



The Knolls News

The Knolls Homeowners Association Newsletter

December 2023

Vol. 51 No. 12 • Circulation: 410

Important Dates

Holiday Party – Dec. 2
 ACC Meeting – Dec. 5, 7 p.m.
 NO ACC Meeting in January 2024
 HOA Board Meeting – Dec. 11, 7 p.m.
 Recycling Dates – Dec. 5 & 19

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.

The Knolls Holiday Party

It's the most wonderful time of year! Let's come together to celebrate some season's greetings with sleigh rides and snacks! This year we will also have a craft table for the kids run by Knolls resident, Andrea Rollins, and her company artSPARK! This is one of the Knolls traditions you don't want to miss. Stop by the clubhouse on December 2 from 5-8 p.m.!

As usual, these events don't happen without the generous work of volunteers. If you have never volunteered for an event, this is one of the easier ones! Most spots are to bring some cookies, desserts or a snack. Please take a look and sign up today!

<https://www.signupgenius.com/go/5080D4EADAB28A6F85-46084412-holiday#/>

HOA Board Meeting

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

The Knolls Annual Light Up The Knolls

Hello, Neighbors! Let's get ready to Light Up the Knolls! This is a beautiful tradition and all of the proceeds go to the Knolls Tsunami Swim Team.

This year you DO NOT order your luminaries beforehand. The swim team will NOT be delivering the luminaries to each house. We will have DRIVE-THROUGH PICK-UP times at the clubhouse parking lot.

Saturday, DECEMBER 16th – 12:00 to 3:00 p.m.

Wednesday, DECEMBER 20th – 4:00 to 6:00 p.m.

Saturday, DECEMBER 23rd – 9:00 to 11:00 a.m.

Please follow the signs at the clubhouse for the drive-through pick-up in the parking lot. Residents will pay for their luminaries and pick up the luminaries at one of these times. The luminary kits cost \$12.00 per dozen. Please bring exact change or a check made out to The Knolls Swim Team.

Each kit will have 12 votive candles and 12 white paper bags. Sand is provided at the clubhouse. Remember to bring a bucket and shovel! Place your luminaries 2 feet apart on sidewalks or driveways. Light the luminaries at sundown on Christmas Eve and enjoy the beautiful tradition!

If you have any questions or need to pick up your luminaries on a different day, please call Claire Smith 720-210-7005.

Thank you for helping us continue this wonderful tradition and for supporting our Tsunami Swim Team!



President's Letter

Happy Holidays, Knolls! It is hard to believe we are already at the end of another year. I was told as a kid that the years go faster and faster as you move along in life, and that seems very true this year. Thank you to the 50 homeowners who attended our annual meeting in November. We reviewed our 2024 budget and reserve study, and with lots of eyes were able to do some fine-tuning for the coming year. We'll be emailing out the final version to the entire neighborhood soon, so be on the lookout. At the annual meeting we also counted your votes for our 2024-2025 HOA Board members. There were 98 homeowners who cast ballots, and the top four vote-getters were (in alphabetical order) Travis Baumgart, Molly Ehlinger, Justin Finesilver and Diane Klepacka. I am very excited about this group and their energy and interest in the wellbeing of the neighborhood. I'm keeping this short to make room for a word from one of our city council members but hope to see many of you at our holiday party on Dec. 2nd!

— Cheers, Austin Alldredge

A Message From The Centennial City Council:

Hi, neighbors – As I write this, the asphalt on the bridge on Arapahoe Road is being laid and the lines should be put down this week. We are finally seeing the finish line on what was the largest public works project undertaken by the City of Centennial. There are additional details that will need to be finished over the following weeks, but as you are reading this the majority of the work is complete. Many thanks to Conrad Steller and Dusty Laird for working with the city to ensure the monument replacements were similar or better than what was there before.

The bridge will include the first mural for our city. This will be as you walk/bike/stroll under the bridge and will be on the far side of the creek. The Centennial Arts & Cultural Foundation will ask for input in the selection process, so watch for information if you are interested in being one of the art work judges.

The City of Centennial has approved our 2024 budget, and it includes several public works projects that were described in the newsletter every household received in October. The budget also has an increase of a \$1M to the Arapahoe County Sheriff's Department. This will include four additional deputies and one investigator, and we continue to fund our co-responders, and school resource officers and therapy dogs.

In 2024, you will see some major projects from our city partners. This includes Denver Water replacing water lines in a section of our neighborhood. They have planned this to meet the city schedule of mill and overlay work.

South Suburban Parks and Recreation plans include replacing the playground at Cherry Knolls Park. The play equipment is more than 20 years old. I was recently at ribbon cuttings for both the Linksvie Park and Cherry Park and am excited to have a similar playground at Cherry Knolls.

Littleton Public Schools will be planning a ribbon cutting for the new Centennial Stadium in the spring. It has held a couple of events, but with the weather changing, they wanted to wait until it was a bit warmer.

I hope everyone has a wonderful 2024! I truly appreciate your support in allowing me to continue to serve as your City Council Member.

— **Christine Sweetland**, csweetland@centennialco.gov

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.



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The Knolls Homeowner's Association

BOARD MEMBERS: Board@TheKnollsHOA.com

Website: www.theknollshoa.com

President: **Austin Alldredge**
president@theknollshoa.com, 415-377-8722

VP/Social: **Marcia Saas**
vp.social@theknollshoa.com, 303 475-9148

Secretary/Communications/CenCON: **Bryon Bren**
communications@theknollshoa.com, 303-946-3726

Treasurer: **Ryan Page**
treasurer@theknollshoa.com, 847-722-0467

Clubhouse/Pool: **Cierra Olmsted**
pool.clubhouse@theknollshoa.com, 303-550-7594

Landscape/Maintenance: **Scott Draudt**, 720-626-0663

Snow/Trash/Tennis: **Dave Holte**
snow.trash@theknollshoa.com, 970-988-9336

ACC Liaison – Marcia Saas

Bookkeeper: Barb Page, bookkeeper@theknollshoa.com, 847-858-1855

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

Molly Ehlinger
Jennifer Harris
Kristen Keith, 303-319-0053
Diane Klepacka, 314-324-4139
Caroline Rudolph, 505-573-0296

Tennis: To purchase \$5 key for courts and ball machine:
Barb Richards 720-935-5119 and Margaret Wilson 720-985-4661

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):

Zone 1: Jerrod Brown	303-513-8112	Zone 5: Kristen Smith	206-310-6696
Zone 2: Diane Willmann	303-204-3753	Zone 6: Diane Willmann	303-204-3753
Zone 3: Kyle Conn	678-232-2445	Zone 7: Kyle Conn	678-232-2445
Zone 4: Kristen Smith	206-310-6696	Zone 8: Jerrod Brown	303-513-8112

(Vice Chair)
Paint Books: Diane Willmann

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.

New Clubhouse Reservation and Access System

The board has implemented a digital lock box system, aimed at enhancing convenience and security for all residents.

A few of the benefits to using this digital lock box system are:

Convenient Access: The new digital lock box system provides an easy and convenient way for homeowners to access the clubhouse, offering greater flexibility in usage.

Enhanced Security: The digital lock box is designed with security features to maintain the safety and protection of the clubhouse. The reservation manager will be able to access the code log used to open the box

The new reservation system will be:

- 1) Email the clubhouse reservation manager at ClubhouseCalendar@theknollshoa.com.
- 2) The clubhouse reservation manager will reply with an email informing homeowners of next steps for reservations. Part of the reservations will be filling out an ACH form that will be kept on file for each homeowner. In the reservation email the homeowner will receive an ACH form to fill out. They may either send back electronically or drop off as a hard copy.
- 3) Once the ACH form is received the homeowner will be given an access code for the lock box and further instructions on how to check in and out for the reservation.
- 4) Homeowners will be required to fill out a cleaning checklist prior to exiting the clubhouse. This check list will be available digitally to submit or hard copies are provided in the clubhouse binder

Please Be Considerate Of Our Mail Carriers

Please be considerate of our mail carriers and place your trash and recycling bins on the opposite side of the driveway and away from mailboxes. This will save a lot of time and hassle and will make the mail carrier very happy. Thank you!

Please Clean Up After Your Pets

A friendly reminder to please clean up after your pets. In the last couple of months, people have been having to step around dog poop on the sidewalks in the neighborhood. Some of it has been left in front of houses that have small children who play in the front yards and on sidewalks. One neighbor also saw a bag of poop that someone picked up but left the bag for someone else to dispose of.

Especially going into the colder months, it can be a hard time of year with all of the snow, but we still need to clean up after our dogs. The field on the side of the tennis courts is a popular sledding hill for our children and in years past has been full of dog poop. This is not safe for anyone, but especially the young children sledding (and sometimes eating the snow). Again, please remember to clean up after your dogs, even if the weather makes it difficult. Thanks!



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Support Your Local Scout!

The Scouts of Troop 628 are raising money for summer camp by picking up **Christmas trees** to recycle for a small donation. Please scan the QR code or visit <https://givebutter.com/Sw6Udx> to schedule your Pickup!

Use your phone's camera to scan the QR code below



Or visit:

<https://givebutter.com/Sw6Udx>

From The Courts

COURTSIDE - KNOLLS TENNIS:

If you're new to The Knolls or new to tennis, we'd love to see you on the courts! Please contact Barb Richards at barb-richard@comcast.net or Margaret Wilson at timand-margaretwilson@comcast.net to learn about Social Nights, USTA Leagues, Knolls Tennis Tournaments, adult and kids tennis and other ways to get involved. Men's social occurs spontaneously on Mondays at 4 p.m., weather and residents permitting. Contact Margaret for more info.

COURT RESERVATIONS AND KEYS:

Just a reminder to continue to use the YourCourts website for your reservations. In addition, when you register on YourCourts, you will be linked to emails about social play, tournaments and other court-related topics, so please register if you haven't already.

If you have already registered, use this link to login and reserve a court (you can reset your password on the website if needed): <https://www.yourcourts.com/yourcourts/security/showLogin>

If you don't yet have a login, please start here to request an account (leave the member number information blank): <http://www.yourcourts.com/yourcourts/security/registerforclubaccess?accessCode=3400>

Re-keying of the tennis courts has been completed. You may exchange any old court keys for new ones. If you would like additional keys or need one in general, the cost is \$5 per key with a limit of 2 keys per household. You may contact Barb Richards for a key, contact info above.

PLEASE REMEMBER:

With snow and moisture on the way, please do not use shovels on the courts. There are squeegees and rollers to help without harming the surface. Pulling back the divider nets between courts can also help prevent snow from piling up.

Remember to lock the courts after you play. The ball machine may only be used by players over the age of 16 or with a parent onsite for younger children. Also, please empty the court trash bins if needed.

Please refrain from depositing dog poop bags in the trash cans adjacent to the courts as people congregate there before and after play.

OTHER NEWS:

Court clean-up took place Saturday, November 4. Thanks for all of the volunteers who helped!

Court replacement for courts 3 and 4 is still being finalized. The proposal is to start construction at the end of spring/summer 2024. There are concerns of how leagues may be impacted next 2024 USTA seasons. Please remain patient and stay tuned.

PICKLEBALL:

Please join for open play (all levels welcome) on Court 4: Wednesdays 4-6 p.m., Saturdays and Sundays 10 a.m.-12 p.m., weather permitting.

Please contact Dan Goodhart (720-833-8481) for painter's tape if needed for laying temporary lines during reserved court time.

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Hey Neighbor!

You may have seen me driving through our neighborhood and wondered what it is I do. I'm your local contact for all things beauty! My joy is finding skincare and color solutions for every age, season and budget.

I'm hosting a neighborhood day, where you can join me for your complimentary coffee, skin analysis, and consult (virtual or in-person-your choice!), complete with recommendations!

I look forward to your call or text!

Scan here for a consult!



Candace
 (720)683-6472
 Find us on FaceBook:
<https://www.facebook.com/CandaceHolteMaryKay>

ACC Update

The past few months have seen some changes in the ACC. We are saying goodbye to two long-time members. We would like to thank Sharon Kalmes and Dianne Willmann for their years of service on the committee. We also get to welcome a new member, Lara Kroha, and thank her for joining us in serving her community. Diane will be finishing out the year with us and will help get Lara up to speed. Lara's zones will be announced early in 2024. We are also saying goodbye to our long-time admin Marisa Mitchell and thank her for her thoroughness and commitment to the neighborhood. These responsibilities will be transitioned into the new role taken up by Ryan Page.

These changes mean that for the last few months a committee of four has been serving the 399 homes in the neighborhood. We would love to see a few more community members step in to serve their neighbors. If you are willing, please reach out to the Board. If you have questions about what this looks like, any current member would be happy to chat with you.

Curious about what the ACC does? One part of our role is to walk homeowners through the process of making changes to the exterior of their homes. I think most committee members would say helping with these positive changes is their favorite part of the commitment. Another big part of what we do is to review applications for changes at our monthly meeting as well as via email. This year we reviewed 104 applications. We also walk our zones in an annual audit to keep an eye on repairs a homeowner may not have noticed. As homeowners, we do not spend as much time looking at the exterior of our homes as our neighbors might. Recently, the ACC has taken on the role of the Welcome Committee, and we visit new homeowners to

deliver the directory and see if they have any questions about the neighborhood. I know I have really enjoyed this. In the past year, we have worked to update some guidelines to bring clarity to our process. We have also reviewed a new siding option and selected colors from their offerings. The more members we have, the more time there is to take on special projects such as these. If this sounds like something you would be interested in helping with, we would love to have you.

One more update, we will not be having our regularly scheduled meeting on January 2, 2024, and will handle urgent requests in a timely manner.

The Knolls Service Network:

The Following Knolls neighbors have volunteered to be of service for grocery or pharmacy pickup or other needs of our neighbors, especially during the time of the COVID-19 pandemic. Questions? Call Dana Arell, 720-339-7367 or Dave Ferrill, 720-339-4926.

- Beth Cooper: 303-905-6654
- Steve Cooper: 303-588-4699
- Gail Griffin: 720-633-2566
- Bill Haberer: 814-883-9507
- Deb Godshall Haberer: 720-475-0890
- Kelly Hayes: 913-579-5337
- Julie Madden: 303-332-9683
- Scott Mitchell: 217-415-9456
- Jacque Schultz: 303-725-5357
- Angie Waller: 303-882-6749

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The Knolls Homeowners Association Board of Directors Meeting Minutes

Nov 13, 2023 7:00 p.m., Knolls Clubhouse, 3400 E. Geddes Dr., Centennial, CO 80122 with Zoom Remote

Expected Board Attendees: President – Austin Alldredge (AA); Vice President/Social – Marcia Saas (MS); Secretary/Communications – Bryon Bren (BB); Treasurer – Ryan Page (RP); Clubhouse/Pool – Cierra Olmsted (CO); Landscaping – Scott Draudt (SD); Juliet Beckman

Not Attending: Trash/Snow - David Holte

Other Attendees/Homeowners: Austin Alldredge, Michelle Swanson and Dominic Miller, Caroline Rudolph, Justin Finesilver, Cynthia Schauer, Art Walsh, Kristin Smith, Thatcher Marshall, John and Mary Forster, Wendy Burton, David Gebhardt, Paul and Dana Arell, Sally Gilbert, William Haberer, Louise Crosby, Betty Dysart, Jana Reichman, Molly Ehlinger, Kelly Wall, Chuck Clark, Nick Ferguson, Lucy Floyd, Cierra Olmstead, Juliet Beckman, Scott Draudt, Bryon Bren, Ryan Page, Dan and Karla Goodhart, Mike Adams, Chris Wilson, Diane Klepacka, ONLINE – Mike Wolf, Marcia Saas, Thomas Babcock, Debbie Schwartz, Marisa Mitchell, Paul Prutch, Spencer Roskelly, Travis and Tanya Reini, Tyler Lyons, Wayne Holcombe, Mike Bradley, Scott Sienknecht, Kevin Pilkington, Karl Ferguson, Liz Thomas, Andy Floyd, Kevin Hodge, Rebecca Fanning, Brooke Boehler.

ORDER OF MEETING:

1. Call to order 7:04 p.m.
2. Last call for 2023-2024 Board of Director ballots
3. Quorum call by Secretary, official count of 50 homeowners
4. Ballot committee begins count – Dom Miller/Michelle Swanson

COMMITTEE REPORTS

5. President's report – Austin Alldredge

- a. Summary of 2023
 1. Enforcement
 - i. 1st in 30 years. Ongoing.
 2. Playground
 - i. New playset is here.
 - ii. Saved \$10k with grant from City of Centennial
 - iii. Neighborhood volunteers moved 31 yards of wood chips to serve as new playground surface
 - iv. Will expand the playground area to accommodate swings.
 3. Tennis Courts
 - i. We're replacing courts 3-4
 - ii. Currently getting a geotechnical survey.
 - iii. Plan is to start construction this spring.
- b. Looking ahead
 1. Neighbor participation
 - i. Empty slots on the social committee (need 2) and ACC (need 3).
 2. Survey
 - i. Juliette Beckman will lead effort

6. Vice President/Social – Austin Alldredge

- a. Thanks to Social Committee; Kristen Keith, Jennifer Harris, Molly Ehlinger, Caroline Rudolph, Diane Klepacka
- b. Egg hunt, Nuggets and Broncos watch parties, July 4th, Movie nights, Newcomer's welcome
- c. Chili Cook Off – Sunday, Nov. 19th
- d. Holiday Party – Saturday, Dec. 2nd
 - i. Carriage Rides!

continued on page 7



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Meeting Minutes, *continued from page 6*

7. Finance – Ryan Page

- a. <motion to approve>October Financials and Budget YTD<approved>
- b. 2023 Reserve study – Add swingset
- c. 2024 Budget

8. Clubhouse/Pool - Cierra Olmsted

- a. Clubhouse – Rekeyed into zones
- b. Pool
- c. Tennis Courts
 - i. Old keys can be exchanged for new keys (or \$5/key) 2/household
 - ii. Tennis keys can now use the bathrooms

9. Landscape/Maintenance – Scott Draudt

- a. Tree Program
 - i. Planting 4-5/year ongoing
- b. Pruning Program
 - i. Late snows cost \$30k last year
 - ii. Trying to be proactive.
- c. Ash Borer beetle treatments
 - i. Taking bids for treating in the spring
- d. Landscaping Maintenance contract is up for renewal. Bids are out.

10. Ballot Results – 98 votes cast, top 4 elected to 2024-25 Board

- a. Diane Klepacka
- b. Justin Finesliver
- c. Molly Ehlinger
- d. Travis Baumgart
- e. Lou Berger

11. Homeowner comments

- a. Karla Goodhart / Lucy Floyd

12. Executive Session

- a. 3x ACC violations.

13. Adjournment 9:00 p.m.

The 3 Pillars of Giving

Time: Time may be the most valuable resource we all have—once it’s gone, it’s gone. That’s why it’s universally understood how precious the gift of time truly is. This type of giving is providing someone else with your own time to help others. Your gift of time may be direct, hands-on service such as tutoring children at a homeless shelter or an indirect service, such as stocking shelves at a food pantry.

Talent: Whether you share your unique skills or professional expertise, you can use your own talent to give back to your community, or anywhere there is a need. Examples may include a doctor providing pro bono office hours at a local clinic or an investment advisor who manages the endowment of a charity. It’s not only rewarding for philanthropists to donate their talents, but also highly valued because it provides a service or expertise that is often out of reach for the recipients.

Treasure: When many people think of generosity, they think of donating their treasure—a euphemism for money or other items with value. While cash is the most common type of charitable donation, it may also come in the form of real estate, collectibles, and more.

–<https://foundationsource.com/>



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Homemade Candy Canes

These homemade candy canes are SO much better than store-bought, and so fun to make! Just make sure you have a stick of butter handy to keep your hands buttered for pulling so it doesn't stick to you.

Ingredients:

- 2 cups sugar
- 1/2 cup light corn syrup
- 1/2 cup water
- 1/4 tsp. cream of tartar
- 1 tsp. peppermint extract
- 1 tsp. red food coloring



How To Make:

1. In heavy-bottomed large saucepan or small pot, combine first 4 ingredients and stir until sugar dissolves. Cook, without stirring to hard-ball stage. (265 degrees.)
2. Remove from heat and add peppermint extract. Divide into 2 portions, and add coloring to one part. Pour out onto buttered cookie sheets. (Pour half onto one sheet, then add coloring to the rest and then pour onto second sheet.) when it's cool enough to handle, start pulling each part separately. (Best done with 2 people, but if doing alone, go back and forth pulling each.)
3. When you feel like you just can't pull anymore, form into ropes and twist them together. Cut into 8" lengths, form into the shape of candy canes, and place on lightly buttered platter til fully hardened.



Wavelength Electric, LLC

720.660.6820



Federal Pacific Electrical Panels are not up to code and have been known to catch fire:



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Outdoor Ice Skating Rinks

You don't have to hit the slopes to have some cold, wintery fun. Check out these rinks to get your ice skating fix.

RINK AT BELMAR, LAKEWOOD

Admission (skate rental included): \$10 (\$8 for kids 12 and under; seniors and children two and under skate free) or \$6 if you bring your own skates. Park in the lot at Teller Street and West Virginia Avenue. Even in the daytime, the Rink at Belmar can get plenty of shade, so make sure you check the weather and bundle up. Extreme weather may close the rink, so check online or call ahead to make sure the rink is open as planned. Outdoor heaters and fire pits help friends or parents stay toasty.

SKATING IN THE SQUARE, ARVADA

Admission (skate rental included): \$10 (\$7 for kids 12 and under). Take the G Line to Olde Town Arvada, and you'll find a cozy little skating rink in the square on 57th Avenue, between the library and the pedestrian mall. Pick up your skates at the nearby shed and take to the (synthetic) ice.

PARKER ICE TRAIL, PARKER

Admission: \$9 (\$7 for kids 10 and under). **Skate rental:** \$4. The ice circles a center grassy area and is fenced in on both the inside and outside, offering more space for beginners to hold on as they get accustomed to the ice. Located at the edge of downtown Parker in Discovery Park (behind the library), the ice trail offers concessions, skating aids for new skaters, and a handful of fire pits and seating for spectators to keep warm.

DOWNTOWN DENVER RINK, DENVER

Admission: Free. **Skate rental:** \$11 (\$9 for kids 12 and under; fourth graders skate free). The downtown rink sits in Skyline Park, in the shadow of the Daniels & Fisher clocktower between the 16th Street Mall and 17th on Arapahoe Street. Open late on holidays and weekends, the rink offers concessions and locker storage for your belongings. Fourth graders skate free, and double-bladed skates are available in children sizes.

EVERGREEN LAKE, EVERGREEN

Admission: \$14 (children four and under skate free); \$20 with skate rental included. **Skate rental:** \$10. Winning the prize for best views while skating, Evergreen Lake is open throughout the winter as weather permits. Learn to Skate classes are available for children, and athletes can sign up for hockey and broomball online. Regulars or families can purchase 10-punch skate cards for \$120 (\$30 savings). Park at Evergreen Lake House or take the shuttle from Stagecoach Park lower parking lot on weekends and holidays.



– In Part From <https://www.5280.com/best-places-for-ice-skating-in-denver/>

Holiday Food Drive



Benefiting
**DENVER
RESCUE
MISSION**



The DRM is desperately in need of proteins like canned tuna, chicken, meats, and beans. Thank you for your generosity!

The Steller Group will be driving through The Knolls on **FRIDAY, DECEMBER 15.**

Sign up to donate via porch pickup!

StellerRealEstate.com/Food-Drive

Drop-off donations are also welcome at our office, located at **6658 S. Broadway** in Centennial.



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Denver Botanic Gardens Blossoms of Light

A stroll through the Denver Botanic Gardens is a delightful way to celebrate the holiday season. The Blossoms of Light extravaganza is a twinkling and breathtaking twist on the already beautiful gardens, especially on a December evening.

For over 30 years, lights have transformed this cultural pocket of Denver and become an annual tradition for many local families and friends. From Friday to Sunday, November 17th, 2023 to January 7th, 2024, enjoy warm drinks and holiday treats amongst the most festive lights, blossoms, and pathways in Colorado.

Christmas Tree Cutting

Cutting down your own Christmas tree can be a memorable and festive experience for the whole family, but it's key to do this activity safely and legally. In Colorado, you typically need a permit to cut down a Christmas tree on public lands. Here are some spots where you can obtain a permit and some tips for doing this activity responsibly. All permits can be purchased online at recreation.gov.

1. Plan Ahead: Contact the forest service or visit their website for more information on permit availability, cutting dates, regulations, and designated cutting areas.
2. Choose the Right Tools: Bring a sharp saw for cutting and ropes or straps to secure the tree to your vehicle.
3. Select a Healthy Tree: A healthy tree will have vibrant green needles (avoid trees with brown or dry needles).
4. Dispose of the Tree Properly: Find a recycling program, chip the tree for mulch, or compost it.

–<https://www.coloradoparent.com/christmas-tree-cutting/>

The Knolls Homeowner Association Budget Vs. Actual: Oct. 31, 2023 YTD

	Oct 2023 Actual	2023 Budget	\$ Under/Over Budget	% of Budget
INCOME				
Dues	\$464,446	\$563,964	\$99,518	82%
Trash Income	54,224	58,476	4,252	93%
Miscellaneous Income	11,516	5,000	(6,516)	230%
Total Income	\$530,186	\$627,440	\$97,254	85%
OPERATING EXPENSES				
Maintenance Operations	\$94,965	\$116,843	\$21,878	81%
Pool	70,529	73,000	2,471	97%
Trash & Recycle	67,973	68,308	335	100%
Water & Sewer	52,731	70,000	17,269	75%
Legal Expense	27,975	12,000	(15,975)	233%
Finance	16,752	27,220	10,468	62%
Utilities - Gas & Electric	13,181	17,500	4,319	75%
Clubhouse Expenses	9,445	10,420	975	91%
Communications	7,357	7,300	(57)	101%
ACC	2,940	4,450	1,510	66%
Social Expenses	2,997	5,000	2,003	60%
Miscellaneous/Contingency	71	15,000	14,929	0%
Snow Removal	-	14,500	14,500	0%
Courts	1,505	3,280	1,775	46%
Total Operating Expenses	\$368,421	\$444,821	\$76,400	83%
Net Results of Operations	\$161,765	\$182,619	\$(20,854)	89%
Capital Expenditures	\$70,332	\$90,300	\$(19,968)	78%
Net Income	\$91,433	\$92,319	\$(886)	99%

The Knolls Balance Sheet As of October 31, 2023

CURRENT ASSETS	10/31/23	12/31/22
Checking/Savings		
Checking	12,660	160,375
Savings	920,029	660,668
Total Checking/Savings	932,689	821,043
Accounts Receivable		
Accounts Receivable (net of prepaid)	13,132	12,432
Allowance for Doubtful Accounts	(5,600)	(5,600)
Total Accounts Receivable	7,532	6,832
TOTAL ASSETS	940,221	827,875
LIABILITIES & EQUITY		
Liabilities		
Accounts Payable	20,888	324
Accrued Expenses	7,000	7,000
Total Liabilities	27,888	7,324
Equity		
Retained Earnings	820,902	764,837
Net Income	91,432	55,714
Total Equity	912,334	820,551
TOTAL LIABILITIES & EQUITY	940,222	827,875
NOTE: Total Assets includes Reserve Funds of \$859,000		



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