, important telephone numbers and neighborhood maps.

The Board also works closely with a variety of government agencies, supporting items such as maintaining the perimeter and zoning enforcement. This includes maintaining a strong relationship with Foothills Park & Recreation District who maintain the West Laurel and Wayside Meadows Parks. Foothills manages the resources of both parks, including mowing. Foothills only allows residents to mow directly behind their residences backing up to Wayside Meadows Park with prior permission.

Committees

The Board helps with neighborhood upkeep and communication through committees made up of both board members and volunteers from the neighborhood.

- The Architectural Control Committee (ACC) is responsible for enforcement of the Covenants and the Rules and Regulations.
- The Membership/Blockworker Committee includes a dedicated group of volunteers who welcome new residents to the neighborhood, deliver the monthly newsletters and collect dues.
- The Parks Committee monitors the condition of the two neighborhood parks even though Foothills Park & Recreation District maintains the parks. Working closely with Foothills, the committee focuses on improvements and maintenance concerns of both parks' playgrounds and trails, leads the annual Park Beautification Day and interfaces with local government entities.
- The Traffic and Streets Committee 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 Special Events Committee organizes the special events that the HOA hosts every year.

Neighborhood Schools

Schools for the CKS/E neighborhood are part of the Jefferson County School District R1. The designated schools for the neighborhood are listed below. The phone numbers can be found on Page 2 in this Directory. A link to the Jefferson Country schools' website can be found on the CKS/E HOA website.

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