



The Knolls News

The Knolls Homeowners Association Newsletter

July 2024

Vol. 52 No. 07 • Circulation: 410

Important Dates

4th of July Parade & Pool Party – July 4
ACC – No July Meeting
HOA Board Meeting – July 8
Recycling Dates – July 2, 16 & 30
Tsunami Tsoiree – August 17
Food Truck Thursday – July 25

Food Truck Thursdays Are Back!

Please join us on Thursday, July 25, at the clubhouse parking lot for Food Truck Thursday and a chance to catch up with all. Make sure to mark your calendars for ALL summer dates. Summer Food Truck Dates are July 25, Aug. 22 and Sept. 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.

ACC

There will be no ACC meeting in July.



HOA Board Meeting

Mon., July 8th, 7:00 p.m.
In-person Meeting, Clubhouse

Welcoming Committee Seeking Help

The Knolls is actively seeking a volunteer to lead the initiative of new member Welcoming Committee. With new folks moving in all the time, we want to make sure they feel at home right away. This committee will help new residents get settled and feel like part of our awesome community from day one.

Role and Responsibilities: The head of the Homeowner Welcoming Committee will play a pivotal role in shaping the experience of new residents. Key responsibilities include:

- Organizing new homeowner welcome social with the social committee.
- Distributing welcome packets with essential information about the neighborhood along with a little welcome treat.
- Working closely with other community leaders to integrate new homeowners into ongoing neighborhood activities.

How to Get Involved: If this sounds like something you'd love to do, let us know by contacting Austin Alldredge. You can email him at treasurer@theknollshoa.com or call 415-377-8722.

Dancing In The Streets For The Fourth Of July!

Come "Feel the Beat" this year with the annual Knolls Fourth of July Party! For new residents, this is the largest neighborhood get-together of the year. It is a great way to meet neighbors and have a great time!

Parade line-up is at 9:30 a.m., and the parade starts at 9:45 a.m.!

Decorate your bike, strollers, wheelchairs and golf carts, and wear some festive music-themed gear, blast some tunes and dance your way through the streets!

Then join us at the clubhouse and pool for a fun-filled gathering at 10:00 a.m.!

We will have food: burgers, hot dogs and veggie burgers, snacks and desserts, non-alcoholic beverages (\$5 per person) **Food is available after 11:00 a.m.

Adult beverages (\$8/person)

Wristbands for food and drinks will be available for purchase at 10:00 a.m! You can pay with cash or Venmo.

This is our biggest event of the year. It is not possible without a large number of volunteers! Please consider volunteering by scanning the QR code to the right or visiting: <https://www.signupgenius.com/go/5080D4EADAB28A6F85-49547186-knolls>



Thank you so much! Questions? Email: socialchair@theknollshoa.com



From The Knolls Golf Club:

Attention all The Knolls Golfers!

We are around the 3-month mark from the 2024 CheKnolls Cup at South Suburban on September 28, 2024, with an estimated start time of 7:30 a.m.-8 a.m. shotgun.

For those of you who are new to the neighborhood (or those who have forgotten), the CheKnolls Cup is an annual 2-person (coed) scramble golf tournament where Cherry Knolls and The Knolls battle for bragging rights – and an amazing trophy!

This tournament was founded in the 90's and ran for 8 years before going dormant (people moved away, lost interest, etc.). The tournament was brought back in 2020, and with great success and interest, 2024 will represent the 13th gathering of neighborhoods to determine who gets to keep bragging rights over one another!

In summary:

- **1995-2001:** Unknown results... but believed to be roughly a split (perhaps slight edge to Cherry Knolls)
- **2002:** Cherry Knolls won
- **2020:** The Knolls won
- **2021:** Cherry Knolls won
- **2022:** The Knolls won
- **2023:** Cherry Knolls won

Around the 4th of July there will be a signup link sent out to all players from the 2023 team giving them the first chance for revenge. However, this 30-person team always has open spots (again people move, lose interest, have conflicts, etc.) so if you have any interest in being a part of this really fun event, please send an email to The Knolls Golf Club President Paul Prutch at Pprutch9@MSN.com.

Thanks, and let's go get the Cup back!!!



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: 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/ACC Liaison: 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

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):

Kristin Smith, Chair; Jerrod Brown, Vice-Chair	zone 5: Kristin Smith	206-310-6696	
zone 1: Jerrod Brown	303-513-8112	zone 6: Lara Kroha	720-298-0446
zone 2: Lara Kroha	720-298-0446	zone 7: Mike Smaltz	610-389-3526
zone 3: John Ramsey	303-210-4971	zone 8: Jerrod Brown	303-513-8112
zone 4: Kristin Smith	206-310-6696		

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

POOL HOURS

Monday – 11:00 a.m. to 8:00 p.m. Friday – 11:00 a.m. to 8:00 p.m.
 Tuesday – 11:00 a.m. to 8:00 p.m. Saturday – 10:00 a.m. to 10:00 p.m.
 Wednesday – 11:00 a.m. to 10:00 p.m. Sunday – 10:00 a.m. to 7:00 p.m.
 Thursday – 11:00 a.m. to 8:00 p.m.

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.

Knolls Courts Updates

Summertime in The Knolls means ample opportunities for recreation, not the least of which includes use of the courts for tennis and pickleball. Did you know that over the past two years we have logged more than 3,200 reservations for nearly 6,000 hours of court time, with over 300 reservations this past month?



Before heading to the courts, be sure to check yourcourts.com for court availability and to make your reservation. Just scan this QRC with your smart phone to go to <https://www.yourcourts.com/yourcourts/security/showLogin>

If you are not already enrolled with yourcourts.com, first be sure you are registered on theknollsHOA.com. This is how court usage is secured to only Knolls residents and guests. Next, you will need a court key, which provides access to all the court doors, the tennis ball machine and the lower level of the clubhouse for access to the restrooms. The key recently changed; old keys will not work. To exchange an old key or to purchase a new key for \$5, text or call Mike Bradley at 303-887-4275, or Shawn Merkel at 303-478-3852.

Construction to replace courts 3 & 4 is slated to begin in September with plans to complete the painting as well as the resurfacing of courts 1 & 2 by this time next year. We are looking to have a “goodbye to the old courts” tournament in August.

TENNIS NEWS

- Knolls Friday socials with a pro are set for July 12. This free event features pro drills from 6:00 to 7:30 p.m. on one court and casual play with your neighbors on the other courts. Friday social evenings to play with neighbors are set for July 26 and August 9. Sign up via the yourcourts.com

link emailed to all users. For both gather around 5:30 p.m. and bring beverages and snacks to share.

- The long-running men’s social tennis nights continue through the summer. They are totally casual and a great way to meet new people and enjoy the game. Contact Jim Robinson at jim3553@gmail.com to get added to the email distribution list for dates and times.
- Reminder that the ball machine may only be used by players over the age of 16 or with parental guidance onsite.
- Junior tennis lessons have started, see advantageYOU.org for info!
- After court use, please empty the courtside trash bins and lock up all gates and doors.
- Expired tennis balls can be left in the bin for Dumb Friends League donation, or if the ball still bounces well, toss it into the small bucket for the ball machine.

PICKLEBALL NEWS

- Join us in open play (all levels) on Court 4: Wednesdays 5-7 p.m., Saturdays and Sundays from 10 a.m. to noon. Weather permitting.
- Always remember to reserve Court 4 (north and/or south) for individual play via yourcourts.com
- Contact Dan Goodhart at 720-833-8481 for painter’s tape if needed for laying lines during reserved court play.
- Please be mindful of tennis league matches taking place on Court 3.

See you on the courts! For any additional questions contact: courts@theknollshoa.com.



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MARKET ON YOUR CALENDAR

<p>Saturdays SOUTHWEST PLAZA MAY 4 - OCT 26 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p>Saturdays LAKWOOD JUN 15 - SEP 28 Mile Hi Church Alameda & Garrison 10am-2pm or Sellout</p>
<p>Sundays HIGHLANDS RANCH MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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The Knolls Homeowners Association Board of Directors Meeting Minutes

June 10, 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/ACC – Austin Allredge (AA); Clubhouse/Pool/Social – Diane Klepacka (DK); Trash/Snow/Tennis – Molly Ehlinger (ME); Landscape/Maintenance – Justin Finesilver (JF). **Committee Attendees:** Travis Reini, ACC; Karla Goodhart, Courts; Barb Richards, Courts. **Other Attendees/Homeowners:** Ryan Page, Bookkeeper/Assistant; Lara Kroha, Kelly Wall, Eric Schneider, Karl Ferguson

ORDER OF MEETING:

- 1) Call to order: 7:01 p.m.
- 2) Review & Approval of meeting agenda - approved
- 3) Review & Approval of May 13, 2024:
 - Board Meeting mins. - signed
- 4) Committee reports
 - a) President’s report – Cierra Olmsted
 - 1. Courts 3 & 4 replacement
 - (1) Contract signed with Sport Court
 - (2) Scheduled to start approximately September 7, 2024 (after USTA league play finishes)
 - (3) Working AllPhase on surrounding landscaping, drainage. Too early to detail planning & budgeting
 - b) Vice President/Website – Travis Baumgart
 - 1. Google Workspace - migration complete, transition and access granting in progress
 - 2. Follow-up from previous meeting
 - (1) Review document retention policy - in process
 - (2) Knolls Website: reviewed homeowner accounts, removed old accounts, standard operating procedures drafted for granting access, removing duplicates

- (3) Email account maintenance: Travis to archive old @theknollshoa.com emails and reset email accounts - completed. Courts@theknollshoa.com - added
- c) Finance – Austin Allredge
 - 1. May 2024 financial update
 - (1) Cash remains about \$1M
 - (2) 42% through year, 28% operating budget spent to date
 - (3) Expect higher spending over summer (pool, landscaping)
 - 2. Landscaping budget overall = \$122K
 - 3. Discussed emergency sprinkler repairs, use sprinkler budget (\$20K annual)
 - 4. **Motion to approve May 2024 financial statements email today (AA), 2nd (TB), approved**
- d) Trash/Snow – Molly Ehlinger
 - 1. Dumpster Day - success
 - 2. Review Trash Contract for 2024-2025 - expires 2025 - in progress
 - 3. Review Snow Removal Contract for 2024-25 - in progress
- e) Clubhouse/Pool/Social – Diane Klepacka
 - 1. Pest control – new contract, service starting June 2024
 - (1) Wasp, insect, mice, etc. monthly visits
 - 2. Grab bars for bathroom stall – done 6/7/2024
 - 3. Pool chairs – ordering 20 kits to replace mesh seating material, 10-12 week lead time
 - 4. Chair reupholster quote: ~\$300 per chair - will keep existing chairs, no action now
 - 5. New cleaning contract with Amy Schultz
 - 6. Tree for pool area: Considering suggestion: Hot wings maple
 - 7. Food Truck Day - June 20

continued on page 5



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Meeting Minutes, *continued from page 4*

- 8. 4th of July coming up - music themed (dress as your favorite band)
- 9. Email/newsletter sent
- 10. Venmo again - yes
- 11. Volunteer! Help needed!
- 12. Parade begins 9:45 a.m.
- 13. Sprinkler backflow test at pool - A1 plumbing to test
- 14. Pool boiler - MPM Recreation to coordinate annual inspection
- f) Secretary/Communications/CenCON – Juliet Beckman
 - 1. Centennial: Legislation passed, allows 2 ADU types (interior & exterior), certain physical limitations for exterior (size, matching architecture of main structure) Limits 1 ADU per property
 - 2. CenCON update - no update, meeting June 18
 - 3. DORA task force update - June 24, will include legislation update
 - (1) Registration: Need to designate an agent, register online
 - 4. Streets of Southglenn - no demolition or redevelopment plan in place for old Sears building
- g) Landscape/Maintenance – Justin Finesilver
 - 1. Mulch delivered to several cul-de-sacs
 - (1) More mulch available upon request. Contact Justin, landscaping@theknollshoa.com
 - 2. Sprinkler main line break - under playground structure, caused flooding in playground area, repaired
 - 3. Playground - EWF (engineered wood fiber) being replaced due to soaked, standing water, replace drain system
 - 4. Need to set a day to turn on sprinkler system, contact All Phase

- 5. Stepped planters south of clubhouse, next to staircase near tennis
- 6. Tree planting - location selection for 5 in progress
- 7. Colorado Boulevard Repairs Update - comprehensive project plan from All Phase, working with insurance adjuster for City of Centennial for reimbursement
 - (1) Check HOA insurance coverage
- 8. Xcel will trim trees to avoid power lines
- 9. Evaluating trees/bushes pressing against fence
- h) ACC – Austin Alldredge
 - 1. 3 new ACC members on board
 - 2. Current month ACC activity
 - 3. ACC open house -
 - 4. Meetings rescheduled: July 2 moved to June 27
August 6 moved to August 13
- 5) **Homeowner Questions**
 - a) Discussed court 3 & 4 replacement, to share with courts committee
 - b) ADUs - discussed that rental units/ADUs result in additional use of amenities, discussed ways to structure HOA dues
 - c) Task force to explore ADU options, covenants
- 6) **New Business**
 - a) HOA options for ADUs - cannot charge additional fees to properties with ADUs, cannot split a property in 2 (inconsistent with main structure & ADU, requires vote of homeowners/members)
- 7) **Open Business / Action Items** - none, covered above
- 8) **Executive Session:** Discussed ACC related matters
- 9) **Adjournment:** 8:41 p.m.
- 10) **Date of next meeting:** July 8, 2024, at 7 p.m.



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2024 Recycling Schedule

JULY – July 2, 16 & 30

AUGUST – August 13 & 27

SEPTEMBER – September 10 & 24

OCTOBER – October 8 & 22

NOVEMBER – November 5 & 19

DECEMBER – December 3, 17 & 31

Please Be Considerate Of Our Mail Carriers

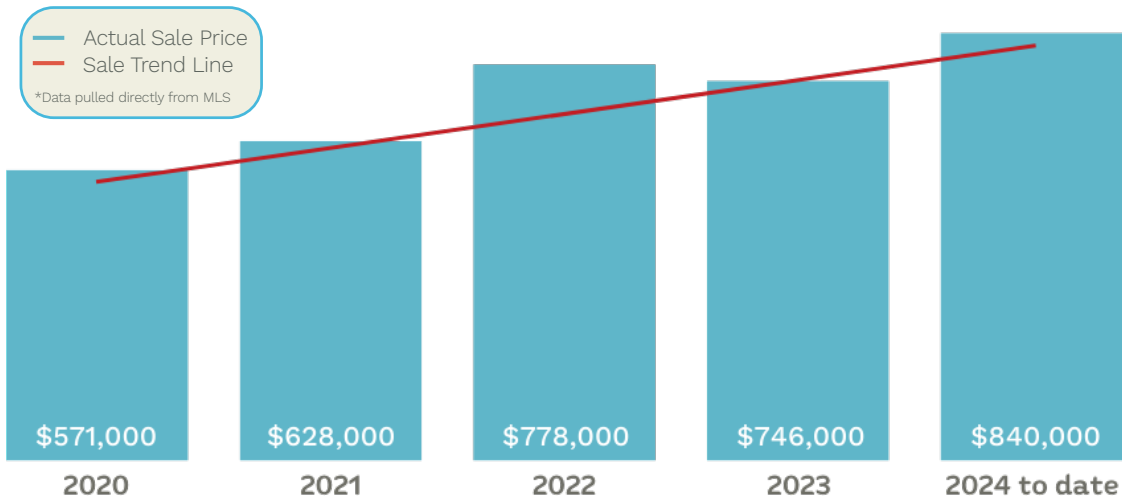
Please be considerate of our mail carriers and place your trash and recycling bins on the opposite side of the driveway and away from mailboxes. This will save a lot of time and hassle and will make the mail carrier very happy. Thank you!

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

National 7-Eleven Day

On July 11th, one convenience chain celebrates with specials on National 7-Eleven Day! Conveniently scheduled on 7-11 of each year, the day often features one of their signature items, the Slurpee. The day focuses on franchise customers. The chain offers discounts and often free Slurpees in their many flavors. Since July is known for its summer heat, the icy cold beverage is a popular choice for cooling off all summer long.

Average Closed Price in The Knolls



13% **DID YOU KNOW?** The average home sale price in your neighborhood has increased by 13% from 2023 to 2024!



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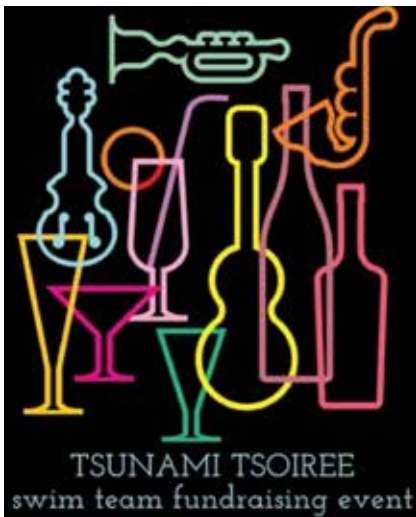
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The Knolls Balance Sheet As of May 31, 2024

CURRENT ASSETS	5/31/24	12/31/23
Checking/Savings		
Checking	93,022	19,016
Savings	970,029	920,029
Total Checking/Savings	1,063,051	939,045
Accounts Receivable		
Accounts Receivable (net of prepaid)	23,102	38,437
Allowance for Doubtful Accounts	(5,600)	(5,600)
Total Accounts Receivable	17,502	32,837
TOTAL ASSETS	1,080,553	971,882
LIABILITIES & EQUITY		
Liabilities		
Accounts Payable	16,458	22,266
Accrued Expenses	7,000	7,000
Total Liabilities	23,458	29,266
Equity		
Retained Earnings	939,203	820,380
Net Income	117,892	122,236
Total Equity	1,057,095	942,616
TOTAL LIABILITIES & EQUITY	1,080,553	971,882

NOTE: Total Assets includes Reserve Funds of \$980,000



Tsunami Tsoiree

Knolls neighbors and swim team families, you are invited to **The Third Annual Tsunami Tsoiree! Save the Date ~ The Evening of Saturday, August 17!**

This is a wonderful fundraiser for our **Tsunami Swim Team!** Please join us on **Saturday, August 17** from 6:30-11:00 p.m. at the pool. The pool will be reserved for this special event. Neighbors, please help us raise money for our Tsunami Swim Team. Costs are rising, and we want to continue to have the best swim team. This is an **adult only** Knolls neighborhood event on the pool deck. The cost is **\$50.00** per person and includes appetizers, wine

and beer. If you are able to donate beverages, that would be awesome. Please **dress to impress** and come out for a fun community night. We will celebrate the long hours of work our parent volunteers have put in while raising money for our **Tsunami Swim Team**. Tickets will be on sale at the door, or you may purchase ahead of time using the **Tsunami Venmo: @theknollstsunami**

* Please save the date! We are looking forward to this special community event.

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.

- 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

Questions? Call Dana Arell, 720-339-7367 or Dave Ferrill, 720-339-4926

The Knolls Homeowner Association Budget Vs. Actual: May 31, 2024 YTD

	May 2024 Actual	2024 Budget	\$ Under/ Over Budget	% of Budget
INCOME:				
Dues	\$231,889	\$548,622	\$316,733	42%
Trash Income	27,071	73,818	46,747	37%
Miscellaneous Income	1,350	5,000	3,650	27%
Total Income	\$260,310	\$627,440	\$367,130	41%
OPERATING EXPENSES				
Trash & Recycle	\$32,295	\$73,818	\$41,523	44%
Pool	31,374	90,500	59,126	35%
Maintenance Operations	24,254	122,800	98,546	20%
Finance	14,176	27,970	13,794	51%
Snow Removal	8,645	14,500	5,855	60%
Water & Sewer	6,221	75,000	68,779	8%
Utilities - Gas & Electric	4,479	18,000	13,521	25%
Legal Expense	3,773	30,000	26,227	13%
Clubhouse Expenses	3,059	10,520	7,461	29%
Communications	2,991	7,368	4,377	41%
Social Expenses	2,931	5,000	2,069	59%
Miscellaneous/Contingency	1,750	15,000	13,250	12%
ACC	1,750	4,450	2,700	39%
Courts	-	3,280	3,280	0%
Total Operating Expenses	\$137,698	\$498,206	\$360,508	28%
Net Results of Operations	\$122,612	\$129,234	\$6,622	95%
Capital Expenditures	\$4,720	\$317,000	\$312,280	1%
Net Income	\$117,892	\$(187,766)	\$(305,658)	-63%



The Knolls Neighborhood Real Estate Experts

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- Using cutting edge Technology in Photography, Websites, Marketing
- Professional Persuasive 'For Sale' Signs
- 151 Point Marketing Plan to Capture Leads and Produce Results
- Dedicated Listing Manager for your home's Special Needs
- We provide a Buyer Expert available to Maximize your Experience
- Instant Agent Feedback on your Home
- Open Houses and Everyday Open House Signs
- Provide a Stand Alone Property Site for Your Home
- 24-Hour Marketing to find Buyers & New or Replacement Home for You
- Negotiating to give you the Best Deal possible!

CALL US at 303.523.4364 for a FREE Home Valuation!

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