



The Knolls News

The Knolls Homeowners Association Newsletter

February 2024

Vol. 52 No. 02 • Circulation: 410

Important Dates

ACC Meeting – Feb. 6

HOA Board Meeting – Feb. 12, 7 p.m.

Recycling Dates – Feb. 13 & 27

Recycling Reminders

RECYCLABLE ITEMS: These items can always be placed in your recycling cart:

- **GLASS**
- **PAPER & CARDBOARD**
 - Newspaper - Magazines
 - Envelopes - File folders
 - Junk mail - Poster board
 - Phone books - Frozen food boxes
 - Ream wrappers - Cardboard boxes
 - Brochures - Milk cartons
 - Paper (staples OK)
- **PLASTIC**
 - Water bottles - Soda bottles
 - Take-out containers

METAL

- Aluminum beverage cans
- Food cans

NON-RECYCLABLE ITEMS:

These items can never be placed in your recycling cart:

- Aerosol cans - Food waste
- Aluminum foil - Plastic bags
- Batteries - Scrap metal
- Mirrors or ceramics
- Stickers and address labels
- Tissue, paper towels or napkins

SPECIAL HANDLING - These items should never be mixed with regular recycling and require special handling:

- Paint
- Hazardous waste
- Fluorescent tubes
- Incandescent light bulbs
- Computers and electronics
- Needles or syringes
- Toxic material containers

HOA Board Meeting

Mon., Feb. 12th, 7:00 p.m.

In-person Meeting, Clubhouse

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.

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.



Girl Scout Cookies Are Back!

Come say, "Hi!" to Mackenzie, Lily, Chai and Raleigh and stock up at the drive/walk-thru Girl Scout cookie booth on Friday, February 9th, at the clubhouse from 3:30-5:00 p.m. If you have any questions, please feel free to contact Crystal Joy at 720-989-8250. See you there!

Snow Plowing In The Knolls

The snow plowing contract is at two (2) inches. Snow depth is measured on the road, in a shady area. Please remember to park your cars in your driveway prior to snow storms to make it easier for the plows to work.

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!



Dave Bender
(303) 909-2357

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The Knolls Homeowner's Association

BOARD MEMBERS: Board@TheKnollsHOA.com

Website: www.theknollshoa.com

President: Cierra Olmstead
president@theknollshoa.com, 303-550-7594

Vice-President/Website/CenCON: Travis Baumgart
vp.social@theknollshoa.com, 303-669-5798

Secretary/Communications: Juliet Beckman
communications@theknollshoa.com, 303-521-8620

Treasurer: Austin Alldredge
treasurer@theknollshoa.com, 415-377-8722

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

Landscape/Maintenance: Justin Finesilver, 303-522-0755

Snow/Trash/Tennis: Molly Ehlinger
snow.trash@theknollshoa.com, 303-591-1924

ACC Liaison: Scott Draudt, 720-626-0663

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):
Kristin Smith, Chair; Jerrod Brown, Vice-Chair

zone 1: Jerrod Brown	303-513-8112	zone 5: Kristin Smith	206-310-6696
zone 2: Lara Kroha	720-298-0446	zone 6: Lara Kroha	720-298-0446
zone 3: Kyle Conn	678-232-2445	zone 7: Kyle Conn	678-232-2445
zone 4: Kristin Smith	206-310-6696	zone 8: Jerrod Brown	303-513-8112

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 – clairesmith1@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.

The Knolls Homeowners Association Board of Directors Meeting Minutes

January 8, 2024, 7:00 p.m., Knolls Clubhouse, 3400 E. Geddes Dr., Centennial, CO 80122, with Zoom Remote

Board Attendees: President/ACC – Cierra Olmsted (CO); Vice-President/Website – Travis Baumgart (TB), Secretary/Communications/CenCON – Juliet Beckman (JB); Treasurer – Austin Alldredge (AA); Clubhouse/Pool/Social – Diane Klepacka (DK); Trash/Snow/Tennis – Molly Ehlinger (ME); Landscape/Maintenance – Justin Finesilver (JF); ACC – Scott Draudt (SD)

Committee Attendees: ACC – Kristen Smith

Other Attendees/Homeowners: Travis Reini, Barb Richards, Mike Bradley, Ryan Page

ORDER OF MEETING:

- 1) **Call to order:** January 8, 2024, at 7:04 p.m.
- 2) **Review and approval of meeting agenda**
- 3) **Signing of the December 11, 2023, Board Meeting minutes** – Approved during December 2023 meeting. Board will formally sign and file after February 2024 meeting.
- 4) **Committee reports**
- 5) **President’s report** – Cierra Olmsted
 - a) Insurance update – Cierra described the items listed below.
 1. Everything the HOA owns is covered – e.g. common areas, clubhouse, etc.
 2. Only the President can sign contracts
 3. 4x coverages property, directors + officers, workers comp, accident/volunteers.

- b) Cierra described invoice approval process – email invoices with approval to bookkeeper email
 - c) Board discussed previous decision to increase minimum \$ threshold which requires multiple bid (projects over \$5,600 require 3 or more bids) – Board to update Contracts Policy
 - d) Board to negotiate and approve contract for Ryan Page position as Board Secretary, ACC Secretary and Bookkeeper at February 2024 meeting
 - e) Enforcement Actions Review
 1. Discussed covenant enforcement process consistently with current Covenant Enforcement policy as published on www.theknollshoa.com website.
 - f) 2023 housekeeping
 1. Renew state HOA registration – Ryan Page to renew registration with Colorado Department of Regulatory Agencies
 2. Reassignment of board emails and G-Drive access
 - All board-matter communication must use HOA board email addresses
 - Travis will provide instruction to setup board and ACC email access
 - Travis to update access to G-Drive, both HOA board and ACC
- 6) **Vice President/Website:** Travis Baumgart
- a) Website Renewal Due – plan to renew with existing vendor

continued on page 4

TAX SEASON IS HERE!



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January Meeting Minutes, *continued from page 3*

7) Finance – Austin Alldredge

- a) December 2023 financial update – Motion [AA] to approve December 2023 financial statements, motion seconded [CO]. Unanimous approval.
 1. Overall \$24K net income favorable compared to budget
 2. Discussed largest overages (legal and trash/recycling) and underspend (snow removal, miscellaneous spend, water/sewer)
 3. Capital spend was slightly over budget (playground project)
 4. Reserve fund is \$870K
- b) Tennis Courts Geotech survey and handoff of project
 1. Geotech surveyors believe new/replacement courts may be 1) constructed on top of existing Nova ProBounce courts (with preparation) or 2) tear out existing courts and replace with new material
 2. Drainage – need to plan water drainage simultaneous with designing new/replacement courts
 3. Neighbor engineer suggests hiring a project manager, to have accountability and sufficient knowledge
 4. Austin recommendation – locate a project manager and company to do initial construction preparation work (separate from Renner)
 5. Austin to take lead, Molly to collaborate/support

- b) Should we increasing the amount of snow to bring plow out – plows are deployed when 2 inches of snow accumulate in shade. No change to threshold.

9) Clubhouse/Pool/Social – Diane Klepacka

- a) Pool Contract Signed for 2024 Season
- b) Food Trucks – evaluation of schedule in progress

10) Secretary/Communications/CenCON – Juliet Beckman

- a) DORA meeting – discussed increasing HOA insurance premiums
- b) CenCON December 2023 meeting – Arapahoe Road is now fully open, walking path underneath is still under construction, South Suburban old ice arena is converted to pickleball courts.

11) Landscape/Maintenance – Justin Finesilver

- a) Selected Ash Bore treatment vendor, working on contract
- b) Request for proposal in progress for 2024 landscaping
- c) Discussed cold snap, freezing pipe prevention

12) Courts – Board evaluating new pickleball regulations

13) ACC – Scott Draudt – No update, no January 2024 meeting. Will catch up at February 2024 meeting

- a) Board considering onboarding materials and learning for new ACC and Board members.

8) Trash/Snow – Molly Ehlinger

- a) New Snow Plow Contract – 2 plow visits in Dec/Jan with new vendor

continued on page 5



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January Meeting Minutes,

continued from page 4

14) Homeowner Questions

- a) 7102 S. Harrison Ct. – Foreclosure in progress, continued to be delayed to January 2024 and mid-April 2024

15) New Business

- a) Puzzle exchange to be organized at clubhouse by Teresa Martens

16) Open Business/Action Items

17) Executive Session

18) Adjournment – January 8, 2024, at 8:50 p.m.

19) Date of next meeting February 12, 2024, at 7 p.m.

Valentine's Scavenger Hunt For Kids

This one takes a bit of planning to pull off, but it is so worth it! Make or print clues leading to different locations around the house. Will there be a prize at each clue location, or a grand prize at the end? You choose! It can be done both ways! This year have the kids collect supplies along the way and have the "grand prize" be an activity you do together, like making slime or baking goodies.

Valentine's Bazaar

Aspen Grove, Littleton

Friday, February 9th from 4:00 p.m. to 8:00 p.m.

Includes FREE horse-drawn carriage rides.

Saturday, February 10th from 11:00 a.m. to 6:00 p.m.

Includes a special Pet photo with Cupid to benefit the Colorado Pet Pantry.

Valentine's BAZAAR is popping up for the first time ever in Littleton at Aspen Grove Center on February 9 and 10 for the love of all things local! This indoor market will feature 60+ carefully curated vendors with a focus on jewelry, confections, art, fashion, and other Giftables, along with tastings, live music and craft cocktails.

- **General Admission:** FREE Entry, All Ages!
- **Friday Night Happy Hour: Friday 4 - 6 p.m.** \$25
Two hours of bottomless beer and wine from 4-6 p.m. on Friday. Includes a Denver BAZAAR commemorative cup, and your choice of holiday shopping bag or lip balm.
- **Bottomless Mimosas: Saturday 11 - 1 p.m.** \$20
Includes two hours of Bottomless Mimosas, Denver BAZAAR commemorative cup, and choice of holiday shopping bag or lip balm.
- **Drink Token Package:** \$35
Valid any day, any BAZAAR location! Includes 5 Drink Tokens redeemable for any beer, cocktail or wine.

— <https://aspengrovecenter.com/>



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Groundhog Day

February 2nd is Groundhog Day, on which the emergence of the groundhog (woodchuck) from its burrow is said to foretell the weather for the following six weeks.

Since 1887 an animal in Punxsutawney has been the center of a staged appearance each February 2. In what has become a media event, a groundhog designated Punxsutawney Phil is the center of attention of television weathermen and newspaper photographers. Although promoters of the local festival surrounding Punxsutawney Phil claim that the animals have never been wrong, an examination of the records indicates a correlation of less than 40 percent. (Whether a groundhog does or does not emerge is thought to be related to the amount of fat it was able to store before going into hibernation.)

—<https://www.britannica.com/topic/Groundhog-Day>

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The Knolls 2023 YEAR-END STATS

Avg. Price:
\$846k

Avg. Lot Size:
.26 acres

Avg. Concession Paid:
\$2,392



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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.

- | | |
|---|-------------------------------------|
| <i>Emily Baker: 303-915-1580</i> | <i>Kelly Hayes: 913-579-5337</i> |
| <i>Beth Cooper: 303-905-6654</i> | <i>Julie Madden: 303-332-9683</i> |
| <i>Steve Cooper: 303-588-4699</i> | <i>Scott Mitchell: 217-415-9456</i> |
| <i>Gail Griffin: 720-633-2566</i> | <i>Jacque Schultz: 303-725-5357</i> |
| <i>Bill Haberer: 814-883-9507</i> | <i>Angie Waller: 303-882-6749</i> |
| <i>Deb Godshall Haberer: 720-475-0890</i> | |

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

	Jan-Dec 2023 <u>Actual</u>	2023 <u>Budget</u>	\$ Under/ Over Budget
INCOME:			
Dues	557,690	563,964	(6,274)
Miscellaneous Income	11,765	5,000	6,765
Trash Income	65,110	58,476	6,634
Total Income	634,565	627,440	7,125
EXPENSE:			
Maintenance Operations	113,562	116,843	(3,281)
Pool	75,137	73,000	2,137
Trash & Recycle	74,432	68,308	6,124
Water & Sewer	53,970	70,000	(16,030)
Legal Expense	28,989	12,000	16,989
Finance	19,214	27,220	(8,006)
Utilities - Gas & Electric	16,820	17,500	(680)
Clubhouse Expenses	11,013	10,420	8
Communications	8,947	7,300	1,647
Social Expenses	4,018	5,000	(982)
ACC	2,940	4,450	(1,510)
Courts	1,951	3,280	(1,329)
Miscellaneous/Contingency	71	15,000	(14,929)
Snow Removal	-	14,500	(14,500)
Total Expense	411,064	444,821	(33,757)
Net Ordinary Income	223,501	182,619	40,882
CAPITAL EXPENDITURES			
Playground	44,766		44,766
Retaining Wall repair clubh/ten	29,829	28,400	1,429
Clubhouse Carpet Replacement	-	2,400	(2,400)
Clubhouse Landscaping	12,398	22,000	(9,602)
Landscaping - E Easter Ave	-	12,500	(12,500)
Trees - new planting	-	4,500	(4,500)
Sprinkler Upgrade	-	12,500	(12,500)
Landscaping Commom Areas	-		0
Tennis Courts 3 & 4 Resurface	7,500	8,000	(500)
Pool Landscaping	3,222		3,222
Total Capital Expenditures	97,715	90,300	7,415
Net Income	125,786	92,319	33,467

The Knolls Balance Sheet As of December 31, 2023

CURRENT ASSETS	12/31/23	11/30/23
Checking/Savings		
Alpine CD	101,005	101,005
Alpine Money Market	66,878	66,878
Bellco Money Market	239,524	239,524
Bellco Checking	21	21
FirstBank - Checking	18,865	32,794
Chase Bank - Savings	238,928	238,928
FirstBank - Savings	273,694	273,694
Total Checking/Savings	938,915	952,844
Accounts Receivable		
Allowance for Doubtful Accounts	(5,600)	(5,600)
Accounts Receivable	37,917	22,642
Total Accounts Receivable	32,317	17,042
Other Current Assets		
Undeposited Funds	130	0
Total Other Current Assets	130	0
Total Current Assets	971,362	969,886
TOTAL ASSETS	971,362	969,886
LIABILITIES & EQUITY		
Liabilities		
Accounts Payable	17,674	56,884
Total Accounts Payable	17,674	56,884
Accrued Expenses	7,000	7,000
Total Liabilities	24,674	63,884
Equity		
Retained Earnings	820,902	820,902
Net Income	125,787	85,101
Total Equity	946,689	906,003
TOTAL LIABILITIES & EQUITY	971,363	969,887



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