



# The Knolls News

The Knolls Homeowners Association Newsletter

## Important Dates

ACC Meeting (First Thursday) – July 3  
Fourth of July Celebration – July 4  
HOA Board Meeting – July 14  
Recycling Dates – July 1, 15 & 29  
Community Coffee – July 9  
Social Tennis – July 18 & 25  
Food Truck Thursday – July 24  
Tsunami Tsoiree – Aug. 23  
CheKnolls Cup Golf Tournament – Sept. 21  
The Knolls Home Tour – Sept. 27

## 2025 Recycling Schedule

July 1, 15 & 29	October 7 & 21
August 12 & 26	November 4 & 18
September 9 & 23	December 2, 16 & 30



## Trash Schedule Reminder

Please check the Republic Services website for any changes to the trash and recycling schedule due to upcoming holidays. Occasionally, the posted schedule may be inaccurate or drivers may run behind - thank you for your patience in those instances.  
<https://www.republicservices.com/schedule>

## HOA Meeting

Mon., July 14th, 7:00 p.m.  
In-person Meeting, Clubhouse

July 2025

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## Fourth Of July Celebration

Ahoy Mateys! Avast sailors, buccaneers, merfolk, creatures of the sea and even landlubbers! Come join the crew and set sail this Fourth of July! It's time to embark on the annual journey to the clubhouse for some grub and nonsense! This year is sure to make waves, and we'll all have a jolly good time!

We will need all hands on deck to sail this ship! Please consider volunteering. Without volunteers, this party would be headed straight to Davy Jones's locker. Please sign up here:

Parade line-up starts at 9:30 a.m., with the Parade Master kicking off the parade at 9:45 a.m. Decorate your bike, scooter, wheelchair, golf cart or stroller and wear some festive pirate-themed gear and wave at the neighbors!

Don't worry about scurvy! We will have food: burgers, veggie burgers, hot dogs, snacks, non-alcoholic beverages and desserts that will be available with ticket purchase (\$5 per person) after 11 a.m. The HOA will **NOT** be providing or selling alcoholic beverages. Fair Winds!

— Social Committee, [socialchair@theknollshoa.com](mailto:socialchair@theknollshoa.com)



## Women's Entrepreneurial Group In The Knolls

**Calling All Women and Moms in Business (or who want to be)!** As I've gotten more connected in our community, I've been continually inspired by the incredible talents, services, and businesses right here in our neighborhood.

I'd love to bring together a group of local women for connection, collaboration and support. Whether you own a business, work with one, or have a unique skill or service to share, there's so much we can offer each other.

If this speaks to you, I'd love to hear from you! Please contact Candace Holte at 630-639-6843. Let's build something inspiring — together.

## 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! 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!

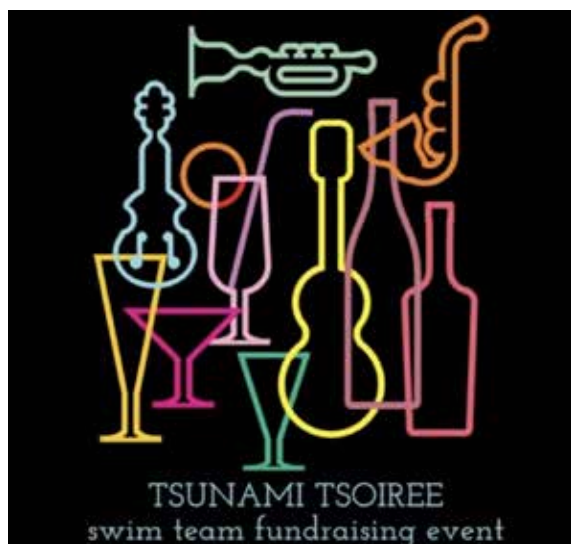
This is an adult-only Knolls neighborhood event on the pool deck. The cost is \$40 per person. There will be delicious appetizers, beverages and music to enjoy. The ambience and fun won't disappoint!

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 also accepted – please email: knollsparentreps@gmail.com for more information.

Donations of beer & wine are greatly appreciated, please reach out to Laura Sweeney at lsweeney04@gmail.com if you can contribute.

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



### 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.



## 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 – clairesmith1@yahoo.com

Jen Johnson – jenjohnson09@yahoo.com

Shannon Walsh – swalsh12611@gmail.com

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.

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.



## Food Truck Thursdays Are Back!

Please join us on Thursday, July 24, 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. Remaining summer food truck dates are Aug. 28 and Sept. 25.

*Rest is not idleness, and to lie sometimes on  
the grass under trees on a summer's day,  
listening to the murmur of the water,  
or watching the clouds float across the sky,  
is by no means a waste of time.*

—John Lubbock

## Call For Home Nominations: 2025 Knolls Home Tour Is Coming!

Get ready — one of The Knolls' favorite events is making a comeback! The **2025 Knolls Home Tour** is scheduled for **Saturday, September 27, from 12–4 p.m.**, and we can't wait to showcase the creativity and charm of the neighborhood. This self-guided tour is your chance to explore a curated selection of beautifully remodeled and thoughtfully updated homes throughout The Knolls. From stylish renovations to clever design ideas, the tour offers a behind-the-scenes look at how your neighbors have transformed their spaces. Proudly coordinated and sponsored by The Steller Group real estate team, this event brings the community together in celebration of home, design, and neighborhood pride.

We need your help to make it happen! We're currently seeking at least **six standout homes** to feature on this year's tour. Do you know a home that deserves the spotlight — including your own? Submit your nomination at [StellerRealEstate.com/hometour/nominate](https://StellerRealEstate.com/hometour/nominate), or contact Jennifer Steller directly at 720-352-8086 or [Jennifer@StellerRealEstate.com](mailto:Jennifer@StellerRealEstate.com).

Let's make this year's tour the best one yet!



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**SERVICE GUARANTEE:** If you're unhappy with an area we've cleaned, we'll return and clean it again!

## The Knolls Homeowners Association Insurance Policies

May 2025 - May 2026

Our HOA carries the following insurance policies to protect the association's assets and provide coverage for potential liabilities.

**Type:** Property & GL  
**Insurer:** State Farm  
**Limit:** Property/Clubhouse: \$940K  
Liability \$1M/\$2M aggregate  
**Deductible:** \$2,500 Property; \$0 Liability  
**2025-26 Premium:** \$10,422

**Type:** Accident/Volunteer  
**Insurer:** The Hartford  
**Limit:** AD&D \$10,000  
Med. \$35,000  
**Deductible:** \$500  
**2025-26 Premium:** \$340

**Type:** Directors & Officers  
**Insurer:** State Farm  
**Limit:** \$1M/\$1M  
**Deductible:** \$2,500  
**2025-26 Premium:** Included

**Type:** Worker's Comp  
**Insurer:** Pinnacle  
**Limit:** Subject to payroll audit  
**Deductible:** N/A  
**2025-26 Premium:** \$509

**Total Premiums:** \$11,271

## Social Committee Needed For 2026

Please consider this important position for planning and facilitating The Knolls social activities we all look forward to and enjoy. The current social committee is looking to apprentice the next group for the upcoming 4th of July party before handing over the reins in 2026. Please contact Diane Klepacka at [pool.clubhouse@theknollshoa.com](mailto:pool.clubhouse@theknollshoa.com) for more information.



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# The Knolls Homeowners Association Board of Directors Meeting Minutes

June 9, 2025, 7 p.m., Knolls Clubhouse, 3400 E. Geddes Dr, Centennial, CO 80122, with Zoom Remote

## Board Attendees:

Attendance	Board member
Yes	President/Website – Travis Baumgart (TB)
Yes	VP/Landscape/Maintenance – Justin Finesilver (JF)
Yes	Snow/Trash/Secretary – Molly Ehlinger (ME)
Yes	Clubhouse/Pool/Social – Diane Klepacka (DK)
Yes	CenCON/DORA Liaison/Website – David Gebhardt (DG)
Yes	Clubhouse/Courts – Trevor Wetterling (TW)
Yes	ACC Liaison – Becky Slauson (BS)
No	Treasurer – Nicholas Dosen (ND)

## Order of meeting:

- 1) Call to order: 7:02 p.m.
- 2) Review and approval of meeting agenda - approved
- 3) Review and approval of May 2025 Board Meeting minutes - approved via email
- 4) Committee reports
  - a) President's report – Travis Baumgart
    - i. Attended ACC meeting 6/5/25 - observed several applications reviews
      - (1) Discussed renewed policy for xeriscaping
    - ii. Neighborhood farmers market request - evaluation in progress
    - iii. Pickleball play on court #4 - received exception letter from City of Centennial (allows pickleball

- play), need to follow requirements to allow play (i.e. sound limits)
- b) VP/Landscape/Maintenance – Justin Finesilver
  - i. Summer projects
    - (1) Clubhouse Terrace
 

Suggest completing - irrigation and planting with year-round interest. Evaluating budget, considering vendor bids
    - (2) Dead grass near courts - AllPhase will replace, after courts drainage project. Will let AP know when ready. When installed new grass will be blocked off to protect it.
    - (3) Fielding Arborist - tree repair complete on Easter, Greenbelt A, near clubhouse
    - (4) Sprinklers
 

Will adjust sprinklers watering courts  
South Jackson Court - needs controller repair
    - (5) Rich Harris' requested tree - setting location
  - c) Snow/Trash/Secretary – Molly Ehlinger
    - i. No update
  - d) Clubhouse/Pool/Social – Diane Klepacka
    - i. Toilet leak in ladies' bathroom – repaired
    - ii. Latch on dumpster fixed – thanks, Trevor!
    - iii. Need to have flooring on bottom level near lifeguard sink inspected
    - iv. Three new umbrella stands purchased
    - v. Backflow testing done on 6/5/25

continued on page 5



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Trained Techs**



## Meeting Minutes, *continued from page 4*

- vi. Fire Marshal inspection 6/5/25 – no violations
- vii. Food Truck Day - **June 26**
- viii. Social committee - need volunteers, inquiry via email socialchair@theknollshoa.com
- ix. July 4th Celebration
  - (1) Email/newsletter sent
  - (2) Venmo again
  - (3) Volunteer!
  - (4) Parade begins 9:45 a.m.
- e) CenCON/DORA Liaison/Website – David Gebhardt
  - i. No CenCON this month
  - ii. Discussed website updates
- f) Clubhouse/Courts – Trevor Wetterling
  - i. Drainage project complete
  - ii. Need to adjust sprinklers spraying courts
  - iii. Wind screens installed on courts 3 and 4
  - iv. Pickleball lines
  - v. Sportcourt bid for pickleball lines: \$3k-\$6k
- g) ACC Liaison – Becky Slauson
  - 14 of 16 applications approved
- h) Treasurer – Nicholas Dosen
  - i. Standard brief
  - ii. Monthly financial update
    - (1) **Approved May 2025 financials (TB), 2nd (DK), approved**
- 5) Homeowner Questions
  - a) Louise Crosby
    - i. Requested homeowner notice for holiday delays in trash/recycling pick-up
    - ii. Prompted board to review homeowner receivables
- 6) New Business - none
- 7) Open Business / Action Items - none
- 8) Executive Session
  - a) ADA requirements of clubhouse
  - b) Pickleball lines
- 9) Adjournment: 8:22 p.m.
- 10) Date of next meeting July 14, 2025 at 7 p.m.

## Pool Hours of Operation:

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

## Community + Caffeine + Conversation.

It'll change your life! Well, at least it will change your day! Community coffee at The Knolls Clubhouse on July 9, from 8:30-10:30 a.m. Come connect and chill. All ages and stages are welcome.

Questions? Call AnneMarie Anderson at 303-913-4316.



**720-899-2633**

[TopShelfHomeService.com](http://TopShelfHomeService.com)





## Knolls Courts Updates



Welcome to July! We hope you are enjoying our new courts 3 and 4 and newly resurfaced courts 1 and 2! Please reserve on [yourcourts.com](https://www.yourcourts.com) before heading down since your neighbors' USTA league home matches occur some weeknights at 6 p.m.

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](https://www.yourcourts.com), first be sure you are registered on [theknollsHOA.com](https://www.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.

### Join your neighbors on our courts!

Friday Social tennis is back, some dates with two tennis pros who will organize drills! Join us: July 18 (PRO), July 25, August 8 (PRO) and August 22. Start time is 5:30 p.m. Please bring some food or drink to share.

Enjoy open co-ed Social Tennis on Thursdays at 6 p.m. through July 17. All levels are welcome. Please contact Jim Robinson ([jim3553@gmail.com](mailto:jim3553@gmail.com)) or Liz Baesman ([lizbaesman@gmail.com](mailto:lizbaesman@gmail.com)) for more information.

The long-running Men's Social Tennis nights are another great way to meet new people. Email Jim Robinson ([jim3553@gmail.com](mailto:jim3553@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.

Fun, themed neighborhood Tennis Tournaments will be happening throughout the summer for players of all levels – keep an eye out for emails from YourCourts!

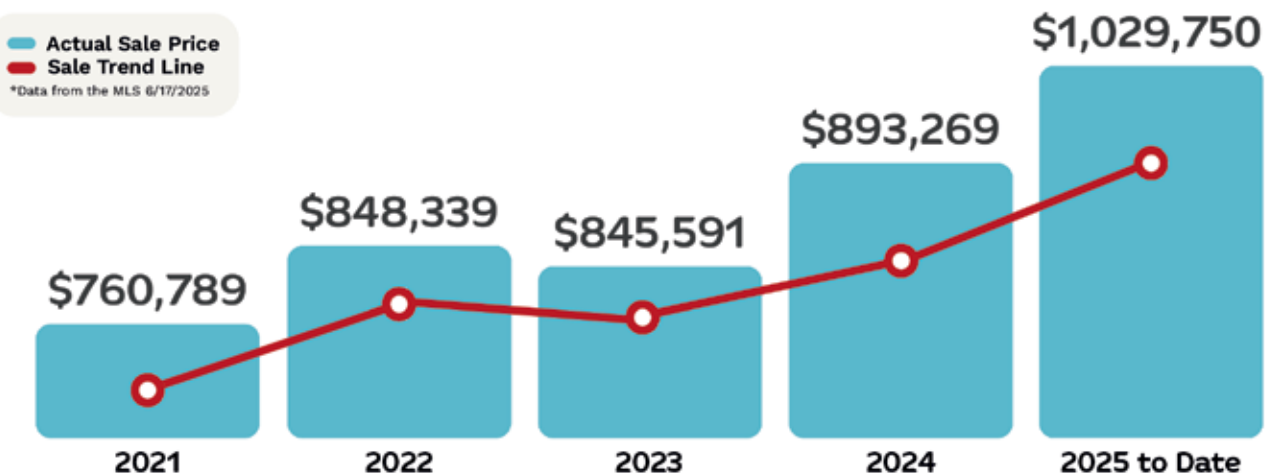
### Standard reminders:

- The ball machine may only be used by players over the age of 16 or with parental guidance onsite.
- After court use, please empty the courtside trash bins into trash and recycling 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.

### Pickleball

The Knolls was granted a pickleball permit from the City of Centennial. The next step is to conduct a sound study which should be happening soon.

## Average Closed Price The Knolls



### The Climb Continues!

The Knolls saw a 15% price increase this year

### Curious about your home's value?

Call us today for a free, no-obligation consultation at 720.593.9355 or email [Info@StellerRealEstate.com](mailto:Info@StellerRealEstate.com).



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**Gutie Irrigation, LLC:** 20+ yrs of experience. Quality sprinkler install/repair. 720-935-7517.

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

### The Knolls Balance Sheet As of May 31, 2025

<b>CURRENT ASSETS</b>	<b>05/31/25</b>	<b>12/31/24</b>
<b>Checking/Savings</b>		
Checking	271,187	101,548
Savings	703,151	770,029
Total Checking/Savings	974,338	871,577
<b>Accounts Receivable</b>		
Accounts Receivable (net of prepaid)	49,977	49,302
Allowance for Doubtful Accounts (11,840)		(11,840)
Total Accounts Receivable	38,137	37,462
<b>TOTAL ASSETS</b>	<b>1,012,475</b>	<b>909,039</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
Accounts Payable	26,503	6,459
Total Liabilities	26,503	6,459
<b>Equity</b>		
Retained Earnings	899,497	944,772
Net Income	86,475	(42,192)
Total Equity	985,972	902,580
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,012,475</b>	<b>909,039</b>
<b>NOTE: Total Assets includes Reserve Funds of \$890,000</b>		

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or [Info@NewsletterConnections.com](mailto:Info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://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: May 31, 2025 YTD

	<b>May 2025 Actual</b>	<b>2025 Budget</b>	<b>\$ Under/ Over Budget</b>	<b>% of Budget</b>
<b>INCOME:</b>				
Dues	\$232,238	\$544,932	\$312,694	43%
Trash Income	27,112	77,508	50,396	35%
Miscellaneous Income	1,125	5,000	3,875	23%
Total Income	\$260,475	\$627,440	\$366,965	42%
<b>OPERATING EXPENSES</b>				
Trash & Recycle	\$34,264	\$77,508	\$43,244	44%
Pool	32,146	96,000	63,854	33%
Maintenance Operations	20,661	119,576	98,915	17%
Finance	16,156	29,470	13,314	55%
Water & Sewer	10,942	75,000	64,058	15%
Clubhouse Expenses	3,969	14,120	10,151	28%
Utilities - Gas & Electric	3,956	18,000	14,044	22%
Snow Removal	3,556	10,000	6,444	36%
Communications	2,991	8,720	5,729	34%
Social Expenses	2,341	5,500	3,159	43%
Miscellaneous/Contingency	1,825	15,000	13,175	12%
ACC	1,750	4,350	2,600	40%
Courts	662	3,280	2,618	20%
Legal Expense	296	5,000	4,704	6%
Total Operating Expenses	\$135,515	\$481,524	\$346,009	28%
<b>Net Results of Operations</b>	<b>\$124,960</b>	<b>\$145,916</b>	<b>\$20,956</b>	<b>86%</b>
<b>Capital Expenditures</b>	<b>\$38,485</b>	<b>\$79,500</b>	<b>\$41,015</b>	<b>48%</b>
<b>Net Income</b>	<b>\$86,475</b>	<b>\$66,416</b>	<b>\$(20,059)</b>	<b>130%</b>



**LIFE IS ALWAYS MOVING**

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**RYAN: 303-523-4364**

**ANNEMARIE: 303-913-4316**

**[WWW.ANDERSONGROUPSELLSMYHOME.COM](http://WWW.ANDERSONGROUPSELLSMYHOME.COM)**

<u><b>DOWNSIZING</b></u>	<u><b>RETIREMENT</b></u>	<u><b>SECOND HOME</b></u>
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