



The Knolls News

The Knolls Homeowners Association Newsletter

July 2026

Vol. 54 No. 07 • Circulation: 410

Important Dates

ACC Meeting (First Thursday) – July 2
 4th of July Activities – July 3 & 4
 Community Coffee – July 8
 Recycling Dates – July 10 & 24
 HOA Board Meeting – July 13
 Food Truck Thursday – July 23
 Initial Fence Committee Meeting – Sept. 2

Updated 2026 Recycling Dates

July 10 & 24	Oct. 2, 16 & 30
Aug. 7 & 21	Nov. 13 & 28
Sept. 4 & 18	Dec. 11 & 26

Fence Committee

The community perimeter fence is scheduled for replacement in 2030. With approximately 3.5 years from mid-2026, the Fence Committee is being established now to ensure adequate time for planning, homeowner coordination, design selection, and procurement. The Committee's primary deliverable is a written recommendation to the Board — including preferred fence style and a minimum of three (3) contractor quotes — submitted no later than December 31, 2027. This committee is open to all members of the community, and the initial meeting will be on **Wednesday, September 2, at 7 p.m.** We expect a monthly meeting frequency for roughly 18 months. If you are interested in learning more, feel free to reach out to president@theknollshoa.com or to attend the meeting in person.

Community + Caffeine + Conversation

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

HOA Meeting

Mon., July 13th, 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.

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★ ANNIVERSARY ★

President's Letter

Dear Neighbors,

Happy Summer! I hope everyone has had a safe and wonderful start to the season. Can you believe it's already July? As the summer heat really cranks up, I wanted to share a few quick updates and reminders with the community:

- **Watering Restrictions:** To do our part during the ongoing

drought, we are closely following Denver Water's watering restrictions. This limits both the frequency and amount of watering we can do for our common areas. You might notice a bit more brown in the grass this year as we scale back, so we greatly appreciate your patience and understanding as we conserve water.

- **E-Bike Safety:** We've noticed an increase in e-bikes around the community. If anyone in your household rides an e-bike, please remind them to watch their speed and follow traffic laws. Let's keep our streets safe for everyone.

Have a fantastic, safe July! Enjoy the rest of the season — we all know back-to-school season is just around the corner.

4th of July Celebration

Hi Neighbors, Get ready for lift-off! This year's summer social theme is **Artemis II**, and we have a full day of space-themed fun planned for the neighborhood.

EVENT SCHEDULE – Friday, July 3rd & Saturday, July 4th:

- **Friday: Slicing Party & Bike Decoration:** Join us Friday evening to prep food and decorate bikes for the parade. Feel free to bring your own decorations, or we're looking for red, white and blue decorations if you would like to donate.
- **Saturday: The Parade (10:00 a.m.):** Show off your decorated bikes and golf carts! *Reminder:* For safety, no e-bikes, electric scooters, or e-dirt bikes are permitted. Golf carts must be driven by an adult.
- **Poolside Social (10:00 a.m. – 3 p.m.):** We'll have inflatables, snow cones, and a DJ.
- **The Main Events:** Don't miss our Neighborhood Races, the Dive Competition, and the legendary Belly Flop Competition to close out the day!

Tickets: Tickets are \$5 per person. Pay via Venmo or cash on the day of the event.

We Need Your Help! These events are only possible with a ton of volunteer support. We are looking for neighbors to help. Please sign up via the link below.

We can't wait to celebrate with you all!

— **Best, The Knolls Social Committee**

<https://www.signupgenius.com/go/5080D4EADAB28A6F85-64182440-knolls#/>



Summer Food Truck Thursdays at the Clubhouse

Get ready for one of the best parts of summer in the neighborhood! Join us for our **Food Truck Thursdays** at the clubhouse — an easy, fun way to enjoy great food and even better company with your neighbors.

From **5:00–7:00 p.m.**, we'll have a rotating lineup of local food trucks serving up delicious options for the whole family. Bring a blanket or chairs, come hungry, and stay to connect with friends old and new. Food Truck Nights are all on the fourth Thursday of the month.

2026 Food Truck Lineup:

- **July 23** – Big Belly Brothers BBQ
- **August 27** – Chef May I Call & Road Drip Pancakes
- **September 24** – Borderless Food Truck

Whether you swing by for a quick bite or make an evening of it, we'd love to see the Knolls neighborhood show up strong. The more, the merrier — so invite your neighbors and come join the fun!

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. Please also do not park your cars directly in front of the mailboxes. This will save a lot of time and hassle and will make the mail carrier very happy. Thank you!

Father Daughter Take A Walk Day: July 7th

National Father Daughter Take a Walk Day is observed annually on July 7th. This day promotes the benefits of family bonding time between fathers and daughters as well as the benefits of physical activity.

The memories made during your time together will stay with you forever. During the summer season, there are many incredible places to walk and enjoy nature as you spend time talking, laughing, and bonding. While taking a stroll, cherish the time spent together. Your child will value the gift of the time you give no matter how old they are.

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
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To find ad rates and discounts, go to
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The Knolls Homeowner's Association

BOARD MEMBERS: Board@TheKnollsHOA.com

Website: www.theknollshoa.com

President/Website: David Gebhardt, 414-331-9400,
president@theknollshoa.com

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

DORA/CenCON: Mark Mueller, board1@theknollshoa.com

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

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

Pool: Seth Thompson, pool.clubhouse@theknollshoa.com

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

Snow/Trash/Secretary: Steve Cooper, snow.trash@theknollshoa.com

Clubhouse Manager: Dana Houlton, 720-351-0121

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

Rebecca Fanning	Tracy Ferguson	Jenni Young
Molly Ehlinger	Melody Switzer	Megan Finesilver

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, 720-298-0446

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: Knollstsunami.swimtopia.com

Deirdre Martinez (deirdreandchadmartinez@gmail.com)

Laura Cavaglieri Lystrup (laura.cavaglieri@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

June 8, 2026, 7 p.m., Knolls Clubhouse, 3400 E. Geddes Dr., Centennial, CO 80122, with Zoom Remote

BOARD ATTENDEES:

Attendance Board member

Yes President/Website – David Gebhardt (DG)
 Yes VP/Landscape/Maintenance/Social – Justin Finesilver (JF)
 Yes Snow/Trash – Steve Cooper (SC)
 Yes Pool/Secretary – Seth Thompson (ST)
 Yes CenCON/DORA Liaison/Communications – Mark Mueller (MM)
 Yes Clubhouse/Courts – Trevor Wetterling (TW)
 Yes ACC Liaison – Becky Slauson (BS)
 Yes Treasurer – Nicholas Dosen (ND)

Homeowner Attendees: Lara Kroha

ORDER OF MEETING:

Call to order: 7:02 p.m.

Review and approval of meeting agenda: Approved

Review and approval of May 2026 Board Meeting minutes

- Approved via email

COMMITTEE REPORTS:

- **President's Report** – David Gebhardt
 - * Homeowner question on kiddie pool
 - It seems to be very rough and some kids have gotten scrapes.
 - Seth will ask Matt about the finish on the bottom of the kiddie pool and if anything can be done.
 - There seems to be more issues this year than previous.

* Board Elections

- It's already time to start trying to find new board members. A finance person would be very helpful. Need 4 total new board members.
- Elections are in November, but we need to share candidates in the October Knolls News newsletter.
- If you're interested, please let us know!

* Fence Committee

- Fence isn't set to be replaced until 2030, but we would like to establish a committee to manage the design and quoting process.
- Objective for the committee is to:
 - ° Determine the style of the new fence and get multiple quotes to recommend the vendor when repair comes due.
 - ° The committee is open to all neighbors.
 - ° A public/recurring meeting should be established to ensure inclusion/transparency.
 - ° A decision needs to be made by 2028 to account for financing of the new fence.
- Will be in the next Knolls News

• Treasurer – Nicholas Dosen

- * Review and approval of May financial statements
- * Through May, we are ahead on revenues.
- * About \$1.1 million in cash reserves but large items are coming up soon. Pool resurfacing, fence, water heaters, etc.

continued on page 4

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Minutes, *continued from page 3*

- * We are catching up in accounts receivable. \$11,000 improvement since last month. \$47,000 outstanding and improving
- * Many expenses coming this summer, but we are budgeted and on track
- * Audit due February 2027
- * Likely a good idea to review items
- **VP/Landscape/Maintenance/Social** – Justin Finesilver
 - * Landscaping/Maintenance
 - Multiple projects beginning with All Phase
 - ° Terrace by clubhouse
 - ° Clubhouse sprinkler timers
 - ° Mulch in cul-de-sacs
 - Ash trees being treated for ash borer (2-year cycle)
 - ° Possible grant from Centennial?
 - Sprinkler breaks
 - ° Colorado Boulevard – one was a neighbor's water leak, the second has been fixed
 - ° Sprinklers by clubhouse were fixed the same day.
 - * Social
 - 4th of July party: Space theme
 - ° Volunteers are needed. Encourage people to sign up.
 - ° New addition: Decorating party the night before in the clubhouse parking lot. Bring your own supplies to help out!
- **Snow/Trash** – Steve Cooper
 - * Dumpster Day Recap
 - * Filled up all 4 dumpsters. Generally, was a successful day.
 - * The dumpster by the clubhouse needs to be emptied. Steve will make sure Republic is coming on schedule.
- **Clubhouse/Courts** – Trevor Wetterling
 - * Still working on getting deck bids
 - * I've reached out to Sport Court regarding court cleaning.
 - * Email from courts committee on new rules
 - The courts committee cannot make rules, but can recommend them. The Board determines any rules. The board did not approve the rules proposed by the committee as there seems to be a disagreement amongst the tennis community.
 - * There is a need for increased transparency from the courts committee. Multiple people have expressed concern that they cannot participate and the meetings are opaque.
 - Trevor to attend next courts committee meeting to make sure all tennis players from the neighborhood are represented and get a recommendation for new rules.
 - We need to have a set time for the courts committee to meet that's public for all members.
 - * Board agrees that tennis rules probably need to be updated, but wants alignment across the tennis community.
 - * Fire Marshall Report indicated that changes are needed for compliance
 - We need to post a "When Occupied, Door Must Be Unlocked" above the single door east side to fix.
- **CenCON/DORA Liaison/Communications** – Mark Mueller
 - * Confirmed we received \$500 for Community Grant - 2026 grants closed
 - * Attended Colorado Boulevard Open House.
 - Construction starts late Summer/early Fall, will last about a year, complete Fall 2027. 12' path, rock bed, SB, TL,

continued on page 5

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Minutes, *continued from page 4*

NB, rock bed, 12' path. At the Knolls entrance, they will move the stop sign with crosswalk and island with yellow lines.

- **Pool/Secretary** – Seth Thompson

- * Fire Marshall's report. How to make sure we come into compliance with exits/gates with pool

- Will look for keys for the two upper gates and will plan to leave one unlocked during pool hours.
- If that doesn't work, we will explore adding panic hardware.

- * Any concerns on Tsunami practice hours?

- No concerns have been raised

- * Other pool questions/concerns I need to bring to Matt at MPM?

- Ask Mike Bradley about pool resurfacing contractors at end of pool year

- **ACC Liaison** – Becky Slauson

- * How to access new neighbors for the welcoming committee?

- Bookkeeper has the list
- Add Becky as an "admin" to the website for notice when new neighbors register.

- * 15 applications. 11 approved, 4 pending

- * Update ACC 2023 guidelines:

- Signage/decorations page
 - ° Request to consolidate rules on the website as it is confusing. DG to look into it.
- Lighting and cameras
 - ° There is a concern with cameras facing backyards and invading neighbors' privacy.

- ° The board agrees that the ACC rules stipulate that neighbors should respect privacy with the direction that any security cameras face.

- Review updated painting form

- ° Becky has developed a new paint form that will be posted on the website shortly

- Roofing and color rather than what materials are used

- ° The ACC is considering rules to change the requirement for a specific roofing product. The board was open to hearing a proposal from the ACC

- Trash can /AC rules

- ° Based on the ACC rules, trash cans and AC units shall not be visible from the street.

- * The ACC proposed a rule change for approved fencing in the ACC standards.

- The Board reviewed the new rules and DG moved to approve them, with a second (ND), the board voted in favor.

- The ACC has other rules they would like to change, so the Board elected to wait until the end of the year to formalize any changes in the ACC guideline document. If any homeowner has questions on what the new rules are, we can share them.

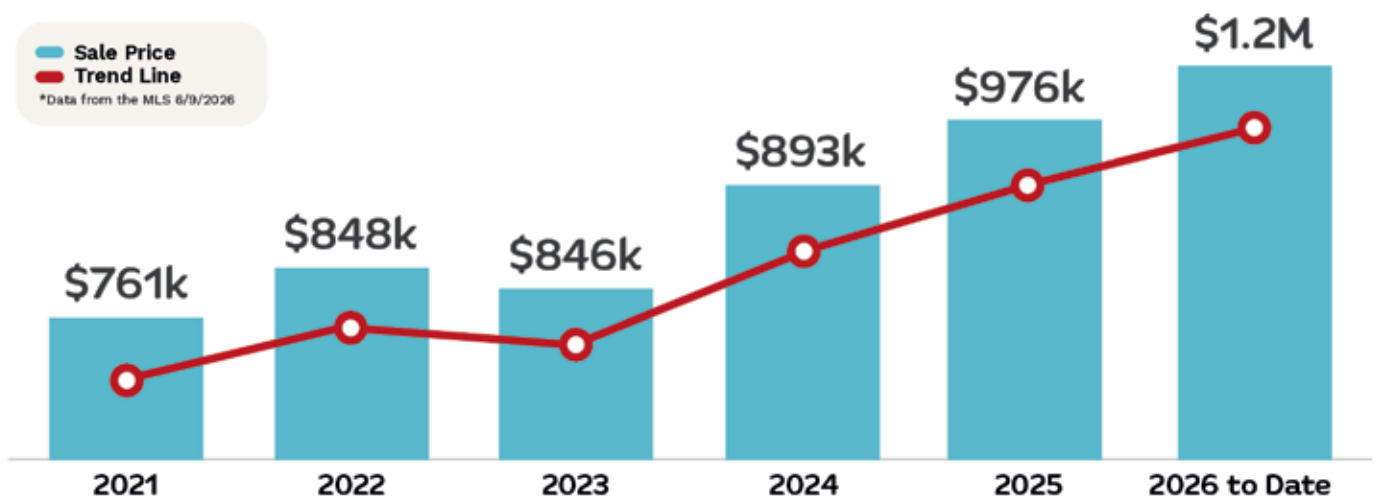
- Executive Session

- * Discussed establishing a set of expectations

Adjournment: 8:50 p.m.

Date of next meeting: July 13, 2026, at 7 p.m.

Average Closed Price **The Knolls**



The Climb Continues!

The Knolls saw a 23% price increase this year!

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Knolls Courts Update

Much fun was had at the Memorial Day Tennis Tournament. Players turned out dressed as American Gladiators and fought the good fight! Planning is underway for a Mid-Summer Tournament. Keep an eye out for an email from YourCourts in the coming days.

Friday night social play is on! Come down on Friday evenings to get some court time in, and maybe a beer, with your neighbors.

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



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

SOME THINGS TO REMEMBER:

Tennis:

- BALL MACHINE. Please do NOT add balls to the ball machine. We are using special non-pressurized balls in the ball machine, and it's working much better!
- Reminder that the ball machine may only be used by players over the age of 16 or with parental guidance on site.
- Any issues with the ball machine, please contact Jim Robinson at jim3552@gmail.com
- No food on court except granola bars.



- PLEASE EMPTY THE TRASH and pick up stray balls on the courts or around the courts.

Pickleball:

- Everyone is welcome for neighborhood social play. No experience necessary:
 - Wednesday evening: 5 p.m. – 7 p.m.
 - Saturday morning: 9 a.m. – 11 a.m.
 - Sunday morning: 9 a.m. – 11 a.m.
- No food on the court except for granola bars.
- Please empty the trash and return nets to the side of the court.

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

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

The Knolls Homeowner Association Budget Vs. Actual: May 31, 2026 YTD

May 2026	Actual	Under/ Budget	% of Over	Budget
INCOME:				
Dues	\$258,750	\$622,440	\$363,690	42%
Miscellaneous Income	9,741	25,000	15,259	39%
Total Income	\$268,491	\$647,440	\$378,949	41%
OPERATING EXPENSES				
Pool	\$31,615	\$105,000	\$73,385	30%
Finance	18,856	34,220	15,364	55%
Maintenance Operations	18,087	117,406	99,319	15%
Trash & Recycle	17,543	91,000	73,457	19%
Clubhouse	4,925	16,350	11,425	30%
Communications	3,141	7,320	4,179	43%
Social	2,938	6,000	3,062	49%
Water & Sewer	2,903	80,000	77,097	4%
Utilities - Gas & Electric	2,347	18,000	15,653	13%
Miscellaneous/Contingency	1,825	15,000	13,175	12%
ACC	1,750	4,350	2,600	40%
Courts	833	3,280	2,447	25%
Snow Removal	300	10,000	9,700	3%
Legal	192	5,000	4,808	4%
Total Operating Expenses	107,255	512,926	405,672	21%
Net Results of Operations	161,237	134,514	(26,723)	120%
Capital Expenditures	\$-	\$43,153	\$43,153	0%
Net Income	\$161,237	\$91,361	\$(69,876)	176%

The Knolls Balance Sheet As of May 31, 2026

CURRENT ASSETS	5/31/26	12/31/25
Cash	1,164,295	964,967
Accounts Receivable		
Accounts Receivable (net of prepaid)	47,142	59,262
Allowance for Doubtful Accounts	(14,960)	(11,840)
Total Accounts Receivable	32,182	47,422
TOTAL ASSETS	1,196,477	1,012,389
LIABILITIES & EQUITY		
Liabilities		
Accounts Payable	34,520	10,348
Accrued Expenses		
Total Liabilities	34,520	10,348
Equity		
Retained Earnings	1,000,720	899,627
Net Income	161,237	102,414
Total Equity	1,161,957	1,002,041
TOTAL LIABILITIES & EQUITY	1,196,477	1,012,389
NOTE: Total Assets includes Reserve Funds 1,080,000		

This Space Intentionally Left Blank for Teen Services

The 2026 Dancing In The Streets Summer Concert Series

Don't miss these FREE, high-energy shows at The Streets at SouthGlenn – featuring top local and regional bands. With food options in and around Commons Park, it's the perfect night out – bring your family and friends!

July 8th: Hazel Miller & The Collective

July 22nd: The Long Run

Aug. 12th: Last Men on Earth

Aug. 26th: Top Shelf

Explore the full lineup at
shopsouthglenn.com/summer



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**AnneMarie Anderson: 303-913-4316
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