



The Knolls News

The Knolls Homeowners Association Newsletter

June 2024

Vol. 52 No. 06 • Circulation: 410

Important Dates

ACC Meetings – June 4 & 27
HOA Board Meeting – June 10
Recycling Dates – June 4 & 18
Food Truck Thursday – June 20
4th of July Parade & Pool Party – July 4

2024 Recycling Schedule

JUNE – June 4 & 18
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

Food Trucks Thursdays Are Back!

Please join us on Thursday, June 20, 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 June 20, 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.

HOA Board Meeting

Mon., June 10th, 7:00 p.m.
In-person Meeting, Clubhouse

Be Kind and Safe:

Please No Illegal Fireworks

The City of Centennial limits fireworks to sparklers, cones, snakes and fountains. (centennial.gov/Residents/Living-Here/Fireworks-Safety-Regulations) If a fire ban is in effect, even these may be illegal. Always illegal in Colorado: Anything that explodes or leaves the ground.

Last year, fireworks burned two homes in Parker and one in Aurora. Don't give insurers more reasons to raise rates or leave the state. Your neighbors will not appreciate it.

The sound of fireworks may also stress pets and combat veterans. If you appreciate those who served in the military, please be considerate of vets who suffer when they hear loud sounds. Veterans have already sacrificed enough for us.

Fireworks stress pets, too. Last year a Knolls neighbor retrieved his dog at 2 a.m. The terrified animal jumped the fence and ran to a different neighborhood. Non-Knolls residents found the dog, took it to an emergency vet where a chip was read, and contacted the owner. Please be considerate of those around you.



Fourth Of July!!!

Come "Feel the Beat" this year with the annual Knolls Fourth 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 at 9:30 a.m. 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 wave at neighbors!

Then join us at the clubhouse and pool for a fun-filled gathering at 10 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 a.m. Adult beverages (\$8 per person)

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 or visiting: <https://www.signupgenius.com/go/5080D4EADAB28A6F85-49547186-knolls>



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



ACC

The ACC is experiencing its own renovations!

Volunteering with our community is so valuable, and we are excited to welcome three new members: Damion Duncan, Travis Reini and Zach Tatlock.

In addition, Lara Kroha will be transitioning out of full ACC membership but will continue to assist homeowners with their painting needs. We also are happy to report that Mike Smaltz and John Ramsey are moving into a position as co-chairpersons. The committee would like to thank Jerrod Brown and Kristin Smith for their years of service to the ACC. Their work and devotion to The Knolls has been helpful and is appreciated!

In general, homeowners may continue to send your requests via email to ACC@theknollshoa.com and the appropriate person will touch base with you regarding your project. Thank you for giving ample time as our new representatives are brought up to speed.

Due to scheduling conflicts, there will be no July meeting and the August meeting will be changing. This summer the committee will meet **June 4, June 27 and August 13** at 7 p.m. at the clubhouse.

The Knolls Golf Club

Save The Date: The 2024 CheKnolls Cup will be Sept. 28, 2024, at South Suburban. Formal signup to be sent out to players from last year as well as on The Knolls Facebook page in June. Let's go get the cup back!

The Knolls Garage Sale: 10 Years Strong!

What an incredible weekend it was at The Knolls, Cherry Knolls and Tiffany Joint Neighborhood Garage Sale! More than one hundred homes came together on May 3 and 4 to make this annual tradition a huge success.

So, mark your calendars for May 2025! The neighborhood garage sale will be back on the first Friday and Saturday, so don't miss the chance to declutter, snag amazing deals and catch up with your neighbors. It's an event you won't want to miss!

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:

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: John Ramsey 303-210-4971 zone 7: Mike Smaltz 610-389-3526

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 – 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.

Teen Job Fair Was A Success

Thank you to all of the teens and residents who attended the hire-a-helper event! We wanted to showcase the teens who came and put themselves out there! There were a few teens that I was not able to collect information from, so if you are a teen who **attended**, please email the social chair below and we will feature you in the next newsletter.

HELPER SPOTLIGHT:

Bridget Schneider: My name is Bridget Schneider and I am 13 years old. I am looking to help with childcare, pet sitting, house sitting and elderly. I am Red Cross certified. I love sports and kids. I am trying to pay for camp in Minnesota. I do not have a price but I hope to work with you. 720-665-2210

Jilly Mercer and Jenna Stutz: Babysitting, Dog Sitting and House Sitting. We have experience with children ages 2-10 years old. We are 14 years old. We can babysit together or separate and can do both day and night. We can walk pets, feed them, water plants, take in mail and do general check-ins. 720-402-0993 / 720-919-4237

Milo Hamburger: I am a Newton Middle School 8th grader who would like to babysit in the neighborhood. I would like to work with children ages 4-7 years old, but can do younger if needed. I also do package pick-ups if you are on vacation. 775-800-6426

Ginny Miller: I am Ginny Miller and I am providing elementary tutoring and babysitting. I have a lot of experience with kids and math and reading. Find me at 303-908-0054.

Abby Wenig: Hi, my name is Abby. I'm 16 years old and I am a sophomore in high school. I currently go to George Washington High School, and I am on the honor roll. The services I provide are babysitting, tutoring and pet sitting. I have a background with kids of all ages, and I love animals. I enjoy reading and getting out in nature, and am always looking for new fun ways to spend the time! My phone number is 720-630-9550, and my email is abbywenig@gmail.com.

Sadie LeClair: Hi, I'm Sadie. I'm 14 years old and I will soon be attending Arapahoe High School. I have many hobbies including soccer, crafts and swimming. I enjoy spending time with my family and friends. I am looking for new experiences this summer and I am available to babysit and pet sit. 303-808-7911

Matson and Tim: We are part of an ongoing lawn business and we have been mowing lawns for the past five years. We recently started our own business last summer. We love to spend time outdoors by playing sports, going on mountain hikes, and we really love to mountain bike and ski. We are responsible and pay attention when trying to get a job done so it turns out great! 303-907-6878

Cash Heydorn: I am a hardworking, mature and self-assured honors student seeking a part-time job with flexible hours. I am available to help with childcare, pet care, tutoring and tech assistance. 303-503-6299

Mathis: (Lawn care) I can mow every other week, or you can text me if you need your lawn to be mowed and I will let you know if I will be able to. I also have my own supplies. 303-877-3059

Emrik Brown: (Swim lessons) I am currently a freshman at AHS and I have been swimming competitively for nine years now. Swimming is a lifelong skill and saves lives. 720-237-3262

Charlotte: I'm graduating high school and attending Colorado School of Mines next fall. I have 3 dogs and a pet chameleon along with 10 months of experience as a part-time veterinary receptionist. I have been babysitting for four years and I have worked with kids of all ages. I have experience driving kids and I can provide references! I'm available for pet sitting, check-ins and part-time babysitting jobs. 720-469-2710



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

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The Knolls Homeowners Association Board of Directors Meeting Minutes

May 13, 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 Alldredge (AA); Clubhouse/Pool/Social – Diane Klepacka (DK); Trash/Snow/Tennis – Molly Ehlinger (ME); Landscape/Maintenance – Justin Finesilver (JF)

Committee Attendees: Lara Kroha, ACC; Karla Goodhart, Courts Committee

Other Attendees/Homeowners: Ryan Page, Bookkeeper/Assistant; Travis Reini, Dan Goodhart, Karl Ferguson

ORDER OF MEETING:

1. **Call to order: May 13, 2024, at 7:01 p.m.**
2. **Review and approval of meeting agenda - approved**
3. **Review & Approval of April 8, 2024, Board Meeting minutes - signed**
4. **Committee reports**

- a) President’s report – Cierra Olmsted
 1. Upcoming HOA Board elections & committee duties
 - 4 board positions will be up for election in 2024
 - October: known candidates with bios, November: election, December: new board seated
 2. Courts 3&4 replacement contract
 - Schedule to start second week of September 2024
 - Final, gritty surface will be added/painted May 2025
 - All Phase to install drainage and landscaping after concrete construction is complete
 - \$252,984 - replace 3&4, resurface 1&2
 3. Board member update: Scott Draudt stepped down from board; Discussed replacement, decided to continue with 7 HOA board members; Austin Alldredge to take over ACC liaison role

- b) Vice President/Website – Travis Baumgart
 1. G-Drive update: Recommendation to Google Workspace
 - Unanimous agreement to upgrade G drive
 2. Travis to review document retention policy
 3. Knolls Website - review homeowner accounts
 4. Email accounts: Travis to archive old @theknollshoa.com emails and reset email accounts; Courts@theknollshoa.com
- c) Finance – Austin Alldredge
 1. April 2024 financial update
 - Assets (\$1.08M) continue to increase as HOA dues are collected during slow spending “season”, planning ahead for larger expenditures this Summer/Fall
 - P&L - expenses are on track for budget. Few recent sprinkler repairs, still within budget
 - **Motion to approve April 2024 financials (AA), 2nd (CO), approved**
 2. Insurance coverage: **Motion to renew existing insurance policies (CO), 2nd (AA), approved;** RP to publish insurance coverage in newsletter
 3. Courts Tennis/Pickleball
 - HOA budget covers long lived assets (i.e. equipment), courts committee covers disposables/ needed to play/use courts (i.e. tennis balls)
 - **Motion to make the following clarifications & reorganization of “Courts” budget (AA), 2nd (TB), approved.** Combine courts budget sub-lines (tennis & pickleball). Rename Courts to clarify covered items (long lived assets, equipment)
 4. 7102 S. Harrison Ct. sold to Capital Fund REIT

continued on page 5

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Meeting Minutes, *continued from page 4*

- d) Trash/Snow – Molly Ehlinger
 - 1. Dumpster Day - May 25
 - 2. Bike drive - May 25 - donate old bikes to Hope Cycle - Bring your old bike to the Clubhouse to donate!
 - 3. Review Trash Contract for 2024-2025 - expires 2025 - in progress
 - 4. Review Snow Removal Contract for 2024-2025 - in progress
- e) Clubhouse/Pool/Social - Diane Klepacka
 - 1. Pool opens May 25
 - 2. Swim team starts May 13
 - 3. Pool sign-in - ongoing
 - 4. Pest control - ongoing
 - 5. Clubhouse mainline cleanout completed 5/7/2024
 - 6. Need help hanging pool rules sign and wading pool sign
 - 7. First food truck day - May 23
 - 8. End-of-school-year celebration - May 24, 5 p.m. - Sandlot movie and snacks
 - 9. 4th of July planning meeting complete
- f) Secretary/Communications/CenCON – Juliet Beckman
 - 1. Centennial - Published housing report
 - 2. CenCON update
 - ADU discussion, Arapahoe County approved ADUs in unincorporated areas (required homeowner occupants)
 - Arapahoe County Fair - July 25-28
 - 3. DORA task force update
 - HOA board kept close to evaluation and conclusions of task force
 - Knolls HOA is in compliance with DORA task force matters
- 4. Governor signed law removing occupancy maximums in a single property
- g) Landscape/Maintenance – Justin Finesilver
 - 1. Cleanup Day update - successful
 - 2. Mulch requests - open to cul-de-sac homeowners. Contact Justin at landscaping@theknollshoa.com
 - 3. Tree planting - location selection for 5 in progress
 - 4. Colorado Boulevard Repairs Update - waiting for comprehensive cost from All Phase, working with insurance adjuster for City of Centennial for reimbursement
 - 5. Xcel tree trimming - coordinated with Xcel and contacted impacted homeowners directly
 - 6. Sprinkler backflow valves tested, passed
- h) ACC – Austin Alldredge
 - 1. Current month ACC activity
 - Approved: 17
 - Pending: 5
 - Denied: 0
 - 2. ACC Open House - May 18, 9-11 a.m.
 - 3. Online paint book - available now, website link available on Knolls website
 - 4. ACC member recommendation - Motion to accept recommendation of ACC to accept following 3 ACC members (AA), 2nd (CO), approved
 - Travis Reini
 - Zach Tatlock
 - Damion Duncan
 - 5. Lara Kroha - paint representative, non-voting member

continued on page 6

The Knolls Homeowners' Association Insurance Policies

May 2024 - May 2025. Our HOA carries the following insurance policies to protect the association's assets and provide coverage for potential liabilities.

<p>Type: Property & GL Insurer: State Farm Limit: Property / Clubhouse: \$940K Liability \$1M/\$2M aggregate Deductible: \$2,500 Property; \$0 Liability 2024-25 Premium: \$8,824.00</p>	<p>Type: Accident/Volunteer Insurer: The Hartford Limit: AD&D \$10,000 Med. \$35,000 Deductible: \$500.00 2024-25 Premium: \$340.00</p>
<p>Type: Directors & Officers Insurer: State Farm Limit: \$1M/\$1M Deductible: \$2,500.00 2024-25 Premium: Included</p>	<p>Type: Worker's Comp Insurer: Pinnacle Limit: Subject to payroll audit Deductible: N/A 2024-25 Premium: \$543.00</p>

Total Premiums: \$9,707.00



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Meeting Minutes, *continued from page 5*

- 6. Meeting reschedules
 - July 2 moved to June 27
 - August 6 moved to August 13
- 7. Mike Smaltz and John Ramsey to co-chair ACC
- 5. **Homeowner Questions**
 - a) Discussed HOA board’s position on maintenance of wooden beams on certain households. Will be evaluated and handled on case-by-case basis.
- 6. **New Business - none**
- 7. **Open Business / Action Items - none**
- 8. **Executive Session**
- 9. **Adjournment – May 13, 2024, at 9:14 p.m.**
- 10. **Date of next meeting – June 10, 2024, at 7 p.m.**

This Space Intentionally Left Blank for Teen Services

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!

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



If you are not already enrolled with [yourcourts.com](https://www.yourcourts.com), first be sure you are registered on [theknollsHOA.com](https://www.theknollsHOA.com). This is how court
continued on page 7






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Knolls Courts Updates, *continued from page 6*

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 social nights with a pro are planned for May 31, June 28 and 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. 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 (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.
- 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 5:00-7:00 p.m., Saturday and Sundays from 10:00 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.

The Knolls Balance Sheet As of April 30, 2024

CURRENT ASSETS	4/30/24	12/31/23
Checking/Savings		
Checking	107,273	19,016
Savings	970,029	920,029
Total Checking/Savings	1,077,302	939,045
Accounts Receivable		
Accounts Receivable (net of prepaid)	16,652	38,437
Allowance for Doubtful Accounts	(5,600)	(5,600)
Total Accounts Receivable	11,052	32,837
TOTAL ASSETS	1,088,354	971,882
LIABILITIES & EQUITY		
Liabilities		
Accounts Payable	24,034	22,266
Accrued Expenses	7,000	7,000
Total Liabilities	31,034	29,266
Equity		
Retained Earnings	939,203	820,380
Net Income	118,117	122,236
Total Equity	1,057,320	942,616
TOTAL LIABILITIES & EQUITY	1,088,354	971,882

NOTE: Total Assets includes Reserve Funds of \$1,030,000

The Knolls Homeowner Association Budget Vs. Actual: Apr. 30, 2024 YTD

	Apr 2024 Actual	2024 Budget	\$ Under/ Over Budget	% of Budget
INCOME:				
Dues	\$185,674	\$548,622	\$362,948	34%
Trash Income	21,676	73,818	52,142	29%
Miscellaneous Income	450	5,000	4,550	9%
Total Income	\$207,800	\$627,440	\$419,640	33%
OPERATING EXPENSES				
Trash & Recycle	\$25,836	\$73,818	\$47,982	35%
Pool	15,612	90,500	74,888	17%
Maintenance Operations	14,932	122,800	107,868	12%
Snow Removal	8,645	14,500	5,855	60%
Legal Expense	3,600	30,000	26,400	12%
Finance	3,558	27,970	24,412	13%
Utilities - Gas & Electric	3,150	18,000	14,850	18%
Communications	2,531	7,368	4,837	34%
Water & Sewer	2,083	75,000	72,917	3%
Clubhouse Expenses	1,772	10,520	8,748	17%
Miscellaneous/Contingency	1,400	15,000	13,600	9%
ACC	1,400	4,450	3,050	31%
Social Expenses	444	5,000	4,556	9%
Courts	-	3,280	3,280	0%
Total Operating Expenses	84,963	498,206	413,243	17%
Net Results of Operations	122,837	129,234	6,397	95%
Capital Expenditures	4,720	317,000	312,280	1%
Net Income	118,117	(187,766)	(305,883)	-63%



The Knolls Neighborhood Real Estate Experts

We move you from where you are, to where you want to be.
We are here, simply to accomplish your goals. Confidently.
It may not always be easy; we're here for that too.

Life is always moving.

- Ryan & AnneMarie Anderson

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We're here for the **PARENTS!**

Do you have any questions about school/education/tutoring?

Do you need help navigating school options?

Considering homeschooling?

Confused about how to approach accommodations?

Does your student need one-on-one subject specific support?

Executive functioning/coping skills development?

A free information meeting to support any family on their k-12 education journey. Friendly. Factual. Effective.

School choice - neurodiversity support - parent support —
homeschool - student advocacy - coaching

Koebel Library

June 23rd, 3:00 - 5:30pm

Meeting Room B

call 303-913-4316 with any questions

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