


The Facts—President / Public Relations / Development: Open

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Upcoming Meetings:

Open Space: July 7, 5 pm, Virtual Meeting

Board of County Commissioners Every Tuesday at 8:00 am

Foothills: June 28, 6 pm, The Peak and Zoom.

Board of Adjustment: 1st & 3rd Wednesday at 9 am, Hearing Room One, 100 Jefferson County Parkway

DRCOG: July 20, 6:30 pm, Virtual Meeting

Planning Commission: 1st, 2nd, 4th, and 5th Wed. 6:15 pm, Hearing Room One, 100 Jefferson County Parkway

Calendar for upcoming meetings: July 6 no Speaker, Aug 3 County Budget?, Sept 7, Oct 5, Nov 2

In This Issue: Information and Minutes 1-3, Backyard 3-6

COHOPE Treasury Activity: June 2022

Beginning Balance June 1, 2022

Deposits

Withdrawals

July newsletter \$3.48, Website \$14, Bank Fee \$8.95

Ending Balance July 6, 2022

W. R. Moore, Treasurer

\$ 1236.12

\$ 0.00

\$ 26.43

\$ 1209.69

Draft Minutes for June 1 Meeting Attendance: Diane Suchomel / At Large, Ray Moore / At Large, Cheri Paavola / At Large, David & Galen Wiese / Columbine Hills Civic Assn., Judy Alliprandine / Columbine Knolls, Tom Majcen / Columbine Knolls South Estates, Brian & Joan Kellogg / Lakehurst West, Maureen Sielaff / At Large, Al Hintz / At Large, Bob Ham / At Large, Scot Kersgaard / Jefferson County Assessor.

The meeting started at 6:00 p.m.

Diane Suchomel, Vice President, welcomed everyone.

No one from **Jefferson County Sheriff's Department** was present.

No one from **Jefferson County Public Schools** was present.

No one from **Foothills Parks and Recreation District** was present.

Our speaker for tonight is **Scot Kersgaard, Jefferson County Assessor**. He had many handouts.

The house value is set by the real estate market. The Property tax is the assessment rate of 6.95% times the property value times the mill levy, which is the sum of the mill levies for all the taxing districts the property is in. This pays for County and School District. After that it depends on the local assessments for where you live. This may include Fire District, City, Recreation District, Water District, Special District, etc. The Assessor cannot change this unless there is an error.

When Scot ran for office about 5% of residents appealed. Now it is about 3%. 57% of the appeals are denied. The reason is usually it is not a serious appeal, there was no evidence included, or submitted because the resident thinks that the taxes are too high. The Assessor's Office still investigates. When appeals are approved, comps are included. Sales prices are way above the asking prices. It is the sales price that the assessor uses. The value is what someone pays for a home.

How many comps do you use? The assessor collects sales from the previous 2 years from June 30. And because of the crazy market, older comps may be adjusted up. They look at the whole county and try to find similar houses.

Senate Bill 22-238 reduces the assessment rate to 6.765 for 2023 and 2024 and exempts a certain amount of value from the property value.

Property taxes are progressive, so the rich do not pay as much as the middle class. Jefferson County is less than most of the state. Although the rich are more likely to appeal and provide the most documentation.

If you don't like the result, you can appeal. Next the resident should go to the Jefferson County Board of Equalization of Assessment Appeal. These are usually for commercial properties. The results are stipulated which means the person

agrees to compromise.

The Assessor starts fresh every 2 years.

How much does age and condition affect the appraisal? Functional age matters. Condition matters. Age does not matter because some improvements may have been made.

If you want to talk about your taxes, go to the County Commissioners and other entities that set mills.

County Assessments can only go up based on inflation and new growth. When values go down, inflation is lower.

Has the assessment rate changed in the last 5 years? It has been as high as 7.2%, but it mostly stays the same. The current rate is 6.95%.

How many people are in your office? We have 55 employees. Of those about 50% are assessors. This breaks down to one assessor for 200 districts.

County Commissioners seem to approve a lot of special districts. Yes, perhaps better regulations need to be passed.

Rates and Senior Discounts are passed by the State Legislature. Assessors will bring this up in their campaigns.

Are Senior Discounts automatic? No. You have to apply. It exempts 50% of the first \$200K. The amount is usually about \$600.

One Senator wants to see the Senior Discount be Means Related. So the poor would get the full discount and the rich would get less.

A lot of states have something like the Senior Discount. Senior Discounts are studied by the Lincoln Land Institute.

Most taxes are incentive related. The Senior Discount incentivizes people to stay in their home.

Can the handouts be printed verbatim in newsletters? Yes.

Scot Kersgaard can be reached at 303-271-8667 or skersgaa@jeffco.us.

Reports from Officers

We do not have a **President**.

Roll Call was taken. We had 9 members present and had a quorum.

Ray Moore, Treasurer, said that we have \$1227.17.

Cheri Paavola, Secretary, was present. The minutes for May were passed.

Diane Suchomel, Vice President, was present.

Site Development—22-112105 SD is for 11552 W. Hialeah Pl. This is at Simms and Belleview, just south of Goodwill.

They want to build a 60' by 130' office / warehouse.

22-113054 SD is for 6724 W. Canyon Ave. It is a SDP for Jiffy Lube.

There is still movement going on at the old Safeway location.

Don't rely on where symbols are located on the Crime Map. They can be off by blocks. To get the actual details, click on the symbol. You can change options i.e., event - all, date span, etc. Sex Offenders are not on this site. To see the listing of registered sex offenders in unincorporated Jeffco (only those who are web-site eligible according to Colorado law) you need to go to the SOTAR website (that is run by Douglas County. Jefferson County's listing is there.) If you want the complete listing of all registered sex offenders in unincorporated Jefferson County, you need to purchase it directly from Jefferson County.

There are changes coming to the Planning and Zoning website.

RV on -street parking status has not changed.

Schools are out.

Fireworks have started.

There always seems to be a lot of construction at Bowles and Kipling. They are changing the lanes; major changes.

Progress seems to have stalled at Belleview and Kipling, at Quincy. The is Denver County.

Check the county website for tree branch drop off sites. They change periodically. The Ute drop-off location has closed.

The county is putting an issue on the ballot this fall.

Diane has not heard anything from Planning and Zoning about missing the last meeting.

The County Commissioners were not available for our meeting dates in June or July to give us an update on the County's budget situation; maybe in August. *(update: I've asked if they could give us a presentation on that for our August meeting and am waiting on their response.)*

We do not have a speaker or meeting place for July. Perhaps we can meet in the Park again. *(update—We will meet at Clement Park, near shelter I (eye), just east of the skate park.)*

The Commissioners have finalized and approved the Fence and Shed regulations. The minimum side set back has changed from 15' to 5' on each side with a combined set back of 15'. The General section 2 of the Zoning document has the most changes. Accessory Section 19 and Residential Section 30 also had changes. The Fire Protection rules name was changed to Wildfire Section.

Flood Plains verbiage is being updated now. It should be done by Wed., June 8.

Short Term Rentals has had no status change.

National Night Out is Aug. 2. If your HOA would like someone to join you, contact Deputy Bybee in Crime Prevention..

Jeffco Public Library has their current culture pass available again this year. Free tickets are available for various events.

The number of tickets is variable for each event.

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

New Business / Announcements Nothing.
We adjourned at 7:03 p.m. *Cheri Paavola, Secretary*

THE BACKYARD

Columbine Hills News

From Notes From The Board — June is Bustin' Out All Over! Hurrah for the transition to summertime! Between a long, hard winter and a windy, cold spring, I think we are all more than ready for shorts and sunscreen. And summer blooms. I know that the dirtier my hands are and the more my back aches, the happier I am. Someone once called gardening an act of revolution; I didn't understand it at the time but now I am recognizing that by harvesting my own crops, putting up my produce, and saving seeds for next year, I am opting out from market prices and inflation and that I am being, to some degree, self-sufficient. I guess that's revolutionary.

We have had a robust response to establishing a cadre of block walkers and at this time have enough that no one should have to deliver to more than 80 homes. As more of you sign up, we can make it even easier. If you walk the neighborhood anyway, join us! It is going to be a fun group, and what a way to get to know the neighbors. Contact us at ColumbineHills80128@gmail.com, or contact me directly at dgwiese11@msn.com.

We have so many events to look forward in June. First is the CHCA Community Garage sale on the 10th and 11th from 7:00 – 3:00. If you haven't already let us know that you want to be a part of this, contact columbine_hometeam@gmail.com to get your house listed.

On Friday the 17th from 5:30 - 7:00 we invite you to join us at the pavilion on Kendall and Elmhurst Ave for Meet the Board. We will have some light fare, and an opportunity to meet one another. We want CHCA to thrive and it will take your ideas and inspiration to make it happen. (And perspiration!)

And Saturday the 18th is Dumpster Day! We will begin at 8:00 and run through 11:00. The team at the Junk Trunk have committed at least three rollofs and promise a fourth as needed. Here is what they cannot take: Paint, televisions, tires, and hazardous materials of any kind. They will take all kinds of household goods through which they sort and recycle as possible. These items can be accepted but will not be able to get recycled: mattresses and box springs, electronics, exercise equipment, and all outdoor play equipment, clothing, linens, and soft goods. You must be a paid member of CHCA by Sat morning; if not, we will sign you up for \$35.00. Second and subsequent loads are \$20.00. Additionally, Kim Hinson from Boots on the Ground will be there to take all your unwanted metal. The proceeds from these go to active-duty military and veterans.

We are so grateful to be able to host a Dumpster Day again. And as we transition to walking newsletter deliveries, we will have more monies to do big things.

Thanks for being the best neighborhood, and the sweetest neighbors. We are so glad to be a part of this wonderful community.— *Galen Wiese, President, and all of your Officers and Board Members*

COLUMBINE KNOLLS VOICE

From COLUMBINE KNOLLS HOMEOWNERS ASSOCIATION May 3, 2022 President Twisselman called the meeting to order at 7:06 p.m. The meeting was conducted via zoom.

Board members attending: Anita Twisselman, Jean Baden-Gillette, Levi Wood, Grant Garfield, Dustin Cartwright, Cole Fichter, and Bill Weeks Four additional members of the Columbine Knolls HOA were also in attendance.

PUBLIC COMMENTS A community member stated she contacted the county because of motorists running the stop signs at Fremont and Kendall. The county representative responded that a study would be done.

Another community member informed the Board that a home on S Chase Way had a shed and gazebo on it as well as two structures with canvas roofs (which he indicated were not in compliance with Jefferson County rules and regulations). He has contacted Jeffco planning and zoning.

COMMITTEE REPORTS Membership: Lynn Weitzel, chair, was not present, but President Twisselman shared that the directory was at the printer and would be mailed out soon.

Safety, Beautification and Maintenance: Director Woods received a call from one of the bricklayers and the two will meet soon to discuss repairs at the Lamar entrance.

Covenants and Architectural Control: Director Garfield told the Board there were five open PIPSAs.

Special Events/Programs: Easter Egg Hunt – Thank you to Directors Cole and Jessica Fichter for organizing this event and bringing it to a successful conclusion. Director Fichter reported that approximately 50 to 65 children participated.

Community Garage Sale – June 10th , 11 th , and 12 th Director Woods will post signs to that effect.

The 4 th of July Parade at Marker Park, 9:30 a.m. to 11:00 a.m.

HOA Pool Party – July 20, 2022 – 5:00 p.m. to 9:00 p.m. The shelter is reserved.

Fall Festival (?) Smores Fest – Bring your own smores Hot chocolate and cider provided – Ideas? Rent 2 fire pits; possibly—October 9 th , 2022 3:30 – 5:30 pm

Meeting adjourned at 7:31 p.m.

Columbine Knolls South II Review

From President's Corner — Chris Reynolds (your HOA Secretary) has graciously offered to pen the President's Corner/June Newsletter for this edition, and I am grateful to her for giving me a break! Before Chris gets started, I want to recognize a few very dedicated HOA members. We held the annual cleanup of the West Chatfield Avenue and South Yukon Way entrance on Saturday, April 30th. I want to thank Bob and Stephanie Haberkorn, Bob Pellegrini, Brenda Abbott and Anita Schick Tanz for the 3+ hours of hard labor! I think the entrance looks excellent and it will look even better in a few weeks when Stephanie and Anita add 60+ new plantings in the flower beds. Thanks to Bob Pellegrini for taking Stephanie and Anita to the nursery to select some new varieties of flowers. What a great way to welcome summer! Summer is a great time of year and for many, it means family events and creating fun memories. Within our community, we kicked off summer by landscaping our entrance, planning new monument signs, and launching our annual community events.

In addition to sprucing up our entrance with landscaping and new plants, we received two bids from sign companies to replace the monument entrance signs. We have also engaged a graphic designer to create treatment ideas to give our signs an updated look. Thanks to Julie Bate and Andi Erpelding for leading the effort to replace our signs. Join the July 12 Board meeting (via Zoom) as we present treatment ideas and make our final selection.

Summer is a great time to make improvements to your home and yard. Your Board is working to support these efforts by providing additional guidance around our association covenants. We have drafted a Rules and Regulations document that will detail the CKSII Architectural Control Committee (ACC) process, provide clarity around rules and regulations, and offer guidelines and best practices. The Board will share this document with homeowners within the next few months, before sending it to the Board for a vote. In the meantime, you can always contact your ACC Chair at cksiihoaacc@gmail.com if you have any questions.

The CKSII Welcome Committee is hard at work, delivering welcome baskets to approximately ten homes in the month of June! In addition, the HOA recently prepared care packages for homeowners experiencing a crisis (illness, death, other types of loss, etc.) If you would like to learn more about these committees, please contact secretary.cksii@gmail.com. Mark your calendars! The CKSII Social committee has shared our community events schedule, a key sign summer is here! We hope to see you at the Rolling into Summer, Bike Parade & Car Show on June 5th! And take advantage of the Community Garage Sale on July 15/16. Check out all the upcoming events, listed in this newsletter and on our website at: www.cksii.org (see Home>Community Events).

Here's to a fun, safe, and happy summer!

Columbine West Civic Association Newsletter

From A Moment With The Board The May Monthly meeting was held at the pool park pavilion, face to face, under clear skies. We had about 21 residents in attendance to share thoughts, voice concerns and participate in the Annual Elections. Guest comments centered around the burning of fire pits, smoke pollution and air quality.

It was asked if we could draft an article for the newsletter to share concerns with more residents in an effort to try and not offend each others spaces. Article to follow in July. Resident Cyndi asked if CWCA would help foster the 4th of July Bike Parade, which was brought about in 2020. The group was enthusiastic about the idea, gave lots of feedback and decided to help with the planning. Check out the article inside this issue. CWCAtalk received a message from Andrea, who has so graciously offered to Chair the Chalk Walk, to be held on June 25th. Check out the article inside this issue. We are encouraging resident artists (neighborhood kids & adults) to create temporary chalk artworks to be enjoyed by our Columbine West community. Our Annual Elections have us welcoming Jason Collins (Treasurer), Ana Britton (Board Member) & Ravi Kishore (Board Member) into the fold. Our great friend Stacey Hall is leaving the Treasurer position after (4) dedicated years, which we are so very thankful for her volunteer efforts, time & talents. Along with husband Mark! Continue to check the calendar on the front page of the monthly newsletter or stop by the new website www.CWCA.info and check out what's happening. Please feel free to contact CWCAtalk@gmail.com with any other ideas you would like for us to work on. You can also connect with us at a Monthly meeting. Drop in, say Hi and meet a friend.

The Leawood Reporter

From Leawood Metropolitan Recreation and Park District Minutes May 11, 2022 The meeting was called to order at 6:42 p.m. by President Steve Wall. Members present: Debby Baker/Vice President and Secretary, Donna Snyder/Treasurer, Wade Hancey/Special Projects, and Dave Padilla/Parks Manager. Visitors: Leawood Residents: Dee Grant, Jalyann Sykes, Amanda Halbert, Joseph Halbert, Ike Nelson, Mathew Kyler, and Jan Chadwell. Dutch Creek resident: Craig Peterson and Columbine Estates resident: Terry McMullen.

Open Board Position — Steve moved that the Board proceed out of order on the agenda to consider the appointment of Judy Anderson to fill the current board vacancy. The Board voted unanimously to appoint Judy Anderson to the open board position, and Judy was duly sworn into the position.

Downsize Disk Golf Course — Steve moved that the Board proceed out of order on the agenda to consider a proposal to reduce the number of holes. Steve presented an updated course reducing the number of holes from 9 to 6. Wade moved to accept the smaller course and to obtain updated bids. Judy seconded and the motion passed with a vote of 4

to 1.

Public Comments – Craig Peterson – Craig opposes the proposed disk golf course. Dee Grant. – Dee opposes the proposed disk golf course. She feels that the proposed area is not big enough, no close bathroom, concerned about children crossing Weaver from Kendall Park to Weaver Park, and that flying disks could cause injury. She would like to see Kendall Park remain as open space. Joseph Halbert – Joseph opposes the proposed disk golf course. He wants Kendall Park to remain as open space. Amanda Halbert – No need for disk golf course in Leawood, Ken Caryl Ranch has one that is open to the public. Matthew Kyler – Matthew opposes the proposed disk golf course. He stated that there had not been enough communication about the meetings to discuss the proposed course. Jalynn Sykes – Jalynn opposes the proposed disk golf course. She's concerned about the increase of traffic, additional noise, no control over the game. Stated people outside of Leawood should not have a say. Jan Chadwell – Jan opposes the proposed disk golf course. She lives near Kendall Park. She is concerned about parking in the area, no close bathroom, no garbage can, trash going into creek. The Board needs to minimize the impact to neighbors. Jerry McMullen – Jerry opposes the proposed disk golf course. He is concerned about harm to wildlife, increased traffic.

Treasurer's Report – Donna presented the Treasurer's Report. Bills to be paid this month include Denver Water, Waste Management, Xcel Energy, Liberty Waste/Altitude Waste Solutions, Weston, doggie bag vender, Rich Alarcon, Dave's invoice, and reimbursement to petty cash. Wade moved that the Treasurer Report be received and authorize the bills to be paid. Debby seconded and the motion passed unanimously. Donna expressed her desire to retire from the Board but will remain until a new treasurer is found and trained.

Parks Manager Report – All parks were mowed, and irrigation inspected, and doggie bags checked and replenished as needed. Leawood Park: Little Tikes playground unit was damaged and is unusable. Dave is looking for replacement unit. Dave is receiving bids to replenish the fibar in the playground. Weaver Park: The new planking for west bridge has been completed. Raccoon Hollar: The tree branch pile has been removed. Urban Drainage has completed the project to contain the erosion along the creek.

Old Business – Update on Arcadia Creek retention pond – The developer is looking at the possibility of running the pipe from the retention pond to the creek on Arcadia property.

Updating Bylaws – The bylaws are from the creation of the Leawood Metropolitan Recreation and Park District in 1973. Debby will review if any update is needed.

Downsize Disk Golf Course – Steve presented an updated picture of the course reducing the number of holes from 9 to 6. Wade moved to accept the smaller course. Judy seconded. The Board voted 4 -1. The motion was approved.

New Business – Authorize payment for dumpster – The District pays for one dumpster for the Leawood annual cleanup. Wade moved to pay for the dumpster again this year. Judy seconded and the motion passed unanimously.

Steve submitted his resignation from the Board effective immediately. Wade also submitted his resignation from the Board effective immediately.

The meeting was adjourned at 9:12 p.m. —*Debby Baker, Vice President / Secretary*

Leawood Civic Association Board Minutes of May 3, 2022, 7:25 pm—Meeting started at 7:05pm at Leawood Elementary. Present: Kyle Evans, Mike Major, Travis Hall, Kate Shafer, Camille Sankey, Nancy Bock, Betsy Major, Chip Langowski, Dave Sarno, Laurie Sarno, Orin Levy

Treasury: Please see full balance report in the back of the Rappoter. The end balance for April is \$6943.13

We congratulated and awarded our scholarship winners Ms. Fender and Ms. Levy.

A couple from Leawood joined our meeting to discuss the disc golf course being voted on by the Leawood Parks and Recreation.

The discussion of the new development Arcadia Creek and its meeting that was being held by Arapahoe County at the Front Range Christian School.

The Leawood Garage Sale was discussed. Rhonda will be preparing the fliers to be handed out to residents.

We discussed the Leawood Clean Up. dumpsters have been ordered. the price of dumpsters have gone up to \$340 each. The dumpsters will be dropped off at 7am and picked up at 1pm. Some residents asked about the volunteers separating recyclable goods for someone to take in. it was voted down due to the lack of space for us to place the material in a safe place while we fill the dumpsters. A new banner of the items that are NOT allowed for the cleanup will be made. Car Show in July was talked about. Food trucks are too expensive for the show and the port-a-potty are too. We are hoping to come up with another solution for both concerns.

Membership: We had 40 residents renew their memberships. Membership is required for the cleanup. You can renew or start a membership at the clean up. An updated survey will be added to the website each quarter to hear what people want from LCA and how we are doing.

Rappoter: a vote to spend an extra \$50 a month to resize articles in the Rappoter to allow more content. The discussion of having volunteers to hand deliver the Rappoter was talked about to help with cost of having it delivered.

The front yard parties start June 10th. The LCA will be providing plates and cups. A updated list of who is hosting on which day was corrected. The new LCA Gnome will be present the week of the party.

Community Outreach: We had 4 new residents to Leawood. Welcome cards will be handed out to those residents.

Meeting ended at 8 pm.



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**The July meeting will be Wednesday July 6, 2022 at Clement park from 6 to 8 pm near Shelter I (eye) just east of the skate park. There will be no speaker.
Happy July 4th!**

Westbury

From the Mind of the President Bring Cookies, And Be Not Afraid —Talking with neighbors is easy some of the time, but not always. I sometimes get calls from Westbury residents asking if WHOA can tell someone not to park their boat somewhere, to fix a fence, to mow a lawn, or, in short, to do anything that Westbury resident wants his or her neighbor to do, but is unwilling to ask. Could something bad happen when you ask? It's possible, but very unlikely. Getting up every morning is a risk but choosing not to get up is a much greater risk. It saddens me that so many people are unwilling to risk talking with their neighbors.

So please, "BE NOT AFRAID" to have conversations with neighbors, even if you don't think they'll do what you want. Ask if they can help you by ... (fill in the blank.) Ask if there's anything you can do to help them and BRING COOKIES for the conversation. :-) You'll be amazed how often polite requests yield polite responses. You might even get you what you want. While some HOAs are all about strict rules covering everything from the color of your house to the height of your flagpole, we're not like that. We can't be, and I wouldn't want us to be if we could. Membership in our Westbury HOA is voluntary. You don't have to pay the \$20.00 per year if you don't want to. (BTW It's going up to \$25.00 per year on June 16, so please get your \$20.00 in by June 15 if you do want to join.) We're all obligated to obey the laws of The United States, Colorado and Jefferson County, but beyond that, none of us has the authority to tell our neighbors where to park their campers, when to paint their fences, etc. However, each of us can ask nicely for what we want, and in the process come to better understand one another, make new friends, and make Westbury an even better and safer neighborhood for us all.

God bless and keep you all,—*John Gaudio, current president, WHOA*

Woodbourne

From Note From The Annual Homeowners Meeting —The May Board meeting was held on May 11, 2022, at the club house. There were several residents in attendance. There was a substantial discussion surrounding the topic of updating the ACC guidelines for paint color schemes and how to best approach gathering the community's feeling on painted brick. A small group of residents has asked to send out a survey to better understand the community's thoughts on painting of brick on homes. Look for an article with the details in this newsletter.

The July Fourth bike parade will begin at 10:00 a.m. with pool party, games, and BBQ to follow. Join the fun at the pool and clubhouse. It is a great way to enjoy the summer and meet your neighbors.

There are more and more front facing fences in the neighborhood that are in need of repair or maintenance. Please take a look at your wing fences and tend to them, if necessary.

The next Board meeting will be held on June 8, 2022, at 7:00 p.m. at the Clubhouse. In the meantime, please contact Stephanie Odewumi (303-265-7845) or Ashley Heidt (303-265-7801) with CLA with any questions.