



# The Manor Banner

August 2012

## Columbine Manor Block Party Oktoberfest 2012



Saturday, September 22<sup>nd</sup>

12:00 Noon to 3:00pm

5102 W. Geddes Circle

Bratwursts, hot dogs (with all the fixings) and beverages will be provided by CMPOA.

Bring your family -- adults and kids of all ages!

Plus a salad or dessert to share

A – L Bring a Salad / Side dish    M – Z Bring a Dessert

There will be games for the children and music for all.

RSVP and Volunteer by calling Diane Lekic

at 303-979-8620

## Summer Picnic Summary

We had great weather, food, games, and socializing for our annual picnic. Officially there were 63 neighbors in attendance, but I bet there were a few who were missed. The BBQ from Schneids' Smoke Shack was so delicious, we ran out. With such a good turnout the board should get more next year! Many people talked and caught up with "old" friends and new ones. The games were a big hit with bean bags flying, kites trying to fly, and water balloons popping. Thanks to all who enjoyed and helped at the afternoon. Special thanks to everyone who set up and served the food, Joe, Mo, and Doreen for running the games, and to Bob for the wonderful pictures.



## Welcome to Our New Neighbors

Since the first of the year the following families have purchased homes in Columbine Manor:

The Josh and Joey Schilling Family  
5006 W. Hinsdale Circle

The Jared and Deanna Masterson Family  
5040 W. Fremont Avenue

The Josh and Brenda Parsons Family  
5138 W. Hinsdale Circle

Robert Westendorf & Holly Profitt  
5112 W. Geddes Circle

Welcome baskets have been delivered to each family. If you have not yet met these new residents, please stop by and introduce yourselves to them and welcome them to our special little corner of the world.

# Notes from the President

By Dwight Storm

During the year of 2001, I printed copies of residential property records prepared by Arapahoe County for all 130 Columbine Manor residences. In the fall of 2011, I updated those records with the current appraisal amounts. Then I prepared a worksheet listing all of the residences in two categories, the first being individuals where the ownership has not changed during the ten-year period and another where ownership changes or major remodel projects have occurred. On the second category of properties, the sale price, added value, or court agreed value becomes the starting point for an appraiser to determine the current appraised value. It would be very difficult to argue that the agreed sales price or values at the time of the change are not valid.

Where the ownership has been the same for the ten years I have discovered some interesting facts:

The largest increase in assessed valuation from 2002 to 2011 is \$46,700, an increase of 26%.

The largest decrease in assessed valuation for the same period is \$45,200, a decrease of 14%.

There were a total of 99 residences where the ownership has not changed since 2001 and 45 (or 45%) of those residences experienced no increase or a decrease in their assessed valuation.

For the record, our personal residence assessed valuation has increased 9% from 2001 to 2011.

From October, 2012 through April, 2013, I will review how the appraisal system functions, how to identify inequities in the appraisal process and how to appeal and negotiate lower assessed values.

During the early morning hours of Wednesday, July 18, at least two homeowners have experienced a theft, or an attempt, of accent lights from their front lawns. We have a partial description of the vehicle used by the thief or thieves.

If you have also have had items stolen from your lawns or have witnessed suspicious vehicles on or about that date in our community, please contact your CMPOA Board Representative so we can file a report with the Arapahoe County Sheriff's Department if deemed advisable.

## **Do you need a new driveway, sidewalks, patio or miscellaneous concrete work?**

We are organizing the project to obtain quality concrete work at a discounted price. The homeowner, contractor and neighborhood all benefit when the all work is done on a group basis.

Please contact Mac McIntire at (303) 978-0291 if you are interested in a September, 2012 project. Mac, a long-time resident of Columbine Manor, has owned his own construction company for many years and is certainly qualified to manage this project.

Celebration of Life for  
John H. Garber, Sr.  
For Friends and family  
Sunday, August 11, 2012 from 1pm – 4pm  
5152 W. Geddes Circle  
Please RSVP by August 4 to  
[captain.john@comcast.net](mailto:captain.john@comcast.net)  
(Please note how many will be attending.)  
Food and drinks will be provided.

Your Board Members for 2012-2013:

Diane Lekic (Member) [303-979-8620](tel:303-979-8620)  
Jay Haworth (Member) [303-933-9572](tel:303-933-9572)  
Joe Steinbach (Member) [303-979-2672](tel:303-979-2672)  
Hiroo Shiba (Member) [720-524-8067](tel:720-524-8067)  
Annemarie Garber (Member) [303-979-5457](tel:303-979-5457)  
Jim Barnhill (Member) [303-979-4594](tel:303-979-4594)  
Bob Engel (Member) [303-933-2038](tel:303-933-2038)  
Doreen Smith (Secretary) [303-973-1431](tel:303-973-1431)  
Darrel Del Duca (Treasurer) [303-973-5435](tel:303-973-5435)  
Robyn Hall (Vice President) [303-948-8808](tel:303-948-8808)  
Dwight Storm (President) [303-979-4586](tel:303-979-4586)

BOARD MEETINGS

The monthly meeting of your Board of Directors for CMPOA is held on the second Wednesday of each month at 7:00 p.m. All members are welcome to attend any of the meetings. If you would like to attend any of the meetings, please call Dwight Storm at 303-979-4586 for the location.

Article in Newsletter

If you want to have an article included in the next newsletter, please send it to Liz Wuest at [famwuest4@gmail.com](mailto:famwuest4@gmail.com).