



The Knolls News

The Knolls Homeowners Association Newsletter

Important Dates

ACC Meeting (First Thursday) – Aug. 7
HOA Board Meeting – Aug. 11
Recycling Dates – Aug. 12 & 26
Community Coffee – Aug. 13
Social Tennis – Aug. 8 & 22
Tsunami Tsoiree – Aug. 23
Food Truck Thursday – Aug. 28
Labor Day Tennis Tournament –
Labor Day Weekend
CheKnolls Cup Golf Tournament – Sept. 21
The Knolls Home Tour – Sept. 27

2025 Recycling Schedule

August 12 & 26 November 4 & 18
September 9 & 23 December 2, 16 & 30
October 7 & 21

HOA Meeting

Mon., August 11th, 7:00 p.m.
In-person Meeting, Clubhouse

August 2025

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From The President's Desk



Greetings Knolls Enthusiasts,

I hope you're all enjoying the summer and finding ways to stay cool. As always, thank you to everyone who helps make The Knolls such a special place to live — whether you're volunteering on a committee, lending a hand to a neighbor, or simply keeping your yard looking great.

A few quick updates from the Board:

- **Swim Team Success:** A big shoutout to the Knolls Tsunami for wrapping up a fantastic season! The team finished strong at the RMSL finals, showing great sportsmanship

continued on page 2

An Important Reminder From The Board of Directors:

Homeowners must apply for and receive approval from the Architectural Control Committee before beginning any changes to the exterior of their home, including landscape. The fine for not submitting an ACC application prior to making modifications is \$500.

Tsunami Tsoiree SAVE THE DATE - "Let's GLOW!"

Knolls neighbors & swim team families, please join us at the *Annual Tsunami Tsoiree* and help us to light up the night on **Saturday, August 23, at 7 p.m.!** The pool will be reserved for this special event.

This event is one of our biggest fundraisers, and your contributions directly help our swimmers' growth and success! *This year, we are fundraising for a digital clock to use during practice.* This clock will assist our coaches and swimmers work on timing and goals with measurable growth!

This is an **adult-only** Knolls neighborhood event **on the pool deck from 7-11 p.m.** The cost is **\$40 per person pre-sale**, and **\$50 per person at the door**. There will be delicious appetizers, beverages and music to enjoy. The ambience and fun won't disappoint!

Please **dress to impress** and come out for a fun community night! Help us celebrate our swim team and the special community we reside in! Tickets will be on sale at the door, and you may purchase ahead of time using the *Tsunami Venmo*: @theknollstsunami

Checks, cash and general contributions are also accepted – please email: knollsparentreps@gmail.com for more information.

We greatly appreciate your support in sustaining and continuing to build a fun and strong swim team experience for our neighborhood youth!

SWIM TEAM FUNDRAISER
DRESS TO IMPRESS

TSUNAMI TSOIRÉE

Let's Glow

STARTS AT 7PM POOLSIDE | SATURDAY 23 AUGUST | TICKET PREPAY \$40 OR \$50 @ THE DOOR

COCKTAILS, BEER, WINE & APPS
ADULTS ONLY PLEASE
BEVERAGE DONATIONS GREATLY APPRECIATED
PREPAY: TSUNAMI SHOP OR VENMO @THEKNOLLSTSUNAMI

President's Desk

and team spirit. A huge thanks goes out to the coaches, parent volunteers and all the swimmers for representing our neighborhood so well.

- **Back to School:** With the new school year kicking off, please be extra cautious when driving through the neighborhood. Mornings and afternoons will be busier with kids walking, biking and running to and from bus stops. Let's all do our part to keep them safe.
- **HOA Dues & Banking Update:** The HOA is nearly finished transitioning to a new banking structure. This change is already paying off — literally — as we're now earning substantial interest on our reserves. That helps us keep dues stable and build momentum for future projects. Some of you may have noticed delays with auto-withdrawals in June and July; we expect those to be resolved and back to normal for August.

Let's keep the momentum going as we head into August. Thank you for your continued support and involvement!

— All the best,

Travis Baumgart, President, The Knolls HOA

Community + Caffeine + Conversation

Come connect over coffee at The Knolls Clubhouse, Aug. 13, from 8:30-10:30 a.m. All ages and stages, reasons and seasons are welcome. It's super casual! Questions? Call AnneMarie Anderson at 303-913-4316.

Food Trucks Thursdays Are Back!

Please join us on Thursday, August 28, at the clubhouse parking lot for Food Truck Thursday and a chance to catch up with all. The last summer food truck date is Sept. 25.

Pool Closing Early On August 23

The pool will be closing at 5 p.m. on Saturday, Aug. 23, to allow for set up of the Tsunami swim team fundraiser event. Please plan accordingly and consider attending as it's open to all neighbors!

Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

**Newsletter Connections: 303-979-7499 or
info@newsletterconnections.com**

To find ad rates and discounts, go to
NewsletterConnections.com or scan QR code.



Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

The Knolls Homeowner's Association

BOARD MEMBERS: Board@TheKnollsHOA.com

Website: www.theknollshoa.com

President/Website: Travis Baumgart, 303-669-5798
president@theknollshoa.com

Vice-President/Landscape/Maintenance: Justin Finesilver,
303-522-0755, landscaping@theknollshoa.com

DORA/CenCON/Website: Dave Gebhardt,
414-331-9400, board1@theknollshoa.com

Treasurer: Nick Dosen, 303-204-5958, treasurer@theknollshoa.com

ACC Liaison: Becky Slauson, 262-203-1056, board3@theknollshoa.com

Clubhouse/Pool/Social: Diane Klepacka,
314-324-4139, pool.clubhouse@theknollshoa.com

Clubhouse/Courts: Trevor Wetterling,
720-235-6342, board2@theknollshoa.com

Snow/Trash/Secretary: Molly Ehlinger, snow.trash@theknollshoa.com

Bookkeeper: Ryan Page
bookkeeper@theknollshoa.com, 847-722-0467

Clubhouse Reservations: Amy Schultz, 9 a.m. to 7 p.m.
by phone 415-350-0778 or email clubhousecalendar@theknollshoa.com

Social Committee:

Chair: socialchair@theknollshoa.com

Jennifer Harris, 720-841-9813 Diane Klepacka, 314-324-4139

Kristen Keith, 303-319-0053 Caroline Rudolph, 505-573-0296

Tennis: To purchase \$5 key for courts and ball machine:

Mike Bradley at 303-887-4275, or

Shawn Merkel at 303-478-3852 or shawn.merkel@hotmail.com

The Knolls News Editor: Mimi Ramsey

knollsnews@theknollshoa.com

Trash/Recycle Company: Republic Services

303-286-1200 for bulk pickup requests

ACC Contacts (acc@theknollshoa.com):

Mike Smaltz, Chair; John Ramsey, Vice-Chair

zone 1 - Travis Reini 303-328-1635 zone 5 - Mike Smaltz 610-389-3526

zone 2 - Zach Tatlock 303-483-8467 zone 6 - Damion Duncan 720-530-3842

zone 3 - John Ramsey 303-210-4971 zone 7 - Mike Smaltz 610-389-3526

zone 4 - John Ramsey 303-210-4971 zone 8 - Damion Duncan 720-530-3842

Emails all follow this format, if you need them: zone1@theknollshoa.com

Paint Books: Lara Kroha

BOARD MEETINGS

Meetings held the second Monday of each month, 7 p.m.

NEWS ARTICLES

The Knolls newsletter is published monthly by The Knolls Homeowners Association. The deadline for articles is the 19th of each month for the next month's issue, except for the Jan. issue which is Dec. 12th. **All articles, letters and ads must be approved by the editor.** Please email articles to the editor at **knollsnews@theknollshoa.com**.

Swim Team: (an independent organization)

website: http://theknolls.rmsl.org, email: knollstsunami@gmail.com

Claire Smith – clairehsmith1@yahoo.com

Jen Johnson – jenjohnson09@yahoo.com

Shannon Walsh – swalsh12611@gmail.com

Association dues are \$130/month, due on first day of the month. A late fee may be assessed. Deposit in clubhouse mailbox at 3400 E. Geddes Dr. Mark check with month for which you are paying. Your check is your receipt.

Call To Action!

We have four Knolls board members retiring this December, and we're looking for new volunteers to step up. One of the key ways we keep dues low while still funding major capital projects is through the dedication of residents who serve on the board.

If you're looking for a great way to support the neighborhood and stay involved in what's happening behind the scenes, consider signing up for a two-year term.

Email board@theknollshoa.com to add your name to the list!

Helpful Trash Reminders:

As a reminder, your Knolls HOA dues cover the cost of one pickup for trash each week on Tuesdays, and recycling every other week, also on Tuesdays. Service schedules can be viewed on Republic Services website (republicservices.com) by entering your address into the site.

Our agreement covers pickup for 1 x 96-gallon trash cart and 1 x 96-gallon recycle cart per address. Additional carts are \$48 per year (trash) and \$60 per year (recycle) to be billed to the requesting homeowner.

Bulk-item pickup is requested and pre-paid by homeowners directly with Republic Services.

Requests for replacement trash and recycle carts should be made directly to Republic Services. The cost for replacement carts is also paid by the homeowner to Republic directly.

Republic Services Customer Service Hours:

Monday-Friday – 7:30 a.m. to 5:00 p.m. for all time zones. Call Wednesday-Friday for shorter wait times.

Saturday – Login/create account for self-serve options

Republic local customer service number: 844-737-8254

— Recycling infographic from

<https://recyclingsimplified.com/residential-resources/>

Know What to Throw!

Plastic Jugs & Bottles
Empty and rinse before putting them into the bin. Attach lids to containers to recycle or toss lids into the trash.

Metal Cans
Empty and rinse before putting them into the bin. Labels are ok to leave on.

Paper
Separate it from other packing materials. Toss if it's smaller than a credit card.

Cardboard
Separate it from packing materials like bubble wrap and strapping tape that are non-recyclable. Toss if it is wet or soiled.

Visit RecyclingSimplified.com to learn more about recycling.
*Recyclable materials are different depending on location and processing.

Recycling *Simplified* **REPUBLIC SERVICES**

Tour Beautiful Homes & Support The Knolls Tsunami Swim Team!

The much-anticipated Knolls Home Tour is back on the calendar for Saturday, September 27, from 12-4 p.m. Don't miss this opportunity to walk through a curated selection of standout homes in The Knolls — each offering a unique glimpse into the creativity and craftsmanship of your neighbors.

This self-paced event invites you to explore impressive remodels, clever layouts and thoughtful upgrades that bring fresh life to familiar spaces. Whether you're gathering ideas for your own home or simply enjoy seeing what's possible, the tour is always full of inspiration.

Proudly organized and sponsored by The Steller Group real estate team, this year's tour supports a community cause: proceeds will go toward a new scoreboard for The Knolls Tsunami Swim Team.

But we can't do it without your help! We're currently seeking at least six standout homes in The Knolls to feature on the tour. If you know of a home that deserves to be showcased, submit your nomination at StellerRealEstate.com/hometour/nominate. Want to get involved? We'd love volunteers, too! Reach out to Jennifer Steller at 720-352-8086 or Jennifer@StellerRealEstate.com.

Let's come together to celebrate our community — and support our local swim team.

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Knolls Courts Updates

Pickleball has returned to The Knolls! Court 4 is set up with two pickleball courts ready for action! Secure your court by making a reservation on Yourcourts.com. Specifically, either Court 4 "North" or "South." Reminders it is best to reserve a court before heading down.

To check for court availability or make a reservation, scan this QRC or use <https://www.yourcourts.com/yourcourts/security/showLogin>



- If you are not already enrolled on yourcourts.com, first be sure you are registered on theknollsHOA.com. This is how court usage is secured to only Knolls residents and guests.
- To get a court key which opens all the court doors, the tennis ball machine, and lower clubhouse level for restroom access, text or call Mike Bradley at 303-887-4275 or Shawn Merkel at 303-478-3852. Keys are \$5 or trade in your old pre-2024 key.

PLEASE RESPECT OUR NEW COURTS!

Friendly reminder that our courts were just re-done, which took a lot of time and money. Courts are to be used for tennis and pickleball ONLY! Wheels, potlucks, non-tennis/pickleball games are not permitted. We need to try and prevent scratches/stains and unnecessary wear and tear thus preserving these courts as best we can. Thank you for your obligation.

JOIN YOUR NEIGHBORS ON THE COURTS!

Thanks to those who joined us for the July Friday night Socials and for participating in the July "Heroes vs Villains" Tennis Tournament.

August Socials: Join us on the courts: August 8 (With a PRO) and August 22. Start time is 5:30 p.m. Please bring some food/drink to share. Sign up via Yourcourts.com.

Labor Day Tournament: We will be hosting our traditional Labor Day Weekend Tournament. Watch for an email from Barb Richards with the details, and sign up via Yourcourts.com. The long-running Men's Social Tennis nights are another great way to meet new people. Email Jim Robinson (jim3552@gmail.com) to be added to the email list for dates and times. Timing revolves around league matches but is generally on Monday evenings.

If you are interested in joining a USTA/CTA league tennis team, call or text Margaret Wilson at 720-985-4661 to find the appropriate team captain for your level.

Standard reminders:

- The ball machine may only be used by players over the age of 16 or with parental guidance onsite.
- After using the courts, please empty the courtside trash bins into trash and recycle and lock up all gates and doors.
- Only use brooms, squeegees or leaf blowers to clear snow and debris from the courts.
- Expired tennis balls can be left in the labeled bin for recycling, or if the ball still bounces well, toss it into the small bucket for the ball machine.



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The Knolls Homeowners Association Board of Directors Meeting Minutes

July 14, 2025, 7 p.m., Knolls Clubhouse, 3400 E. Geddes Dr, Centennial, CO 80122, with Zoom Remote

Board Attendees:

Attendance Board member

- X President/Website – Travis Baumgart (TB)
- X VP/Landscape/Maintenance – Justin Finesilver (JF)
- X Snow/Trash/Secretary – Molly Ehlinger (ME)
- X Clubhouse/Pool/Social – Diane Klepacka (DK)
- X CENCON/DORA Liaison/Website – David Gebhardt (DG)
- X Clubhouse/Courts – Trevor Wetterling (TW)
- X ACC Liaison – Becky Slauson (BS)
- X Treasurer – Nicholas Dosen (ND)

Homeowner Attendees: Nick Gutshall, Ryan Page

ORDER OF MEETING:

- 1) Call to order: 7:03 p.m.
- 2) Review and approval of meeting agenda - approved
- 3) Review and approval of June 2025 Board Meeting minutes - approved via email
- 4) Committee Reports
 - a) President's report – Travis Baumgart
 - i. Discuss dues auto-draft (ACH). Several reports of delayed withdrawals - due to switching operating bank account
 - (1) June dues processed 6/27, July dues processed 7/16, approx. 1st of each month starting 8/1, thereafter
 - ii. Steller Group home tour proceeds - donate to charity
 - iii. Google Drive (K drive) account update - switch to direct pay from HOA
 - iv. Quick reminder for next year: Knolls News article about fireworks on July 4th
 - v. Quick discussion about the purpose and proper use of Board Executive Sessions
 - b) VP/Landscape/Maintenance – Justin Finesilver
 - i. Summer projects
 - (1) Clubhouse Terrace
 - (a) Waiting on adjusted proposal from All Phase
 - (2) Greenbelt B/Fence
 - (a) Waiting for adjusted proposal
 - (b) Remove dead tree and fix fence post on Easter
 - (3) South Jackson Court
 - (a) Equipment damaged light in cul-de-sac (CDS)
 - (b) City of Centennial has been called and they have been onsite at least once to assess problem
 - (i) Waiting for city to finalize the fix

- (c) Electrical damage in the light affecting the sprinkler timer for the CDS
 - (d) All Phase to install a battery timer until City fixes the light.
 - (e) Waiting for All Phase to quote removing dead tree in this CDS
 - (4) Watering by Trail
 - (a) Spot behind pool on the trail is wet daily - addressed with All Phase on July 10th and hoping their adjustments to watering up the hill resolve the issue.
- c) Snow/Trash/Secretary – Molly Ehlinger
 - i. Scheduled extra pick-ups for the clubhouse dumpster
 - ii. Requested large item pickup from Republic - old lounge chairs.
 - iii. Mystery of the tennis trash can (temp disappeared) - ordered new. Spray painted - TENNIS
 - iv. Looking ahead to snow contract re-bidding
- d) Clubhouse/Pool/Social – Diane Klepacka
 - i. Need large item pickup for old lounge chairs
 - ii. Lounge chairs repaired, thank you helpers!
 - iii. Complaints about super soakers at pool
 - (1) Please be cautious with water guns at the pool, especially around young children
 - (2) No large super soakers in baby pool
 - iv. Need to have floor repaired by lifeguard sink - will schedule in Fall 2025
 - v. Shower in ladies' room - repair in progress
 - vi. Monitoring pool surfaces for wear & tear
 - vii. Food Truck Thursday - July 24
 - viii. Social committee - we have volunteers! Will do training in fall. socialchair@theknollshoa.com
 - ix. July 4th Celebration - thank you to our amazing volunteers!
- e) CenCON/DORA Liaison/Website – David Gebhardt
 - i. CenCON has established a new Facebook group for those interested in hearing more about happenings in the City; <https://www.facebook.com/groups/cenconcolorado>
 - ii. CenCON will be hosting an open candidate forum on September 22 for the Mayor and City Council candidates. This will be open to the public and will likely be at the Arapahoe County Sheriff's office on Broncos Parkway. More to come at September Board meeting.
 - iii. ACC website updates still need to be tested with the group

continued on page 6



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-TRUCK MOUNTED CARPET & UPHOLSTERY CLEANING

-BONDED & INSURED

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Pool Day and Time Changes For August and September

New hours beginning

Wednesday, August 13 – Monday, September 1

- Monday to Thursday – 4:30 p.m. to 7:00 p.m.
- Friday – 4:30 p.m. to 8:00 p.m.
- Saturday – 10:00 a.m. to 10:00 p.m.
- Sunday – 10:00 a.m. to 6:00 p.m.
- Labor Day OPEN: 10:00 a.m. – 7:00 p.m.

Great news! We will be keeping the pool open later this season.

- Saturday, September 6 – 11 a.m. to 7 p.m.
- Sunday, September 7 – 11 a.m. to 7 p.m.
- Saturday, September 13 – 11 a.m. to 7 p.m.
- Sunday, September 14 – 11 a.m. to 7 p.m.

Last day of the pool season!

We will be bringing the dog swim back! Date and information to come!

Meeting Minutes, *continued from page 5*

- f) Clubhouse/Courts – Trevor Wetterling
 - i. Pickleball lines have been painted
 - ii. Courts committee requests 2 benches for court 4 for pickleball and tennis
 - iii. Portable “camping” chairs are allowed on the courts - no metal chair feet
 - iv. Please be courteous to fellow tennis & pickleball players while playing and using courts
 - v. Follow-up with courts committee - Benches, U-lock - tighten bolts, lower hallway/bathroom lock - keep door open
 - vi. Reminder: pickleball permit is only valid 8:00 a.m. - 8:00 p.m.
- g) ACC Liaison – Becky Slauson
 - i. 11 of 13 applications approved
- h) Treasurer – Nicholas Dosen
 - i. Standard brief
 - ii. Monthly financial update
 - iii. Motion to approve June 2025 Financial Statements (ND), 2nd (TB), unanimous approval
- 5) Homeowner Questions – None
- 6) New Business – None
- 7) Open Business / Action Items
 - a) Discussed succession planning - We Need Candidates for HOA Board!
- 8) Executive Session
- 9) Adjournment: 8:05 p.m.
- 10) Date of next meeting August 11, 2025, at 7 p.m.

Let's Talk Trash

As a Republic Trash customer, you have access to a variety of convenient services that can help keep our community and your home clean and clutter-free. One of the most useful options available is **large-item pickup**. Whether it's old furniture, appliances, or bulky yard debris, Republic Trash makes it easy to get rid of those large items without the hassle of hauling them to the landfill yourself. Simply schedule a pickup, and they'll take care of the rest!

To learn more or to schedule a large-item pickup, you can call their toll-free number at **1-800-234-5678**, or visit their website at www.republicservices.com. It's a quick and easy way to keep your home – and our neighborhood – looking great.

Tennis In The Knolls

The Knolls 2.5 Ladies Tennis Team made it to Divisionals this season, playing with incredible heart and hustle! This team's season was

a win - full of camaraderie, competition and community pride. Tennis continues to bring neighbors together, and this team showed exactly why it's such a special part of life in The Knolls. **(We forgot to take a picture so here's what we imagine we looked like.)**



You're Invited: **FREE ICE CREAM**

Sunday, August 17, 12 PM to 2 PM at The Knolls Clubhouse



**The Steller Group
is bringing
the MooMobile to YOU!**

Bring the family and grab your favorite scoop. It's our way of saying **thank you** for being our neighbors!

See you there!



Ice cream compliments of your neighborhood real estate experts, The Steller Group.

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Find more professionals to suit your needs on our Service Provider Directory at NewsletterConnections.com.

Shelby-Delby's Face Painting: I am available for birthday party's, private, corporate, and charity events. shelbydelbysfacepainting@gmail.com or 720-299-7943. Thank you!

Mile High Home Services - Professional Cleaning Service accepting new clients. Thorough, reliable w/ competitive rates. Please call Susan: 303-794-6805.

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New customers A/C inspection \$49.99 (parts/addl labor not incl.) Emporia Home Services, your local HVAC specialist. 303-909-2018

The Knolls Balance Sheet As of June 30, 2025

CURRENT ASSETS	05/31/25	12/31/24
Checking/Savings		
Checking	268,943	101,548
Savings	711,938	770,029
Total Checking/Savings	980,881	871,577
Accounts Receivable		
Accounts Receivable (net of prepaid)	46,977	49,302
Allowance for Doubtful Accounts (11,840)		(11,840)
Total Accounts Receivable	35,137	37,462
TOTAL ASSETS	1,016,018	909,039
LIABILITIES & EQUITY		
Liabilities		
Accounts Payable	127,317	6,459
Total Liabilities	127,317	6,459
Equity		
Retained Earnings	899,497	944,772
Net Income	(10,796)	(42,192)
Total Equity	888,701	902,580
TOTAL LIABILITIES & EQUITY	1,016,018	909,039
NOTE: Total Assets includes Reserve Funds of \$900,000		

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or Info@NewsletterConnections.com to place an ad. To view our display ad prices, visit our website at NewsletterConnections.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

**This Space
Intentionally Left Blank
for Teen Services**

The Knolls Homeowner Association Budget Vs. Actual: June 30, 2025 YTD

	June 2025 Actual	2025 Budget	\$ Under/ Over Budget	% of Budget
INCOME:				
Dues	\$278,686	\$544,932	\$266,247	51%
Trash Income	32,534	77,508	44,973	42%
Miscellaneous Income	1,800	5,000	3,200	36%
Total Income	\$313,020	\$627,440	\$314,420	50%
OPERATING EXPENSES				
Pool	\$49,858	\$96,000	\$46,142	52%
Trash & Recycle	41,116	77,508	36,391	53%
Maintenance Operations	34,687	119,576	84,889	29%
Water & Sewer	23,437	75,000	51,563	31%
Finance	17,191	29,470	12,279	58%
Utilities - Gas & Electric	6,728	18,000	11,272	37%
Clubhouse Expenses	5,124	14,120	8,996	36%
Snow Removal	3,556	10,000	6,444	36%
Communications	3,451	8,720	5,269	40%
Social Expenses	2,590	5,500	2,910	47%
Miscellaneous/Contingency	2,175	15,000	12,825	15%
ACC	2,100	4,350	2,250	48%
Courts	662	3,280	2,618	20%
Legal Expense	555	5,000	4,445	11%
Total Operating Expenses	\$193,230	\$481,524	\$288,294	40%
Net Results of Operations	\$119,790	\$145,916	\$26,126	82%
Capital Expenditures	\$130,586	\$79,500	\$(51,086)	164%
Net Income	\$(10,796)	\$66,416	\$77,212	-16%



LIFE IS ALWAYS MOVING

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