



The Facts—President / Public Relations / Development: Open

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Upcoming Meetings:

Open Space: Nov. 6, 2025, 6 pm, 700 Jefferson Co Pkwy, Suite 100
Board of County Commissioners Every Tuesday at 9:00 am
Foothills: Nov. 11, 6 pm, The Peak and Zoom.
Board of Adjustment: 1st & 3rd Wednesday at 9 am, Hearing Room One, 100 Jefferson County Parkway
DRCOG: Dec. 17, 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: Nov 5, Dec 3

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

COHOPE Treasury Activity: October 2025

Beginning Balance October 1, 2025

Deposits

Dutch Creek \$40

Withdrawals

October Website \$23.08 November Newsletter \$ 3.60

Ending Balance November 5, 2025

W. R. Moore, Treasurer

\$ 578.30

\$ 40.00

\$ 26.68

\$ 591.62

Draft Minutes for October 1 meeting: Attendance: Diane Suchomel / At Large, Ray Moore / At Large, Cheri Paavola / At Large, Galen & David Wiese / Columbine Hills Civic Assn., Tom Majcen / Columbine Knolls South Estates, Al Hintz / At Large, Maureen Sielaff / At Large.
The meeting started at 5:58 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.

Here is some information from Foothills last meeting. There will be "Extensive Community and Stakeholder Engagement" process regarding the future of the Fairgrounds and Fehringer Ranch. It will be a 12 - 15 month process beginning in Oct. 2025 but mainly beginning in Jan. 2026. The POC is Tom Hoby (Jeffco Open Space Parks), the person who made the presentation at the FHPRD board meeting.

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 \$613.30. It was moved and passed that we close the mailbox in Dec.

Cheri Paavola, Secretary, was present. The minutes for August and September were approved.

Diane Suchomel, Vice President, was present.

Jefferson County Information: AE 25-12202 is for 6100 S. Devinney Way. They want to modify the ODP to allow cemetery uses.

AE 25-122017 is for 9700 Old Coal Mine Ave. They want to modify the language in the ODP regarding "fire suppression".

PA 25-120815 + first referral is for 6859 S. Iris St. They want to rezone from Agriculture 1 to PD. They want to build 55 single family lots. This is currently a horse barn that is east of S. Kipling Pkwy and south of W. Ontario Dr. along Dutch creek trail. There are complications: 100 yr. flood plain, coal mine tunnels, etc.

PA 25-12012 is for 6365 W. Coal Mine Ave. They want to rezone from A-1 to R-2. They want to build 16 attached duplex single family homes.

RZ 25-122535 is for 17000 W. Bellevue Ave. They plan to rezone to building 55+ age group community of 320 units.

This is west of the hogback.

RZ 25-122650 is for 5641 Deframe St. They want to rezone from Agriculture 1 to Industrial 1 + office. This is north of Bowles and west of C-470. The owners are Intercessors of the Trinity. They have a deal to sell it, plan for 4 or 5 metal buildings, and pave the dirt road from Bowles north to this property.

RZ 25-122982 is for 6540 W. Hampden Ave. They want to change everything about their existing ODP. There are no details yet on what they want. This is south of 285 and east of S. Pierce. It has 1.39 acres.

STR case 25-112508 AM and first referral. There is no new information on the website. It is a Regulation Amendment. We are still waiting to see the ordinance about enforcement. It has 3rd party compliance monitoring. The case manager is Russell Clark. The engineer is Lindsey Wire.

On 10/02 there is a virtual Town Hall for the **Board of County Commissioners** from 6:00 - 7:00 p.m. The agenda indicates these topics: Impacts of Federal Executive Orders on the Jefferson County budget, programs, and services; and homelessness, sheltering and extreme weather response.

On Arvada's website (www.arvadaco.gov) there is an article on e-bikes and unique vehicles that says where each type is allowed, or not allowed to be ridden. It cites the applicable state laws.

On 10/11 there is the Weaver Creek Park Fall Festival from 12:00 - 4:00 p.m. They will have live music, beer garden, activities, food, and fun. It is run by Jovial Concepts. It is at 4700 S. Cole St. in Morrison.

We do our Adopt-A-Highway trash pick-up in Oct. and Apr. It is Bowles between Simms and C-470.

Columbine Library has been reserved for Nov. and Dec. meetings

Old Business / New Business / Announcements None

We adjourned at 6:26 p.m.—*Cheri Paavola, Secretary*

THE BACKYARD

Columbine Hills News

From CHCA Meeting: September 4, 2025, Meeting called to order by President at 6:15. **Officers present:** David, Gii, Kelsey, Angela, Steve, Galen. **Board members present:** Michaelle, Janet, Kelly **Community members present:** Scott, Francine, Elizabeth, Karen. Changes in CHCA by-laws require a majority of board members [6 of 10]

Approval of minutes from August meeting as recorded in Newsletter. Moved by Angela, Seconded by Kelly. Approved

Treasurer's report presented by David Wiese: Will pay website bill in Sept; anticipate \$500-\$600 for Community Fest

and Fall Festival. Moved by Gii Seconded by Kelsey. Approved. CHCA by-laws require a written report by Treasurer

Welcome community members – what can we do for you? 1. Folks can request a claims credit from Xcel if the outages impact business. 2. Consider getting a speed bump on S Kendall, north of the roundabout to slow drivers. Would cost CHCA about \$2500 (neighborhood pays half). Will add to Jan agenda. Meanwhile neighbors, what do you think?

3. Still nefarious activity from a trailer in front of a CHCA home. Galen will speak with the homeowner before reaching out to Jeffco. 4. Home on Kendall is very poorly kept up. Consider ideas to get the community involved: a community work-

day, Boy Scouts, schools, St Philip, Brothers Redevelopment?

Old business: Xcel has identified what the problem was for CH

New business: Block walker: We need a new block walker: can you help? Route is Jay, Monticello, Elmhurst Dr; 44 houses. SW quadrant.

Recently filled holes at the intersection of Depew and Platte are breaking down. We do not know who filled those holes; if anyone does, please let us know!

Unhoused individuals at C470 and Platte; law enforcement has dispersed the group at least once.

Events: Columbine Center Community Fest: Sept 20, 10:00-4. Schedule volunteers: David/Galen 930-12; Gii & Angela 12-2; Kelly & Steve 2-4. D&G will pick up canopy and table at 4:00. Pens, Raffle gifts courtesy of Gwen P, (discussed whether only paying members can sign up for raffle; not at this time). What else to display on table: sign-ups for volunteers for FF, T or T, and Eve w/Santa. Galen will purchase white board, markers, and large post-it notes. Will invite visitors to identify how they perceive CHCA, what could be added, improved, eliminated. Will need Jenn to bring QR codes. Will have a water cooler and cups.

Fall Festival: Sept 27, 1230-4. Scheduled volunteers: D&G 1130-130; return at 4 to help break down. Gii, Glenn and Angela 12:00 to 2; Kelly and Steve 2:00 to 4. Cornhole (Kelly), Chalk art, Alpa Gupta, our face painter, will be there at noon. D&G will purchase all food; invite all to bring tasty desserts. We may have flower bulbs to offer our neighbors; Angela to lead. Need to extend the dates for Kid's Corner art submissions.

Meeting adjourned at: 7:30

Dutch Creek Village News

DCV History: Foothills Parks & Recreation District and DCV HOA & Recreational Association – Whose Responsibility? — Very few residents in Dutch Creek Village (DCV) remain who were here when the community was founded.

Fortunately, long-time resident Frank McKinney has preserved records that continue to shed light on the history and challenges we face today.

One of the long-standing issues is the relationship between the DCV HOA & Recreational Association and the Foothills Parks & Recreation District. DCV residents are not taxpayers into Foothills. This means if we want to use Foothills classes, pools, or facilities, we must pay "out-of-district" fees. The Dutch Creek Trail, however, complicates matters. The section between Filing 3 and Upper/Lower Dutch Creek of Filing 1, running along the creek from Pierce to the Leawood Parks & Recreation District

boundary, technically falls under Foothills' jurisdiction. Many years ago, Foothills even offered to sell this greenbelt area to the DCV Master Association for a nominal fee of about \$10. At the time, our HOA was already mowing the area occasionally, since Foothills, Urban Drainage and Flood Control District (UDFCD), and Jeffco Open Space often mowed no more than once per summer. The Board ultimately declined the offer, citing concerns about liability for injuries, snow removal obligations, and the creek itself—likely a state or county responsibility. Ownership would have required significant HOA dues increases to cover those costs.

Over the years, HOA leaders like Frank McKinney, Dan Dowell, Jim Bruzas, and Raina Powell have worked with Foothills to address trail damage and risks. In 2015, after storm damage washed out the culvert under a feeder trail from W. Weaver Ave., Foothills, UDFCD, and Open Space all ruled the repairs were not their responsibility. Because the feeder sidewalk was originally installed by DCV, the burden remained with us. This "not our jurisdiction" theme has repeated. For example, when

beavers damaged trees along the Dutch Creek Trail (see September newsletter), Jeffco Open Space referred us to Foothills. The Foothills representative suggested finding a Scout or volunteer to cage the trees, noting their responsibility extended only to maintaining the sidewalk. Meanwhile, UDFCD (now Mile High Flood Control District) agreed they could address beaver dams if it could be proven the beavers were moved—but the trees themselves? Again, "not our responsibility."

To date, no organized effort has stepped forward to protect the remaining trees. One resident has offered \$200 for materials, and another has volunteered to help, but without a project leader or available HOA funds, the work remains undone.

The Leawood Reporter

From LCA Minutes September 9 Attending: Dave Nancy Bock, Paul O'Connor, Paul Klinger, Chip Langowski, Desiree Robinson, Dave & Lauri Sarno, Jesse.

DISCUSSION: Treasurer: Paul reported residents are still having trouble using Stripe to pay for membership. Three new members were added after the picnic. As of now we have 135 paid members. Paul will explore moving LCA finances to a bank or credit union that accepts Venmo, since the current bank does not.

Picnic last month was a success. 110 people attended. The picnic expenses decreased after the board chose to provide chicken and sub sandwiches instead of having it catered. The total spent was \$1,225 and that included food, music, bouncy castle, snow cone machine, and door prizes. Thanks to Jeffco sheriff for sending six motorcycle officers. Unfortunately, the fire department had to respond to a call and could not lead the parade.

Halloween decorating contest with prizes will happen again. To be eligible decorations need to be up by October 20th.

Santa party will take place at Leawood Elementary on December 10th.

Many thanks to Desiree, current editor of the Leawood Reporter. She is stepping down after the October Reporter comes out. Desiree will leave a big hole to fill on the board. Her attention to detail and creative ideas improved each issue. Plus, her enthusiasm was always appreciated. We will miss you!

Meeting ended at 7:15pm

From Leawood Metropolitan Recreation And Park District Minutes – Thursday, Sept 11, 2025, Leawood Elementary School, Littleton, CO. Attendees: Board Members Zach Sack, Jesse Opgenorth, Marci Turaga and Residents Steve Wall, Tom Bryant, and Laurie B.

Meeting was called to order at 6:10pm

Resident Comments Long time resident near Raccoon Hollar expressed concern about landscaper maintenance in Raccoon Hollar, specifically cut out natural grasses and cattails. Reported that Cox was weed whacking right down to the creek.

Comments submitted by community members shared by Zach- disapproval of cutting sunflowers, currant bush was reported to have been significantly cut back, low hanging plums possibly contaminated by Roundup were picked to prevent children from picking/eating fruit, drip irrigation in xeriscape is not working, leak reported near Raccoon xeriscape area.

Park Manager Report by Ken Leaf, 57 hours month of August. Work for the month of August primarily focused on pruning and cleaning up trees and waterways, overseeing Brothers Landscaping replacing of landscaping timbers, sidewalk clean up, and pavilion painting.

Replacement of spring toy in Leawood Park to cost \$600 approved by board.

Spoke with Zach Smith of Jefferson County Engineering regarding beavers. They are willing to remove the dams but beavers must be relocated first. Can remove ourselves but it is a significant challenge.

Upcoming spraying. Signs to be posted in parks by Friday from spraying. Ken to monitor application. Marci to email the football group using Leawood Park.

Scheduled meeting with Resource Central to help with the irrigation system.

Zach Sack voted to position on the Board with unanimous approval.

Cox Replacement Cox will no longer be servicing the parks at the end of current contract in Spring 2026. Search to replace contractor begins now.

Zack meeting with Designs By Sundown, waiting to hear from Design Scape and one other contractor. Meeting with them throughout the month of September.

Suggestion made to meet with Weston made due to their familiarity with parks.

Dog Poop pickup – Carole asked for bid proposal from Sarah (Poopless Yards) to replace Cox and Doggy Walk bags.

Sprinklers Ken and Zach to continue effort to figure out where all the lines are and which ones need repair.

Jesse suggested we ensure everything that belongs to our property with respect to sprinkler system, timers, passwords are recovered from Cox prior to end of contract. Includes task to go through invoice to see if timers were paid for by us. Carole apple with Denver Water and Platte County. There is no water program for us.

Beavers Carole spoke with John Barkman (MHFD). John has visited largest dam and believes we are ok for now but has put us on their list as well as contacting Jeffco to put on their list as well

Discussion was held to take action to maintain tree health in the area. Ken to research options.

Website Marci shared that Ken Leaf has set up email. Treasurer and generic park emails to remain the same. Remaining board members (Marci, Zach and Jesse) to set up board emails to be added to website.

Beds & Signs Judy has ordered new plants for Ken to install in beds. Tennis court sign was ordered and will be installed prior to next board meeting. Bid was provided by Cox to replace main Weaver Park sign. Approx \$15k. Board to research options for replacing sign. Bid was provided for replacement of metal signs in all parks. Board to review and discuss in upcoming meetings.

Trees/Dams/Stream Walk through for Raccoon Hollar is planned for Saturday, September 13th with Karim Gharbi from CSU Jeffco/Denver Extension Office. Marci to review walk through reports and provide to-do list based on priority items and budget with goal to start getting bids for work in October.

Security cameras Jesse to source cameras for installation in parks.

Bylaws Tom provided draft of Bylaws to every member of the board. Not interested in further effort aside from revision. Marci to add section on records retention. Tom advised that he received an email from Ann Terry from SDA with potential to change the name to Policies and Procedures to avoid legal requirement of sending to attorney. Steve shared recommendation to have rules the Board intends to enforce, and suggested Bob's Rules of Order may be too strict or unnecessary for board meetings. Board members to read through and make adjustments with goal to vote on and adopt rules in October meeting. Feedback and edits requested before 9/25/25.

Concrete Tom requested approximately \$18,500 including contingency for concrete work in Raccoon, Weaver and Leewood. Steve expressed concern about patchwork concrete in Raccoon showing different finishes over path. Tom responded that Bill Cushman told him exposed aggregate is not standard procedure. Tom advised that we could install a crushed aggregate, but it will not match the original. Motion to approve bid for concrete repair was unanimously approved by the board with caveat that Tom will seek information about ways and associated costs of matching look of current sidewalks in Raccoon Hollar.

Grants Steve shared several resources relating to grants applicable to our parks including Colorado Conservation Board water plan grant and the Northern Water Awards. Steve to continue work determining appropriate grants, requirements and application deadlines. Many deadlines are nearing expiration for this year. By way of announcement, Logan MacMillan resigned his position on the board effective September 10th, 2025.

Meeting adjourned at 8:25— *Marci Turaga, Secretary*

Woodbourne HOA Newsletter

From Notes From The September Board Meeting It's official – Fall is here in all the right ways. As we pull the sweaters out and partake of more Pumpkin Spice than any humanity should be allowed, we wanted to provide a quick note of what's going on in Woodbourne.

We had another successful (mostly) swim season. The pool is cleared out, winterized and closed for the season. We are still working on repairing the small gate between the West fence line and the playground. Our vendor doing the repairs was extremely busy and we had to wait for a vote on the direction we wanted to go in. But we will be repairing the gate post to get the fence back in sturdy condition.

A big, big thank you to our Architectural Control Committee members for a very rough and busy renovation season. They stayed strong and have provided some nice rigor to our reviews and approvals. Hopefully the pace will now slow as we enter Fall and they can settle back until next year. We also want to thank all of our residents who are diligent in following our processes in submitting your ACC forms for review and your patience.

The board will be reviewing the 2026 budget for ratification in October. Please check your mail for the formal top-line financials for 2025 and proposed 2026 budget. As mentioned last month, we have done a really great job at controlling and spreading our large expenditures so we can retain our current fee structure and still replenish our reserve account for the pool and clubhouse expenses we have incurred in the past 3 years.

A formal reserve report will be completed in the next two weeks and we will begin to shore up those items that have been addressed and plan for those that require immediate attention or will come due in the next 2 years. We still plan on resurfacing the tennis courts in 2026, as well as the completion of one of the restrooms in the clubhouse.

We have been fortunate to find two resident contractors from whom we have quotes to compare and determine best fit. That too will be a topic in our October meeting.

Before you know it, we will be reminding you of the Woodbourne hayride. It is a great opportunity for residents to catch up, kids to carol (and comment on the horse poop), and remind us to slow down and enjoy one another. Keep an eye on the social calendar – enclosed – for the specific date.

The board is working with Waste Connections on encouraging November as the official month to place additional bags next to the provided blue tote, for leaves, early snow branches, etc. The negotiation is also aligned to ensuring that late December is also allowed for extra capacity for this who tidy up the season before the New Year. When possible, please pack the blue tote fully, before relying on trash bags/boxes. The trucks that service Woodbourne now have the mechanical arm, so drivers are not required to leave the truck cab. So, allowing for them to collect bags manually is something we are told is a privilege. Thank you for your help and more details to come.

Our next meeting is October 8, at 7:00PM at the clubhouse.

Please see the article in the newsletter about the issue that occurred over Labor Day. (attempted child luring) Please be diligent and present while walking/driving through our neighborhood and if something doesn't look right, please either contact the JeffCo Sheriff non-emergency line 303-980-7300 or 911, depending on the situation. — *Your Woodbourne HOA*



The Cohope Trash pick up on Bowles from Simms to 470 went well on October 11. The weather was fine.



Applications Open for Select Jeffco Boards and Commissions — Want to make a difference in your community? Apply to serve on a Jefferson County volunteer board or commission. Boards with vacancies include the Board of Adjustment, Board of Review, Budget Advisory Committee, Community Corrections Board, Community Services Advisory Board, CSU Extension Advisory Committee, Engineering Advisory Board, Equine and Agricultural Heritage Commission, Historical Commission, and Inclusion Diversity Equity Accessibility Advisory Commission.

Boards applications are being accepted through Oct. 22. Learn more and apply.

<https://bm-public-jeffco.escribemeetings.com/>

SNAP Benefits for November will be Unavailable — Due to the ongoing federal government shutdown, all SNAP benefits for November will be unavailable. Jefferson County and the state of Colorado have no control over the release of these funds. At this time, it is unclear whether benefits will be issued retroactively once the shutdown ends. Jefferson County Human Services aims to keep you connected with resources and is monitoring the shutdown and its impact to community services and programs put in place for those affected by the shutdown and other federal-level changes. Explore additional community resources, including a list of food banks. <https://www.jeffco.us/4019/Find-Resources>

Jefferson County Treasurer Tax Lien Sale Set for Nov. 6-7 — The final step in the Treasurer's efforts to collect taxes on real property, the tax lien sale allows taxing authorities to receive their budgeted revenue without having to wait for delinquent taxes to be collected. This year's sale will be held Nov. 6–7, and more information can be found on the Jefferson County Treasurer's Tax Lien Sale webpage. <https://www.jeffco.us/2430/Tax-Lien-Sale>



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The next meeting will be Wednesday, November 5, 2025 from 6 to 8 pm at the Columbine Library (7706 West Bowles Ave). No speaker is scheduled at this time.

Jefferson County Annual Holiday Giving Tree Returns Nov. 17 —We are pleased to announce Jefferson County's annual Holiday Giving Tree will be on display in the atrium of the Administration and Courts Facility beginning Monday, Nov. 17. Continuing a cherished tradition, the Giving Tree will feature gift tags with holiday wishes from children in need within our Jeffco community. Everyone is invited to select a tag and help make the season brighter for these children. .

Seeking Applicants for Regional Early Childhood Council—Join Jefferson, Clear Creek and Gilpin counties are seeking applicants for the regional Early Childhood Council. ECCs increase and sustain the quality, accessibility, capacity and affordability of early childhood services for young children — from prenatal to age 5 — and their families in the areas of early care and education, family support, mental health and health.

Applications will be accepted through Nov. 15. Learn more and submit an application.

<https://www.jeffco.us/5098/Early-Childhood-Council>

Historic Records Now Online at Jeffco Clerk and Recorder Website —For the first time in Jeffco history, scanned images of real estate and Uniform Commercial Code records — including liens, deeds, certificates, plats, bonds and more dating back to 1859 — are available online. Skip the trip to the office! Search by owner or individual name and access the records you need from anywhere. Start your search today on the Clerk and Recorder's website.

<https://www.jeffco.us/1027/Records-Search>

What is Household Hazardous Waste, and How Can You Recycle It? — Household hazardous waste (HHW) is left-over household products that can catch fire, react or explode under certain circumstances, or that are corrosive or toxic. Recycling HHW is critical for personal, public and environmental safety, and Rooney Road Recycling Center is your one-stop shop for recycling household hazardous waste. Learn more. <https://www.rooneyroadrecycling.org/>

Festival of the Trees Decorating Competition Kicks Off Nov. 29 — The Join us for the Festival of Trees, an exciting holiday tree decorating event that brings the holiday spirit for a good cause! Decorate a Christmas tree to be displayed throughout the week, starting Nov. 29 and culminating at the annual Holiday Celebration on Dec. 6. Showcase your business, engage with the community and spread some holiday cheer while making a difference for local animals in need. Learn more. <https://www.rootedinfun.com/394/6642/Festival-of-the-Trees>

From Engage Jeffco October Issue