



The Knolls News

The Knolls Homeowners Association Newsletter

March 2024

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Important Dates

ACC Meeting – March 5, 7 p.m.
HOA Board Meeting – March 11, 7 p.m.
Recycling Dates – March 12 & 26
Easter Egg Hunt – March 24, 11 a.m.
Clean-up Day – May 4
Dumpster Day – May 18

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.

The Knolls Easter Egg Hunt!

Please join us for the annual Easter Egg Hunt on Sunday, March 24, at 11:00 a.m. at the Clubhouse with a special guest – the Easter Bunny! Please bring your kids, Easter baskets, camera and coffee! Volunteer opportunities will be sent to your email, please consider helping! If you have any questions, please email: socialchair@theknollshoa.com

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!

HOA Board Meeting

Mon., Mar. 11th, 7:00 p.m.
In-person Meeting, Clubhouse

New Clubhouse Reservation and Access System

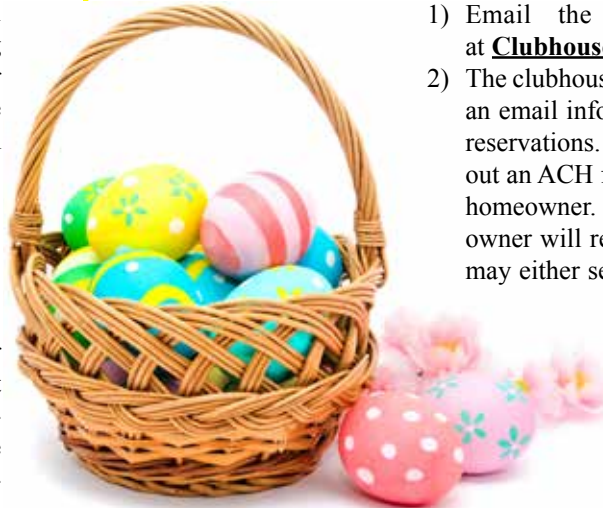
The board has implemented a digital lock box system, aimed at enhancing convenience and security for all residents. A few of the benefits to using this digital lock box system are:

Convenient Access: The new digital lock box system provides an easy and convenient way for homeowners to access the clubhouse, offering greater flexibility in usage.

Enhanced Security: The digital lock box is designed with security features to maintain the safety and protection of the clubhouse. The reservation manager will be able to access the code log used to open the box.

The new reservation system will be:

- 1) Email the clubhouse reservation manager at ClubhouseCalendar@theknollshoa.com.
- 2) The clubhouse reservation manager will reply with an email informing homeowners of next steps for reservations. Part of the reservations will be filling out an ACH form that will be kept on file for each homeowner. In the reservation email the homeowner will receive an ACH form to fill out. They may either send back electronically or drop off as a hard copy.
- 3) Once the ACH form is received the homeowner will be given an access code for the lock box and further instructions on how to check in and out for the reservation.
- 4) Homeowners will be required to fill out a cleaning checklist prior to exiting the clubhouse. This checklist will be available digitally to submit or hard copies are provided in the clubhouse binder.



Knolls Court Updates

With the wild extremes of winter Colorado weather, please do not use snow shovels or any type of shovel (plastic or metal) on the tennis courts. Brooms, squeegees and rollers are an acceptable alternative to help maintain the surface of the court. Continue holding back the divider nets with bungee cords between courts during winter, as this helps with wind, snow, etc. Upcoming plans for total reconstruction of courts 3 and 4 are still pending. Courts 1 and 2 will also be resurfaced, as well. With leagues ongoing through September, hopes are that court projects could possibly start in the fall.

The Court Committee is organizing USTA teams already, with signups already taking place. Trio is the first league to begin in April! Then 18+ adult mixed doubles, and men's and women's leagues to follow mid-April into May. Did you know we have 23 teams throughout April-September that play USTA leagues on three courts! If you are looking to play USTA league at any level, please reach out to Margaret Wilson at timandmargaretwilson@comcast.net. We will require a minimum number of residents playing on a team, collection of non-resident

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Court Updates, *continued from front page*

player fees and team volunteer requirements for hosting socials/tournaments. The Court Committee plans to continue hosting neighborhood tennis socials/tournaments in the spring/summer. We are looking for a volunteer coordinator (perhaps someone who may have children interested in tennis) to facilitate junior tennis along with Advantage You, Inc. If you are interested in continuing junior tennis, please reach out to Margaret Wilson.

Please continue to sign up for court time on [yourcourts.com](https://www.yourcourts.com). Please lock the courts and check and empty trash cans after use. If you need access to the reservation system, YourCourts website, go to <https://www.yourcourts.com/yourcourts/security/showLogin>. To request a new login, use: <http://www.yourcourts.com/yourcourts/security/registerforclubaccess?accessCode=3400>.

Leave the member information blank.

If you need a resident court key, text or call Barb Richards at 720-935-5119.

PICKLEBALL:

Please join us in open play (all levels welcome) on Court 4: Wednesdays from 4-6 p.m. and Saturdays and Sundays from 10 a.m.-12 p.m., weather permitting.

Please contact Dan Goodhart at 720-833-8481 for painter's tape if needed for laying lines during reserved court play.



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To find ad rates and discounts, go to **[NewsletterConnections.com](https://www.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: **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, 303-591-1924

ACC Liaison: **Scott Draudt**, 720-626-0663

Bookkeeper: Barb Page, bookkeeper@theknollshoa.com, 847-858-1855

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

Molly Ehlinger
Jennifer Harris
Kristen Keith, 303-319-0053
Diane Klepacka, 314-324-4139
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: Kyle Conn	678-232-2445	zone 7: Kyle Conn	678-232-2445
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

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

February 12, 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 – Austin Alldredge (AA); Clubhouse/Pool/Social – Diane Klepacka (DK); Trash/Snow/Tennis – Molly Ehlinger (ME) ; Landscape/Maintenance – Justin Finesilver (JF); ACC – Scott Draudt (SD)

Not Attending: none

Committee Attendees: Lara Kroha, ACC; Barb Richards, Courts; Karla Walker, Courts; Shawn Merkel, Courts; Tim Wilson, Courts

Other Attendees/Homeowners: Ryan Page, Bookkeeper/Assistant; Wendy Burton, Damien Brunet, Travis Reini, Mike Bradley, Wayne Holcombe, Liz Thomas, Rich Harris

ORDER OF MEETING:

- 1) Call to order: February 12, 2024, at 7:04 p.m.
- 2) Review and approval of meeting agenda - approved
- 3) Signing of the January 8, 2024, Board Meeting minutes
- 4) Laura Sweeney - Request to use clubhouse for LPS Foundation event
 - a) Evaluated the request against HOA bylaws, especially rules about fundraising events, considered that no money exchanged at the event. **Motion (ME)** allow clubhouse use, **2nd (TB), unanimous approval**
- 5) Committee reports
 - a) President’s report – Cierra Olmsted
 1. Newsletter liaison contract renewal - Mimi Ramsey to continue for 2024

2. New HOA/ACC secretary/bookkeeper roll - **Motion (CO), 2nd (AA), unanimous approval.** Ryan Page assumed role effective 1/1/2024
3. Pickleball - City of Centennial Permit request (Courts Committee to update on topic)
 - (1) Summary rules - City of Centennial
 - (a) Effective March 2023 new courts must meet certain requirements, with grandfathered courts allowed
 - i. Within 250 feet of residence - prohibited
 - ii. 250-350 feet allowed, if permanent
 - iii. Temporary courts only allowed at 350ft +
 - (2) Knolls Pickleball
 - (a) Court 4 is ~300 feet to nearest house
 - (b) Courts Committee requested a permit from City of Centennial, under limited exception (grandfather) rule. Denied as deemed temporary pickleball courts (tape is pulled up periodically)
 - (c) Options
 - i. Suggestion from Courts Committee - request for limited exception (grandfather) rule from Board. Board decided to submit request, with supportive letter from nearby homeowners (consider pickleball use data from YourCourts)
 - ii. Permanent permit. Requires sound study (must be less than 47 decibels to nearest house)
 - b) Vice President/Website – Travis Baumgart
 1. Website Utilization

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February Meeting Minutes, *continued from page 3*

2. Updated contact info on website
 3. Configurations from HOA Express website and emails were reset
 4. Travis to review access and admin privileges to G Drive
 - (1) Brian Bren volunteered to help
 5. Evaluating combining ACC and Knolls HOA Board G Drives, is extra storage needed?
 6. Explore reservation system for clubhouse bookings - through website
 7. Change Knolls Homepage for seasonal items
 - (1) Pool hours, food trucks, trash/recycling schedule
- c) Finance – Austin Alldredge
1. January 2024 financial update
 - (1) Low spend month, 3% spent to date, in 8% of year
 - (2) Cash and assets increased ~\$40k since last month
 - (3) Biggest expenses - snow, trash, utilities
 - (4) **Motion (AA)** accept January 2024 financials, **2nd (SD), unanimous approval**
 2. Playground expansion for swings
 - (1) Explore expanding north side of existing playground to existing sidewalk
 - (2) Travis Baumgart to assist
 3. Courts Tennis/Pickleball
 - (1) Bid request outstanding with Renner and Sport Court to update previous bids to 2024 prices
 - (2) Courts committee requests do not start until late August 2024 (post league play), weather also preferred (drier, warmer)
- d) Trash/Snow – Molly Ehlinger
1. How best to address ice dams
 - (1) Extra snow removal, beyond snow plow, requires tractor at extra cost. Not preferred, but will consider as necessary
 - (2) Proactive removal by snow plow and individual homeowners
 - (3) Problem spots discussed
 - (a) Geddes and Garfield
 - (b) Easter Place and Fremont Drive - street damage, responsibility of City of Centennial
 - (4) Newsletter article - DIY ice dam treatment suggestions
 - (5) Give outside dreams feedback,
 - (a) plow snow more toward middle of streets
 - (b) Clear “T” intersections, to allow for easier turning, especially at cul-de-sac entrances
- e) Clubhouse/Pool/Social – Diane Klepacka
1. Apple AirTag purchased for lock box clubhouse key - allow for tracking, preventing lost keys
 2. Make clubhouse rental checklist electronic
 3. Discuss if we can add pool hours to Knolls website this summer - add page on website for pool, with rules, hours, etc. - public access OK
 4. Egg hunt - Sunday, March 24 - newsletter article and SignUpGenius coming
- f) Secretary/Communications/CenCon – Juliet Beckman
1. CenCON - focus on YMCA in Streets of Southglenn. Next meeting is Feb. 26, 2024 - fire station nearest Dry Creek and University, Koebel Library and Arapahoe Library District

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February Meeting Minutes,

continued from page 4

- 2. DORA - Juliet to share relevant materials. Best practices for maintaining HOA records (Travis), HOA budgeting (Treasurer/Bookkeeper). Next meeting March 1 - HOA voting, including voting by proxy
- g) Landscape/Maintenance – Justin Finesilver
 - 1. Request for proposal results for landscaping services – pending
 - (1) Three bids outstanding. Recommendation expected at next HOA meeting
 - 2. Adams Circle water break - December 2023, hard freeze broke Denver Water’s valve. Evaluation of repairs underway, mainly grass.
 - 3. Clean-up Day - May 4
 - 4. Dumpster Day - May 18
- h) ACC – Scott Draudt
 - 1. John Ramsey joined ACC effective January 2024
 - 2. Current month activity
 - (1) Approved: 9 in February 2024
 - (2) Pending: 3 outstanding
 - (3) Denied: 1, referred to HOA board
- 6. Homeowner Questions
 - a) Rich Harris - requested new tree in green space
 - b) Karla Walker - met with Christine Sweetland, discussed options to uphold ACC guidelines at 7102 S. Harrison Ct.
 - 1. 1st lienholder has defaulted on mortgage, property auction scheduled April 17
- 7. New Business - none
- 8. Open Business / Action Items - nothing new, discussed above
- 9. Executive Session
 - a) Discussed ACC matters
- 10. Adjournment – February 12, 2024, at 9:24 p.m.
- 11. Date of next meeting – March 11, 2024, at 7 p.m.

All About Pods

Everyone needs a little extra storage from time to time, and a portable unit can be a great solution. Please keep in mind that the City of Centennial has an ordinance regarding these. Pods, Portable Storage Units: We default to the City of Centennial’s ordinance (Sec 7-4-30, 40), listed here for your convenience.

1. Storage pods prohibited on public property (streets and rights-of-way). It is a violation for any person to place a storage pod on public property unless the person holds a valid permit issued by the City in accordance with the City of Centennial Public Works right-of-way regulations.

2. Storage pods restricted on residential property. It is unlawful for any person to place a storage pod on any residential property except where one of the following circumstances is found to exist:

- The storage pod is directly associated with and necessary for an activity being conducted pursuant to a valid and effective building permit issued by the City for the same property upon which the storage pod has been placed, except as provided in this Section. Any such storage pod must be removed within seven (7) days of the expiration of the building permit and/or the completion of the work for which the storage pod was necessary.
- The storage pod is being used in connection with work conducted on the same property for which a City-issued building permit is not required. Any such storage pod may not be located on the property for more than seven consecutive days unless it is located behind the principal building and screened from view from the public right-of-way in which case the storage pod may be located on the property for one (1) year.

A storage pod located on residential property pursuant to this Section may not be placed within five feet of any property line or public rights-of-way.

Recycling Reminders

RECYCLABLE ITEMS:

These items can always be placed in your recycling cart:

*** GLASS**

*** PAPER & CARDBOARD**

- | | | |
|--------------------|---------------|-------------------|
| Paper (staples OK) | Ream wrappers | Poster board |
| Newspaper | Brochures | Frozen food boxes |
| Envelopes | Magazines | Cardboard boxes |
| Junk mail | File folders | Milk cartons |
| Phone books | | |

*** PLASTIC**

- | | | |
|---------------|---------------------|--------------|
| Water bottles | Take-out containers | Soda bottles |
|---------------|---------------------|--------------|

*** METAL**

- | | |
|------------------------|-----------|
| Aluminum beverage cans | Food cans |
|------------------------|-----------|

NON-RECYCLABLE ITEMS:

These items can never be placed in your recycling cart:

- | | |
|---------------|---------------------------------|
| Aerosol cans | Mirrors or ceramics |
| Aluminum foil | Scrap metal |
| Batteries | Stickers and address labels |
| Food waste | Tissue, paper towels or napkins |
| Plastic bags | |

SPECIAL HANDLING:

These items should never be mixed with regular recycling and require special handling:

- | | |
|--------------------------|---------------------------|
| Paint | Computers and electronics |
| Hazardous waste | Needles or syringes |
| Fluorescent tubes | Toxic material containers |
| Incandescent light bulbs | |

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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.

Good Samaritan Day

National Good Samaritan Day on March 13th recognizes the unselfish actions of those who provide help when needed. The day is also known as Good Samaritan Involvement Day and celebrates kindness in all its forms.

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, especially during the time of the COVID-19 pandemic. Questions? Call Dana Arell, 720-339-7367 or Dave Ferrill, 720-339-4926.

- Emily Baker: 303-915-1580* *Kelly Hayes: 913-579-5337*
- Beth Cooper: 303-905-6654* *Julie Madden: 303-332-9683*
- Steve Cooper: 303-588-4699* *Scott Mitchell: 217-415-9456*
- Gail Griffin: 720-633-2566* *Jacque Schultz: 303-725-5357*
- Bill Haberer: 814-883-9507* *Angie Waller: 303-882-6749*
- Deb Godshall Haberer: 720-475-0890*

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

	Jan 2024 <u>Actual</u>	2024 <u>Budget</u>	\$ Under/ <u>Over Budget</u>	% of <u>Budget</u>
INCOME:				
Dues	\$46,564	\$548,622	\$502,058	8%
Trash Income	5,436	73,818	68,382	7%
Miscellaneous Income	-	5,000	5,000	0%
Total Income	\$52,000	\$627,440	\$575,440	8%
OPERATING EXPENSES				
Maintenance Operations	\$1,211	\$122,800	\$121,589	1%
Pool	-	90,500	90,500	0%
Trash & Recycle	6,459	73,818	67,359	9%
Water & Sewer	542	75,000	74,458	1%
Legal Expense	923	30,000	29,077	3%
Finance	1,086	27,970	26,884	4%
Utilities - Gas & Electric	556	18,000	17,444	3%
Clubhouse Expenses	360	10,520	10,160	3%
Communications	1,151	7,368	6,217	16%
Social Expenses	308	5,000	4,692	6%
ACC	350	4,450	4,100	8%
Courts	-	3,280	3,280	0%
Miscellaneous/Contingency	350	15,000	14,650	2%
Snow Removal	2,660	14,500	11,840	18%
Total Operating Expenses	\$15,956	\$498,206	\$482,250	3%
Net Results of Operations	\$36,044	\$129,234	\$(93,190)	28%
Capital Expenditures	\$-	\$317,000	\$(317,000)	0%
Net Income	\$36,044	\$(187,766)	\$223,810	-19%

The Knolls Balance Sheet As of January 31, 2024

CURRENT ASSETS	1/31/24	12/31/23
Checking/Savings		
Checking	62,535	19,016
Savings	920,029	920,029
Total Checking/Savings	982,564	939,045
Accounts Receivable		
Accounts Receivable (net of prepaid)	18,317	38,437
Allowance for Doubtful Accounts	(5,600)	(5,600)
Total Accounts Receivable	12,717	32,837
TOTAL ASSETS	995,281	971,882
LIABILITIES & EQUITY		
Liabilities		
Accounts Payable	7,428	22,266
Accrued Expenses	7,000	7,000
Total Liabilities	14,428	29,266
Equity		
Retained Earnings	942,616	820,380
Net Income	38,237	122,236
Total Equity	980,853	942,616
TOTAL LIABILITIES & EQUITY	995,281	971,882

NOTE: Total Assets includes Reserve Funds of \$899,000



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