

COHOPE

council of homeowners organization for planned environment

The Facts—President / Public Relations / Development: Open

Vice President / Environmental Advocate: Diane Suchomel E-mail: diane@cohopejeffco.com
Secretary: Cheri Paavola 303-972-8080
Email: cheri@cohopejeffco.com
Treasurer/Newsletter/Membership: Ray Moore
303-978-1145 E-mail: wrmooejr@msn.com

Upcoming Meetings:

Open Space: Feb. 1, 5:30-7 pm, 700 Jeffco Parkway, Suite 100
Board of County Commissioners Every Tuesday at 8:00 am
Foothills: February 27, 6 pm, The Peak.
Board of Adjustment: 1st & 3rd Wednesday at 9 am, Hearing Room One, 100 Jefferson County Parkway
DRCOG: Feb. 21, 6:30 pm, 1290 Broadway, first floor conference rm
Planning Commission: 1st, 2nd, 4th, and 5th Wed. 6:15 pm, Hearing Room One, 100 Jefferson County Parkway

Calendar for upcoming meetings: Feb David Firmin, Hindman-Sanchez Mar April May

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Draft Minutes for Jan. 3 Meeting Attendance: Diane Suchomel / At Large, Cheri Paavola / At Large, Ralph Miller / Columbine Hills Civic Assn., Tom Majcen / Columbine Knolls South Estates, Ray Moore & Al Hintz / Kipling Hills, Maureen Sielaff / At Large, Burke & Betty Steinke / Lakehurst West HOA, George Jackson / Williamsburg II, Sgt. Sean Joslyn / Jefferson County Sheriff's Department, Mike Madrid / Jefferson County Planning and Zoning, Lesley Dahlkemper / County Commissioner Candidate.

The meeting started at 7:04 p.m.

Diane Suchomel, Vice President, welcomed everyone.

Special Reports – Sgt. Sean Joslyn, Jefferson County Sheriff's Department, said that was a vehicle theft north-west of Bowles and Kipling. PLEASE LOCK YOUR CAR. Car theft usually involves a crew.

Someone was an arrest for graffiti.

Is Victim Assistance available? Hopefully insurance will cover the damage repair with a Sheriff's Report. Restitution could come from the person responsible for the damage if they can find them. What about Money from the parents? This would involve a Civil Suit from all of the victims. They did find a pink scooter and a paint can lid.

The Sheriff was on talk radio last week. What was the topic? The Sargent did not know but suspected it was election related.

No one from Jefferson County Public Schools was present.

Tonight's speaker is **Mike Madrid, Jefferson County Planning and Zoning.** The general phone number is 303-271-8700. Mike is in Senior Planning and can be reached at 303-271-8767 or mmadrid@jeffco.us.

Mike will talk about home occupation, house number, sheds, tiny homes, Jeffco regs versus HOA regs, Safeway, fences, and their new website.

Home Occupation is covered in Section 9. There are 8 types of work that are allowed with a Misc. Permit. They are craft work, garment work, office facilities, repair services, tutoring / lessons, artistic endeavors, garage sales, and small day care. Administrative Exceptions include hair, nail, beauty salon or barber shops, mail order, and large day care. HOAs are notified for Administrative Exceptions and post cards are sent to immediate adjacent homes. Variances are for other work.

House numbers on homes is covered in Section 11, Signs. It does not require a permit. But is it required? It depends on the district. It is believed that West Metro requires them.

Sheds processes depend on the size. Almost all need a permit. If it is less than 200 sq. ft. and lower than 14 ft. tall, then a Miscellaneous Permit is needed. More than that requires a Building Permit with a site plan and construction documents. What about green houses? They have the same rules. It would need to be allowed by the district zoning. If 2 sheds are wanted, it has to be looked at.

Tiny homes are not permitted in any zoned districts except mobile home parks. Do they get a lot of questions about Tiny Homes? Yes. It is considered vehicles because it is on wheels. What is the difference between tiny homes and accessory dwelling unit? It has to be on a foundation. So if it is on a foundation, is it OK? Maybe, but the wheels have to be removed. What about lot size? It must be on 7,500 sq. ft. lot and approved by sewer and water and sanitation districts. Util-

ities must be approved by Jeffco Health. If it is a septic system, it must be approved by Jeffco. Concerning Jeffco regulations and HOA Covenants, the county does not enforce HOA Covenants. When someone brings in a request, they will ask if the HOA is OK with it. But it is up to the resident. Regardless of the answer, it can be approved if it meets the county regulations. Violations are only for infractions against Zoning Resolutions. Planners only look at Zoning Resolutions.

The former Safeway at Pierce and Ken Caryl has no pre-applications or formal submittals. It is currently zoned as Planned Development. The ODP name is Safeway Store #1249. Pre-application submittal does not require any notice. A Community Meeting is needed for a Rezoning with postcards sent within a miles. Formal Applications are followed by a Community Meeting. The Jeffco Comprehensive Master Plan recommends a neighborhood commercial that serves the local neighborhood.

Fences are covered in Section 21. Fences less than 3 ft. do not require a permit.

Mike demonstrated how to use their website. Go to maps.jeffco.us and use the binoculars to search. Under Zoning, go to layers i.e., Zoning Planned Development, Columbine Hills, all R1a & R1, BCC Action Date when rezoned, and case number. Go to planning.jeffco.us for Regulations and the Comprehensive Master Plan. Go to permitsearch.jeffco.us for permit search. On chickens, there is a limit of 6 chickens. At permitsearch.jeffco.us, you can submit a complaint or call 303-271-8725.

On rentals it has to be 1 family or up to 6 people not related by blood, marriage, or adoption. A group home can have up to 8 people.

Reports from Officers Roll Call was taken. We had 10 members present and had a quorum. We do not have a President.

Ray Moore, Treasurer, was present. We have \$1,701.68.

Cheri Paavola, Secretary, was present. The Minutes for Nov. were approved.

Diane Suchomel, Vice President, was present.

The following are Community meetings.

18-100147 is for the northwest corner of Ute Ave. and W. Toller Dr. It is to rezone / plat to allow for construction of 2 indoor car dealerships. The meeting is on Jan. 23 at 6:00 p.m. at Deer Creek Golf Club at 8135 Shaeffer Pkwy. The area is part of the Jefferson Corp. Center. Potential owners are Ferrari of Denver on the east side with a 14,000 sq. ft. shop, Bentley-Lotus on the west side with a 17,000 sq. ft. shop. The proposal is for an indoor dealership 1 - 24K sq. ft and 1 - 34K sq. ft.

17-132528 is for the east side of Wadsworth near Green Gables.

17-132637 is for 4277 S. Eldridge St. It is a subdivision near Home Depot.

Corporate Violations - Sept. - Oct. - Zoning violation for marijuana grow. 17-12661700 is for 5923 S. Ward St and closed. 17-129211 is for 8546 S. Carr St. They had over 200 plants.

PA 17-132507 is on S. Alkire St. It is to rezone part of Centennial Community Church to allow town homes. It was previously approved for Senior Living.

PA 17-133704 is for the northeast corner of Kipling and Coal Mine. It is a SDP for an auto repair business. It would combine 5 lots north of the existing gas station.

RZ 17-1351669 is for 5057 S. Eldridge St. It is an ODP for 5 pairs of single family attached homes (10 units total). It is northeast of C470 and Belleview; on the west side of S. Eldridge St.

RZ 17-133020 is for Mountain Village. It is an ODP for residential and commercial. It is on W. Belleview in the Willow Springs area.

RZ 17-133034 is for 3000 S. Rooney Rd. It is an ODP to allow existing auto shop for RV Storage and metal fabrication.

RZ 17-133670 is for a new Arvadia Creek Subdivision. It is an ODP and rezone from R1 to Planned Development for 25 single family detached homes. It is east of Weaver Park and south of Raccoon Holler Park. It is at the end of W. Leawood Dr. and up against the Arapahoe County line.

Holiday Tree Recycling is at 9509 W. Ute St. at the South Shop. You can drop off trees without any decorations until Jan. 31 for 24 hours a day. Leave in the pile outside by the gate.

Commissioner Rosier has submitted his resignation effective mid Jan. There are 6 candidates for his position. *(Tina Francone was selected as the new Jeffco commissioner to fill the position.)*

COHOPE Treasury Activity: January 2018		W. R. Moore, Treasurer
Beginning Balance January 6, 2018		\$ 1702.65
Deposits		\$ 0.00
Withdrawals		\$ 85.39
February Newsletter 5.39		
Post Office Box \$80		
Ending Balance February 7, 2017		\$ 1617.26

THE BACKYARD

Columbine Hills News

President's Corner — Whoot – Whoot it's 2018 HAPPY NEW YEAR from the crew at Columbine Hills Civic Association board. I have to admit, I enjoyed the pleasant fall we had. I had four yards that I mowed and cleaned up though the middle of November, that was a first. My daughter was home for Christmas for the first time in several years. My son and his family live close, for this "old guy" it's nice to have family around. I shoulda had grand kids first hahaha.

The new year brings in an idea, dream, vision – that I've had for CHCA since I first became a part of it. I was surprised to see so many different filings for covenants for the different parts of our fine community. From the first day I realized things would be so much simpler if we could unify all of them into one document for all of us who live here. Therefore we the CHCA board want to take steps to unify all of our filings. Trust me, we do NOT want outlandish policies, we'd like one covenant with common sense rules that we could all agree to. We as a board want to hear from you. We need your input as to the policies and procedures to which we agree to hold ourselves. There are numerous ways you may make your wishes known. For me, the easiest is to have you e-mail me at the address below. Tell me things you want and things you don't want, secondly we have a PO box that receives communication from you regularly. (That address is in another portion of this newsletter) Please use one of those two means so that we can track everything that comes in over the next few months. I can imagine there will be a wide variety of suggestions – some that I don't want to say in public hahaha. Some will want things much more strict, some will want no policies in place at all. If we all just live by our consciences I feel that would be a disaster because some folks have no regards for their neighbors at all. You are surely aware that before anything can be enacted there would have to be a majority approval from all 1300 of you. I hope before this year is out we can have a large, friendly meeting and put things to a vote. At least we want to try to serve you better so you can.

Be the kind of neighbor you wish you had. — *Randy Montgomery, CHCA president, rmontgomery@frcs.org*

Columbine Knolls South II REVIEW

From President's Corner Happy New Year to everyone from the Columbine Knolls South II Board of Directors! We hope 2018 will be filled with new possibilities and good fortune.

The CKSII Board of Directors and volunteer committees have been busy working on community projects throughout this past year. A few highlights include: Continued enforcement of the CKSII HOA Covenants through the Association's property manager and attorney Regular communication to community members through the monthly newsletter, The Review, CKSII NextDoor and our website at www.cksii.org; ACC Committee reviewed and approved over 60 requests for improvements within our community; Welcome committee visited over 25 new neighbors with welcome kits; Social Committee planned and implemented the Annual Holiday Hayride attended by approximately 300 neighbors and their families; Social Committee collected survey responses to plan future events for the neighborhood; Landscape Committee maintained the gardens at the CKSII Monuments at the entry way on Chatfield and Yukon; Advertising, signage and maps were provided for the Annual Community Garage Sale with an HOA large item pickup; Growing our CKSII NextDoor online network from approximately 300 homeowners to over 450 by the end of 2017. NextDoor provides the HOA an opportunity to communicate time sensitive information to the community and provides neighbors a way to network and share information to better our community; Managed the CKSII Membership Approved Budget.

A big thanks to Brenda Abbott for chairing the social committee this year and the following volunteers who helped to make the Annual Holiday Hayride event a HUGE success: Joseph & Gayle Alcala, Adam & Jennifer Blake, Bob & Stephanie Haberkorn, Dave & Rosanne Minson, Gretchen Moore, Bob Pellegrini and Robert Sudar.

Additionally, we do not say thank you enough to Debbie Opperman, our Treasurer. Debbie has been serving our community as a volunteer for a number of years and works extremely hard as the Treasurer. Our HOA Treasurer plays a vital role for our community and we are so very thankful for all Debbie does.

If you have any questions on covenants or concerns with neighbors who may be in violation of covenants please contact DARCO, our Property Management Company: 303-925-0150 or Borch101@aol.com or anyone serving on the Board. Our property manager works hard to enforce covenant violations seen on the regular drive-throughs of the neighborhood, but if you have covenant concerns you're not sure have been addressed, please let us know.

The CKSII Board of Directors is comprised of volunteers who give freely of their time to improve our community. There will be FIVE openings on the Board in January. This could be your opportunity to make a difference right here in your community. Please consider serving on the CKSII Board of Directors or volunteering to participate on the Social, Landscape or Welcome Committees. You may be surprised how many great people you will meet! If you are interested, please feel free to contact any of the Board members to discuss the opportunity.

I look forward to seeing you at the Columbine Knolls South II Annual Meeting on January 9, 2018 at 7 p.m. in the library at Coronado Elementary School. At this meeting Association Members will have an opportunity to vote on the 2018 CKSII Budget, elect open board positions and volunteer to serve on committees. I would like to encourage all current

CKSII HOA members to come to this important meeting or if you are unable to attend, please submit a proxy form which is available for download on the community web site or could be emailed to you upon request. Instructions for submitting the proxy are on the form. Best wishes for a happy and healthy 2018. I hope to see you at the Annual Meeting!—*Jennifer Blake, President CKSII HOA*

Columbine West Civic Association Newsletter

From A Moment With The Board The December 13th monthly meeting was canceled to allow the volunteers a well deserved break from their duties. This also means that the Holiday Potluck did not take place, but we are offering the Volunteer Appreciation Evening in January, after we ring in the New Year of 2018. Please plan to join us in January. The 2018 budget has included a newly anticipated event, The Easter Egg Hunt is scheduled for the weekend before Easter. Looking forward to having the event at the park by the Columbine West pool, but if the weather doesn't cooperate we hope to have an inside venue secured. We will again offer CWCA neighbors the opportunity to rid your garages of treasures when the Community Garage Sale advertises in May. We are also planning and securing the vendors that will be available for Dumpster Day. Look for Free Swim Nights, Yard of the Month, Garden Days & National Night Out too. All of these events are funded by the financial commitment of Columbine West neighbors who become paid members. The Membership Drive will commence January 1st and be valid for the entire year. Paid Members are voting members for annual elections in May. Paid Members can also participate at Dumpster Day without any additional entrance fee. (Electronic recycling is an extra cost) As advertised in the December newsletter there is a raffle drawing taking place for those who pay memberships early. Thank you all for your continued investment into the Columbine West Community. If you have questions or any suggestion of ideas feel free to email CWCAtalk@gmail.com. Look forward to hearing from the community. Residents are encouraged to attend any monthly meeting the next one is January 10th at 7:00 p.m., Dutch Creek Elementary School, second Wednesday of the Month. This month we would like to encourage anyone who has volunteered or is interested in volunteering to join us.

The Leawood Rapporper

From Leawood Metropolitan Recreation and Park District Minutes December 13, 2017 The meeting was called to order at 6:35 PM at Leawood Elementary School by President Kyle Sargent. Members present were: Directors Donna Snyder/ Treasurer, Debby Baker/Special Projects (by telephone), Jennifer Dawe, Linda Smith/VP Secretary and Dave Padilla, Parks Manager.

Treasurer's Report – Donna presented the Treasurer's Report. A small amount of property tax was received in addition to ownership tax revenue. Donna reported she has submitted documentation for us to be certified to receive lottery funds. Invoices for the month include: Columbine Tree Service for removal of debris pile in Raccoon Park, doggie bag vendor, Evergreen Newspapers (Columbine Courier) for budget public notices, United Site Services (port-a-potties), LCA for the District's part of the Rapporper, Denver Water, Waste Management, Xcel, repair of Lesco watering unit, Dave's invoice and reimbursement to petty cash. Linda moved the Treasurer's report be received and bills paid. Jennifer seconded, and the motion passed unanimously.

Parks Manager Report – Dave removed a downed tree on the south bank of the creek across from Jay Court in Weaver Park. Doggie bags were inspected and replenished as needed. Dave took the ATV to RMP to have the windshield installed he had ordered. New trees and shrubs were watered with Lesco watering unit in Weaver Park and other parks.

New Business – Designate Election Official - Special District Elections are held in even years. LMRPD will be electing new Board members on May 8, 2018. A Designated Election Official is needed to manage the process. Donna moved to nominate Linda Smith, Kyle seconded, and the motion passed without objection. Linda is set to participate in a webinar on Monday, December 18 with the Special District Association.

Old Business – Resolution for mill levy, adopt 2018 budget - After final review of the budget, Donna moved to adopt the 2018 budget. Jennifer seconded, and the motion passed unanimously. Donna moved to resolve our mill levy remain unchanged at 3.73 mills. Jennifer seconded, and the motion passed unanimously.

Survey Contract - Due to recent information related to Tract A, Leawood Filing 6 a survey is needed to officially determine the land boundaries. Jennifer moved to contract with Aztec Consulting to survey Tract A, Leawood Filing 6. Donna seconded, and the motion passed unanimously.

The meeting was adjourned 8:10 PM. — *Linda T. Smith, Director, Vice President and Secretary*

Posting location: District Board's agendas are posted by the Clerk to the Jefferson County Board of Commissioners board.

Woodbourne

From Notes From the Board President Due to the holidays, the January newsletter goes to print prior to the December Board meeting. Therefore, there is no new business to report at this time. Information from both the December and January meetings will be included in the February 2018 newsletter.

Goodbye 2017, and Welcome 2018. As we look forward to 2018, there are many things that we will need to consider.



Jefferson County, Colorado
Planning & Zoning Division

100 Jefferson County Parkway, Suite 3550, Golden, Colorado 80419-3550
☎ 303.271.8700 • Fax 303.271.8744 • <http://planning.jeffco.us>

7/23/15 Plan-Zone CD-ROM

DOMESTIC ANIMALS PERMITTED BY ZONING

Zone District	Min. sqft for SFD	Dogs, cats, potbelly pigs, & similar pets	Horses, cattle, sheep, llamas, goats alpacas, hogs	Stallions & bulls	Poultry, pigeons, rabbits, chinchilla	Buffalo, ostriches, emu
MR-1	17,400	A	C	H	E	
MR-2	17,400	A	C	H	E	
MR-3	6,250	A				
SR-1	1 Acre	A	C	H	E	
SR-2	2 Acres	A	C	H	E	
SR-5	4 Acres	A	C	H	E	
R-1	12,500	A	C	H	E	
R-1A	9,000	A				
R-1B	7,500	A				
R-2	9,000	A				
R-3	7,500	A				
R-3A	12,500	A				
R-4	1 Acre	A				
A-1	5 Acres	B	D	H	F	D
A-2	10 Acres	B	D	H	F	D
A-35	35 Acres	B	D	H	F	D
PD	☆	☆	☆	☆	☆	☆

A - Max number of cats, dogs, potbelly pigs & similar domesticated pets which may be kept is 3 litters of puppies and kittens may be kept until weaned.

B - Less than one acre, the same as A. More than one acre, no limit. For personal use. No public boarding is permitted w/o a special use permit.

C - 9,000 sqft open space for the first animal. 6,000 sqft for each additional animal. Maximum of 4 per acre. For personal use or ranching.

D - Less than one acre, the same as C; Over one acre, no limit.

E - Poultry house or pigeon coop of no more than 400sqft in size; Rabbit and chinchilla hutch of no more than 100 sqft.

F - No limit on square footage or number of animals.

H - Stallions or bulls shall be kept in a pen, corral, or run that are enclosed by a 6' chain link fence or material of equal strength.

☆ As stated in applicable Official Development Plan.



6 chickens (no roosters) and up to 2 bee hives are allowed in single-family, duplex, and two-family dwellings only with a Miscellaneous Permit per the Urban Agriculture requirements in Zoning Resolution, Section 5: Accessory Uses.



PO BOX 620783
Littleton, CO 80162

Editor's address:
Ray Moore
7294 West Hoover Ave
Littleton, CO 80123

To:
Littleton, CO 80127

<http://www.cohopejeffco.com>

The February 7th meeting will be at 7 pm at the Sheriff's South Service Center (11139 Bradford Rd). The scheduled speaker is Mr. David Firmin from Hindman-Sanchez.

We have asked Hindman-Sanchez to our Feb. meeting. *(They are.)*

Old Business The position of President for COHOPE is still open.

New Business None.

Announcements West Connect will have a meeting on Thursday, Jan. 25, at the Ken Caryl Ranch House. It is for the C-470 Plan from Kipling to Morrison. The Open House is from 4:30 p.m. - 6:30 p.m. The Presentation will be at 5:15 p.m.

We adjourned at 8:22 p.m.—*Cheri Paavola, Secretary*

Some of our major expenditures in 2018 will be replacing some of the pool furniture that was damaged in 2017 as well as replacing a heater pump for the main pool. Of course the major item that we as a neighborhood will need to consider will be what type of improvement (if any) we should make to the Fremont Street entrance. We understand that it would be a large expense that could negatively impact our reserves. That is one of the reasons why we are being so deliberate in considering the options. Most likely this will be a long-running conversation that will continue to the Annual Homeowner's meeting in April.

The April meeting will also be the time when HOA Board positions will come open. If you have an interest in joining the Board but have questions, please feel free to contact any of the existing Board members. Any of us will be able to answer questions about how the Board operates and what is involved. We are also looking for volunteers to help round out the Architectural Control Committee. Finally, we are publishing the anticipated dates for events coming up in 2018. The Woodbourne HOA Board would like to hear from you if you would like to volunteer for an event or sponsor an event. In closing, the Woodbourne Board looks forward to a 2018 that is better than the already great 2017, and we wish the same for all of our homeowners.—*James Meyer, President*

Update on the 2017 Jefferson County Coordinated Election The Nov. 2017 Coordinated Election determined the outcome of races and issues for towns and cities, special districts and the school district in Jefferson County. Voters only received a ballot if they lived in one of the participating jurisdictions with a race or question on the ballot. The election marked the first use of Jefferson County's new Dominion Voting System. Changes were not felt by voters as the election had the same look and feel as before. Process changes tied to the new equipment were staff based and all behind the scenes.

Voter turnout at **31.70%** was not out of the norm for a Coordinated Election. Of the 423,240 registered voters, 134,203 ballots were cast. 742 Jeffco voters obtained services at one of our five Voter Service Polling Centers.

Jefferson County's first official Risk-Limiting Audit of election results successfully passed with no findings. Colorado is the first state in the nation to conduct this type of audit statewide. A risk-limiting audit provides a high level of statistical confidence that the outcome of an election is correct, or provides a high probability correcting an inaccurate outcome if it exists. "Jefferson County voters can have confidence in the integrity of our voting system and our audit process, which proves that their vote was properly counted," said Faye Griffin, Jefferson County Clerk and Recorder.

Election Canvass to certify the election was completed on Nov. 22 in record time.

From Engage Jeffco Newsletter (Jan-Feb 2018 edition)