



# The Knolls News

## The Knolls Homeowners Association Newsletter

June 2025

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### Important Dates

ACC Meeting (First Thursday) – June 5  
HOA Board Meeting – June 9  
Recycling Dates – June 3 & 17  
Memorial for Paul Schauer – June 7  
Community Coffee at Clubhouse – June 11  
Friday Night Tennis Social – June 20  
Food Truck Thursday – June 26  
Fourth of July Celebration – July 4  
CheKnolls Cup Golf Tournament – Sept. 21

### 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.

### 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 [socialchair@theknollshoa.com](mailto:socialchair@theknollshoa.com) for more information.

### 2025 Recycling Schedule

June 3 & 17  
July 1, 15 & 29  
August 12 & 26  
September 9 & 23  
October 7 & 21  
November 4 & 18  
December 2, 16 & 30

### HOA Meeting

Mon., June 9th, 7:00 p.m.  
In-person Meeting, Clubhouse

### 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)



### Celebration Of Life Scheduled For Original Knolls Resident

A Celebration of Life for longtime and original Knolls resident Paul Schauer will be held at Holy Trinity Lutheran Church, 6322 S. Lakeview St. in Littleton, on Saturday, June 7, at 10:00 a.m., with a reception to follow. Paul passed away on October 14, 2024, of complications from dementia.

The Schauer family has been a part of The Knolls community since 1972 when they bought their home and watched it being built. Paul served in the Colorado state legislature for 20 years while working at the Gates Rubber Co. He went on to serve on the University of Colorado Board of Regents for 6 years while he was chairman of the Rock

Products Organization. During that time, he was also on The Knolls HOA board, serving as president for a few years.

Paul leaves behind his wife of 59 years, Cyndy, and four children: Paul E. (Diane), Tim (Angie), Kip (Hanne) and Heidi (Rob), 10 grandchildren and two great-grandchildren.



## Food Truck Thursdays Are Back!

Please join us on Thurs., June 26, 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. The other Summer Food Truck Dates are July 24, Aug. 28 & Sept. 25.

## 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

Come connect over coffee at The Knolls Clubhouse, June 11, 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.

## Knolls Cleanup Day 2025

Thank you to all of the volunteers who came out on April 26 to support our annual Cleanup Day. There were many willing volunteers with smiling faces helping to keep our neighborhood as beautiful as it can be.

There are still some projects that need some support. Please reach out to Justin at [landscaping@theknollshoa.com](mailto:landscaping@theknollshoa.com) to learn more about opportunities to support The Knolls throughout the summer!

## Clubhouse Basketball Hoop

The basketball hoop at the clubhouse has sustained damage from repeated climbing, hanging and inappropriate usage. Please discuss with your children appropriate use of the hoop and ask them to discuss it with their friends. We also ask neighbors to keep an eye out for kids climbing and hanging on the basketball hoop. Together, we can keep this amazing amenity in our neighborhood in working shape. Thank you!

## 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](mailto: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](mailto:Board@TheKnollsHOA.com)

**Website:** [www.theknollshoa.com](http://www.theknollshoa.com)

**President/Website:** Travis Baumgart, 303-669-5798  
[president@theknollshoa.com](mailto:president@theknollshoa.com)

**Vice-President/Landscape/Maintenance:** Justin Finesilver,  
303-522-0755, [landscaping@theknollshoa.com](mailto:landscaping@theknollshoa.com)

**DORA/CenCON/Website:** Dave Gebhardt,  
414-331-9400, [board1@theknollshoa.com](mailto:board1@theknollshoa.com)

**Treasurer:** Nick Dosen, 303-204-5958, [treasurer@theknollshoa.com](mailto:treasurer@theknollshoa.com)

**ACC Liaison:** Becky Slauson, 262-203-1056, [board3@theknollshoa.com](mailto:board3@theknollshoa.com)

**Clubhouse/Pool/Social:** Diane Klepacka,  
314-324-4139, [pool.clubhouse@theknollshoa.com](mailto:pool.clubhouse@theknollshoa.com)

**Clubhouse/Courts:** Trevor Wetterling,  
720-235-6342, [board2@theknollshoa.com](mailto:board2@theknollshoa.com)

**Snow/Trash/Secretary:** Molly Ehlinger, [snow.trash@theknollshoa.com](mailto:snow.trash@theknollshoa.com)

**Bookkeeper:** Ryan Page  
[bookkeeper@theknollshoa.com](mailto: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](mailto:clubhousecalendar@theknollshoa.com)

### Social Committee:

Chair: [socialchair@theknollshoa.com](mailto: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](mailto:shawn.merkel@hotmail.com)

**The Knolls News Editor:** Mimi Ramsey

[knollsnews@theknollshoa.com](mailto:knollsnews@theknollshoa.com)

**Trash/Recycle Company:** Republic Services

303-286-1200 for bulk pickup requests

**ACC Contacts ([acc@theknollshoa.com](mailto: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](mailto: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](mailto:knollsnews@theknollshoa.com).

**Swim Team:** (an independent organization)

website: <http://theknolls.rmsl.org>, email: [knollstsunami@gmail.com](mailto:knollstsunami@gmail.com)

Claire Smith – [clairehsmith1@yahoo.com](mailto:clairehsmith1@yahoo.com)

Jen Johnson – [jenjohnson09@yahoo.com](mailto:jenjohnson09@yahoo.com)

Shannon Walsh – [swalsh12611@gmail.com](mailto: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.

## Knolls Courts Updates

Summer is here and all four courts are ready for you to enjoy. Please reserve on [Yourcourts.com](https://www.yourcourts.com) before heading down since USTA league is in full swing, and your many neighbors and their teams may have home matches some weeknights and weekend afternoons.

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 on court 2, and the 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!

Enjoy **open co-ed Social Tennis** on Thursdays at 6 p.m. until late July. 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 – stay tuned!

**Friday Night Socials** are back, some with a tennis pro who will organize drills. They are currently scheduled for: **June 20, July 18 (PRO), July 25, August 8 (PRO), and August 22.**

### 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

We hope to have an update shortly regarding a Centennial city permit for pickleball on our new courts. Until then *please do not use the courts for pickleball*. Thank you for your patience!

*When my father didn't have my hand, he had my back.*

*—Linda Poindexter*

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# SHRED EVENT

## THANK YOU



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# The Knolls Homeowners Association Board of Directors Meeting Minutes

May 12, 2025, 7 p.m., Knolls Clubhouse, 3400 E. Geddes Dr, Centennial, CO 80122, with Zoom Remote

## BOARD ATTENDEES:

### Attendance Board member

X	President/Website – Travis Baumgart (TB)
X	VP/Landscape/Maintenance – Justin Finesilver (JF)
X	Snow/Trash/Secretary – Molly Ehlinger (ME)
X	Clubhouse/Pool/Social – Diane Klepacka (DK)
X	CenCON/DORA Liaison/Website – David Gebhardt (DG)
X	Clubhouse/Courts – Trevor Wetterling (TW)
	ACC Liaison – Becky Slauson (BS)
X	Treasurer – Nicholas Dosen (ND)

**Committee Attendees:** Karla Goodhart, Courts

**Other Attendees/Homeowners:** Mike Wolf, Cathy Wolf, Ryan Page, Wendy Burton

## ORDER OF MEETING:

- 1) **Call to order:** 7:01 p.m.
- 2) **Review and approval of meeting agenda** - approved
- 3) **Review and approval of April 2025 Board Meeting minutes** - approved via email
- 4) **Committee reports**
  - a) President's report – Travis Baumgart
    - i. Pickleball exception
      - (1) Working with Centennial, revising application, sending additional information
      - (2) In review with City Planner, next update expected 5/17 weekend

- (3) Gathered refreshed letters from homeowners supporting pickleball
- (4) Homeowner discussion regarding outreach for letters
- ii. Stone and flower drainage project - project kick-off week of 5/12
- iii. Xeriscape update
  - (1) Colorado state legislation limits HOA's ability to restrict xeriscaping
  - (2) Working with homeowners that desire xeriscaping
  - (3) HOA Board working with ACC to establish written guidelines
- b) VP/Landscape/Maintenance – Justin Finesilver
  - i. Knolls Cleanup Day - success, ongoing effort
  - ii. Fence audit - collaboration in progress with ACC
  - iii. Spring activities
    - (1) Spring walk with All Phase - completed
      - (a) Tree trimming/storm damage
      - (b) Drainage around the tennis courts
      - (c) Tree planting
      - (d) Flower planting
    - (2) Sprinklers are on!
    - (3) Dead grass near courts - All Phase will replace, after courts drainage project
    - (4) Fielding arborist - will remove dead pine tree that was struck by lightning in open grass area near clubhouse
- c) Snow/Trash/Secretary – Molly Ehlinger
  - i. Dumpster Day success - four cans

*continued on page 5*



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## Meeting Minutes, *continued from page 4*

- d) Clubhouse/Pool/Social – Diane Klepacka
  - i. Pool opens May 24, swim team starts May 12
  - ii. Pool lounge chairs - plan to repair by pool opening
  - iii. Mainline cleanout needs to be scheduled
  - iv. Food Truck Thursdays - start **May 22**
  - v. Social Committee is looking to retire, please spread word and recruit
  - vi. 4th of July planning meeting - complete
  - vii. Bounce houses, etc. reserved through InFUNity
  - viii. Theme will be “Ahoy Matey, come sail the seven seas!”
- e) CenCON/DORA Liaison/Website – David Gebhardt
  - i. Community Grant - for social gatherings - **\$500 awarded**
  - ii. ADU meeting hosted by DOLA
    - (1) HOAs cannot prohibit ADUs outright, restrictions are permitted. City of Centennial supportive of reasonable restrictions from HOAs
    - (2) City of Centennial Legislation
      - (a) No short-term rentals allowed
      - (b) Must fit with neighborhood standards, aesthetics
      - (c) Must follow building codes and set back rules
      - (d) Must have separate utilities
    - (3) HOA board does not expect significant impact, due to few homes/plots fitting city legislation
  - iii. Digitizing ACC applications/communications - in process
  - iv. National woman’s soccer team will play Cherry Creek Innovation Campus, before new stadium is complete
- f) Clubhouse/Courts – Trevor Wetterling
  - i. Tennis courts are open!
    - ii. Need to inspect with Cierra Olmsted and Jim Robinson for final open items, before paying final bill (i.e. windscreens)
    - iii. Received multiple inquiries about pickleball lines on court 4
- g) ACC Liaison – Becky Slauson
  - i. 4 of 5 applications approved - 1 pending, request additional information
  - ii. Annual walk in progress
- h) Treasurer – Nicholas Dosen
  - i. Standard brief
    - (1) On track with budget, approx. \$1M cash, large expenses include courts drainage project
  - ii. Monthly financial update
    - (1) **Motion to approve April 2025 financial statements (ND), 2nd (TB), approved**

### 5) Homeowner Questions

- a) Karla Goodhart –
  - i. Memorial Day Tennis/Pickleball Tournament - **May 24**
  - ii. Discussed CTA prohibition of sanctioned matches on courts with other lines (i.e. pickleball lines)

### 6) New Business - none

### 7) Open Business / Action Items - none

### 8) Executive Session

- a) Pickleball courts/lines
- b) July 4 Pool Party
- c) ACC Matters

### 9) Adjournment: 8:23 p.m.

### 10) Date of next meeting: June 9, 2025, at 7 p.m.



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## The Knolls Kicks Off Garage Sale Season in Style

This year's Cherry Knolls, The Knolls and Tiffany Joint Neighborhood Garage Sale was a smashing success! On May 2 and 3, nearly 100 households participated, transforming the neighborhoods into a vibrant hub of bargain-hunting and community connection.

According to post-event surveys, the sale exceeded expectations. One participant from The Knolls noted, "It was the best sale ever! We met many nice people who shared very interesting conversations with us."

If you missed out this time, don't worry — there's always next year! Mark your calendars for the first Friday and Saturday in May 2026. Whether you're clearing out, hunting for deals, or just enjoying the action, it's the perfect way to connect with your community and kick off the season.

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

Beth Cooper: 303-905-6654

Kelly Hayes: 913-579-5337

Steve Cooper: 303-588-4699

Julie Madden: 303-332-9683

Gail Griffin: 720-633-2566

Scott Mitchell: 217-415-9456

Bill Haberer: 814-883-9507

Jacque Schultz: 303-725-5357

Deb Godshall Haberer: 720-475-0890 Angie Waller: 303-882-6749

## The Knolls Golf Club Update: 2025 CheKnolls Cup

A confirmed date/time has been settled for the 2025 CheKnolls Cup which will be held again at **South Suburban Golf Course on September 21** with a shotgun start at 7:30 a.m. The Knolls is currently the reigning champion of this event which was resurrected in 2020. The past results are:

- **2020:** The Knolls
- **2021:** Cherry Knolls
- **2022:** The Knolls
- **2023:** Cherry Knolls
- **2024:** The Knolls

The event is a 2-Person Scramble where the preferred ages are 16+ for the participants. Each neighborhood combines their scores to see who has the lowest score.

"The Knolls came out to play in 2024, and we are going to need that same effort to break the back-and-forth trend that has been going on the last couple of years," explained Paul Prutch, President of The Knolls Golf Club. He also added "This year I could use some help if anyone from The Knolls would like to take over the Sponsorship portion of the event. I would be very grateful!"

A sign up link will go out shortly after Memorial Day 2025 via The Knolls Facebook page and community email distribution list.

If you want to help with or have any questions on the event, please call/text Paul directly at 720-732-3696.



### Sweeps 2025 Diamond Circle!

The Steller Group is honored to have swept our category at this year's **South Metro Denver REALTOR® Association's Diamond Circle Awards** and earning recognition for:

-  **Highest Total Volume**
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Thanks to our incredible clients and team for making this possible!



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### The Knolls Balance Sheet As of April 30, 2025

CURRENT ASSETS	04/30/25	12/31/24
<b>Checking/Savings</b>		
Checking	237,009	101,548
Savings	770,029	770,029
Total Checking/Savings	1,007,038	871,577
<b>Accounts Receivable</b>		
Accounts Receivable (net of prepaid)	42,657	49,302
Allowance for Doubtful Accounts (11,840)		(11,840)
Total Accounts Receivable	30,817	37,462
<b>TOTAL ASSETS</b>	<b>1,037,855</b>	<b>909,039</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
Accounts Payable	38,023	6,459
Total Liabilities	38,023	6,459
<b>Equity</b>		
Retained Earnings	899,498	944,772
Net Income	100,334	(42,192)
Total Equity	999,832	902,580
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,037,855</b>	<b>909,039</b>
<b>NOTE: Total Assets includes Reserve Funds of \$915,000</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.

## National Flag Day

On June 14th, National Flag Day honors Old Glory and commemorates the adoption of the United States flag on June 14, 1777. The holiday is a day that Americans show respect for the U.S. Flag and what it represents. Representing independence and unity, the Star-Spangled Banner has become a powerful symbol of Americanism and the flag is flown proudly.

## This Space Intentionally Left Blank for Teen Services

### The Knolls Homeowner Association Budget Vs. Actual: Apr. 30, 2025 YTD

	Apr 2025 Actual	2025 Budget	\$ Under/ Over Budget	% of Budget
<b>INCOME:</b>				
Dues	\$185,790	\$544,932	\$359,142	34%
Trash Income	21,690	77,508	55,818	28%
Miscellaneous Income	675	5,000	4,325	14%
<b>Total Income</b>	<b>\$208,155</b>	<b>\$627,440</b>	<b>\$419,285</b>	<b>33%</b>
<b>OPERATING EXPENSES</b>				
Trash & Recycle	\$27,411	\$77,508	\$50,097	35%
Pool	13,300	96,000	82,700	14%
Maintenance Operations	8,155	119,576	111,421	7%
Finance	3,615	29,470	25,855	12%
Snow Removal	3,556	10,000	6,444	36%
Clubhouse Expenses	3,346	14,120	10,774	24%
Communications	2,531	8,720	6,189	29%
Water & Sewer	2,135	75,000	72,865	3%
Utilities - Gas & Electric	1,908	18,000	16,092	11%
Miscellaneous/Contingency	1,475	15,000	13,525	10%
ACC	1,400	4,350	2,950	32%
Courts	504	3,280	2,776	15%
Social Expenses	-	5,500	5,500	0%
Legal Expense	-	5,000	5,000	0%
<b>Total Operating Expenses</b>	<b>\$69,337</b>	<b>\$481,524</b>	<b>\$412,187</b>	<b>14%</b>
<b>Net Results of Operations</b>	<b>\$138,818</b>	<b>\$145,916</b>	<b>\$7,098</b>	<b>95%</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>\$100,334</b>	<b>\$66,416</b>	<b>\$(33,917)</b>	<b>151%</b>



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