



The Knolls News

The Knolls Homeowners Association Newsletter

May 2025

Vol. 53 No. 05 • Circulation: 410

Important Dates

ACC Meeting (First Thursday) – May 1

HOA Board Meeting – May 12

Recycling Dates – May 6 & 20

Neighborhood Garage Sale – May 2-3

Community Coffee – May 7

Dumpster Day – May 10

Food Truck Thursday – May 22

Pool Opens – May 24

2025 Recycling Schedule

May 6 & 20

June 3 & 17

July 1, 15 & 29

August 12 & 26

September 9 & 23

October 7 & 21

November 4 & 18

December 2, 16 & 30

Food Truck Thursdays Are Back!

Please join us on Thursday, May 22, 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 26, July 24, Aug. 28 and Sept. 25.

Easter Egg Hunt A Success!

Thank you so much to all of the volunteers who supported the Easter Egg Hunt. There was a great turnout, and it appeared everyone had a great time. A special thanks to our Easter Bunny who made an appearance.

HOA Meeting

Mon., May 12th, 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.

President's Letter

Hello Knolls Enthusiasts, Spring is in full swing, and with it comes a few neighborhood updates. We're starting a drainage improvement project around the tennis courts, so you can expect to see some work in that area over the next few months. We appreciate your patience as we make these necessary upgrades.

Also, keep an eye on your inbox for details about our upcoming *Dumpster Day* on May 10 — a great chance to take care of spring cleaning and clear out any unwanted items.

As always, we welcome your feedback and questions — reach us anytime at board@theknollshoa.com. You can also find updates and community resources at www.theknollshoa.com.

May the Fourth be with you,

— Travis Baumgart



ACC News

As you plan your outdoor projects, please remember which improvements require ACC (Architectural Control Committee) approval and which ones you can do without submitting a request.

Items that must be submitted to the ACC for approval:

- All fencing and gates
- Basketball hoops and other recreational equipment
- Clotheslines (Note: permanent clotheslines are not permitted)
- Decks, patios, patio covers, hot tubs, pools, and similar amenities
 - Includes the structures themselves, any roofing or covers, and applies to walkout basement designs
- Sheds and other accessory buildings
- Play structures and treehouses that exceed 8 feet in height

No ACC approval needed for:

- Vegetable gardens located in the rear or side yard, as long as they are substantially screened from view of adjacent homeowners and the front of the lot
- Removal of damaged tree limbs, dead trees, or overgrown shrubbery
- Refreshing flower beds and gardens with new plants, bushes, mulch, rocks, etc.

— Your Board ACC Liaison, Becky Slauson

Community + Caffeine + Conversation

Come connect with your neighbors over coffee at The Knolls Clubhouse on May 7 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.

2025 Swim Season Is Almost Here!

The Knolls Pool will be opening on Saturday, May 24, at 10 a.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.

Pool Guest Policy:

- Residents under age 18 are permitted to bring no more than 2 guests to the pool.
- Residents over age 18 may bring no more than 5 guests per household to the pool.

Pool Parties:

- If you are planning a pool party, regardless of size, please notify MPM Recreation Management at least 10 days in advance by calling 303-332-2530.
- Adult parties cannot be exclusive during regular hours of operation and must be over by 10:30 p.m. Adequate lifeguard supervision is required, and arrangements must be made with MPM Recreation Management at least 10 days in advance by calling 303-332-2530.
- Reserving the clubhouse does not include use of the pool, and reserving the pool does not include use of the clubhouse

Pool Rules:

- Check in at the guard table and sign in guest(s).
- Non-swimmers must remain in shallow water and be within arm's reach of an adult or guardian EVEN if they are wearing a flotation device.
- No flotation device of any kind may be used when using the diving board.
- The HOA, MPM and staff are not responsible for any loss or theft of personal belongings.
- No food may be consumed while wading in the pool.
- No glass containers are allowed within the facilities.
- Running, roughhousing, rowdiness and dunking are prohibited.

continued on page 3

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 – clairehsmith1@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.


2025 Swim Season Is Almost Here, *continued from page 2*

- Flotation devices, inner tubes, beach and water balls are allowed at the discretion of pool management. **HARD BALLS** are not allowed in the pool.
- "High-powered" water guns are not allowed.
- Skateboards, roller blades, scooters, etc. may not be ridden within the facilities.
- Children age 9 and under are required to have responsible adult supervision.
- Hanging on lane dividers or diving boards is prohibited.
- Swimming in diving areas when boards are in use is prohibited.
- Only one person on the diving board and one person on the ladder at a time.
- Divers must dive straight off the board and swim to the nearest side ladder to exit the pool. No exiting under the board.
- No running on diving boards.
- No pets are permitted within the facilities.
- The wading pool is **NOT** supervised. Only children under age 6 may use the wading pool and **ONLY** when supervised by an adult. No lifeguard will be provided at any time for the wading pool.
- The pool will be closed when air temperature is 60 degrees or below.
- The pool will be closed for a minimum of 20 minutes when lightning is spotted, or thunder is heard.
- Conduct that infringes upon the safety or comfort of patrons, as determined by the pool management company,

the lifeguard staff, or HOA personnel, is prohibited, and may result in removal from the facilities.

- Offensive language is prohibited and is grounds for removal from the facilities.
- Proper swim attire is required at all times. Swimsuits only in the pool. Swim diapers are required for infants and toddlers.
- Gum, tobacco and marijuana of any kind (cigarette, cigar, vaping or chewing) are not allowed within the facilities.
- The last 10 minutes of each hour is designated as adult swim, and anyone under the age of 18 must exit the pool at this time.
- The lap lane should be kept clear any time that it is in use by a lap swimmer. Lap swimmers have priority use of the lap lane.
- All users of the pool shall be responsible for damage to property of the HOA caused by residents and guests.
- The pool manager has the authority to close the pool to accommodate health and/or safety problems. Pools will be closed in the event of equipment failure or when conditions dictate.
- Hanging on or climbing fences is prohibited.
- Failure to obey lifeguard or pool management directions may result in immediate ejection from the facilities. Repeated failure to comply with these Rules and Regulations may result in forfeiture of pool privilege.
- Lifeguards may determine when the pool opens and closes when weather or safety is a concern.


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Knolls Courts Updates

Welcome to May! USTA leagues are in full swing! Court construction (for courts 3 & 4) and re-surfacing (for courts 1 & 2) continue this month. Expect heavy court usage – especially since we only have two courts for a while – during the weekday evenings and on weekends. Weekday leagues play at 6 p.m., and weekend leagues are usually at noon or 2 p.m.

NEW THIS YEAR: Social tennis on Thursdays at 6 p.m. in May! All levels welcome. Please contact Jim Robinson (jim3553@gmail.com) or Liz Baesman (lizbaesman@gmail.com) for more information.

Before heading to the courts, check 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, first be sure you are registered on theknollsHOA.com. This is how court 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. To purchase a key for \$5, text or call Mike Bradley at 303-887-4275, or Shawn Merkel at 303-478-3852.

The replacement of courts 3 & 4 is planned for completion this month, weather permitting. We will also have the routine re-surfacing of courts 1 & 2. These two tasks will be staggered so we will always have at least two courts to use.

If you are interested in joining a tennis team, call or text Margaret Wilson at 720-985-4661 to find the appropriate team captain.

Additionally, the long-running men's social tennis nights are a great way to meet new people and enjoy the game. Email Jim Robinson (jim3553@gmail.com) to get added to the email distribution list for dates and times. Men's social revolves around league matches but generally tries to play on Monday evenings.

Standard Reminders:

- 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.
- Only use brooms, squeegees and leaf blowers to clear snow and debris from the courts.
- 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: We hope to have an update next month regarding pickleball! Thank you for your patience!

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!

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deadline is
May 15th.



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The Knolls Homeowners Association Board of Directors Meeting Minutes

April 14, 2025, 7:00 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)
- VP/Landscape/Maintenance – Justin Finesilver (JF)
- 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)
- X ACC Liaison – Becky Slauson (BS)
- X Treasurer – Nicholas Dosen (ND)

Committee Attendees: Sharon Kalmes, Courts

Other Attendees/Homeowners: Ryan Page, Beth Cooper, Jeff Keith, Caroline Rudolph

Order of meeting:

- 1) Call to order: 7:01 p.m.
- 2) Review and approval of meeting agenda – approved
- 3) Review and approval of March 2025 Board Meeting minutes – approved via email
- 4) Committee reports
 - a) President's report – Travis Baumgart
 - i. Update: Stone and Flower / Rampart drainage project
 - (1) Signed contract for drainage around courts
 - (2) **(Motion to approve and execute contract (TB), 2nd (ND), approved)**
 - b) VP/Landscape/Maintenance – Justin Finesilver
 - i. Planning for Knolls Clean-up Day

(1) **April 26** confirmed

(2) Article published in March Knolls News

(3) List of projects/sign-up sent to homeowners

(4) Collaborating with a neighbor to lead a "fence" crew, help rehab a few areas on Clean-up Day

ii. Fence Audit

(1) Fence Audit with ACC – update from annual walk

(a) Annual walk in progress, will track and communicate overgrown brush on perimeter fence

iii. Looking forward to Spring

(1) Spring walk scheduled with All Phase for May 2

(2) Discussing:

(a) Tree trimming/storm damage

(b) Drainage around the tennis courts

(c) Tree planting

(d) Flower planting

(3) Setting sprinklers turn-on date. Asking for as early as possible without damaging our hardware due to late spring freezes.

c) Snow/Trash/Secretary – Molly Ehlinger

i. Dumpster Day is **May 10**. See prohibited items in The Knolls News.

d) Clubhouse/Pool/Social – Diane Klepacka

i. Pool

(1) Lounge chair sling repairs – materials received, request volunteer to help install in May

(2) MPM ready: May 12 swim team practice

continued on page 6



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Meeting Minutes, *continued from page 5*

- (3) Cierra Olmsted purchasing flowers for pool, needs help watering (ask of swim coaches)
- (4) Newsletter – pool opening, logistics, etc.
- ii. Clubhouse
 - (1) New chairs for glass table purchased
 - (2) Basketball hoop – misuse of hoop (climbing), causing damage. Sending notice to neighborhood.
DO NOT LET KIDS CLIMB ON HOOP.
 - (3) Food trucks – start **May 22**
- iii. Social
 - (1) Easter Egg Hunt successful, thank you volunteers!
- e) CenCON/DORA Liaison/Website – David Gebhardt
 - i. CenCON membership renewal
 - ii. Exploring forms in HOA Express website
 - (1) How to handle: homeowner notice, project/ACC guidelines
- f) Clubhouse/Courts – Trevor Wetterling
 - i. Court 3 & 4: cracks filled, Sport Court preparing for final steps – acid washed and locked.
 - ii. Pickleball on court #4:
 - (1) President submitted permit application to City of Centennial, received feedback & additional questions, plan to address comments and resubmit
 - (2) Sounds study TBD – awaiting feedback from City of Centennial
 - iii. Email blast tennis is starting, pickleball is TBD
- g) ACC Liaison – Becky Slauson
 - i. Applications for April meeting – all approved. Some residents are submitting and getting approved through text exchange. Helps speed up the process.
- ii. Update on ADU units for the neighborhood. Have asked for link to where the ACC has found updated information on ADU and HOA allowing additional rules for such things. Getting link for the actual verbiage and allowances made by the city.
 - (1) Upcoming statewide DOLA meeting on ADU – April 25
- iii. Newsletter – summary of ACC requirements for landscaping
- h) Treasurer – Nicholas Dosen
 - i. Standard brief
 - ii. Monthly financial update
 - (1) Slow month, on track with budget. Cash exceeds \$1M, reserve fund exceeds \$900k.
 - (2) **Motion to approve March 2025 financials (ND), 2nd (TB), approved**
 - iii. Bank account restructuring
 - (1) Transferring funds in April 2025
- 5) Homeowner Questions
 - a) Discussed ACC forms on website
 - b) Discuss pickleball lines
- 6) New Business – none
- 7) Open Business / Action Items – none
- 8) Executive Session
 - a) Homeowner matter resolved
 - b) Discussed ADA accessibility
- 9) Adjournment: 8:18 p.m.
- 10) Date of next meeting May 12, 2025, at 7 p.m.

Join Us for Dancing in The Streets!

The Petty Nicks Experience
June 11

The Long Run
June 25

Buckstein
July 9

**Hazel Miller
& The Collective**
July 23

Last Men on Earth
August 13

That Eighties Band
August 27


Wednesdays, 6:30pm-8:00 PM
The Streets at SouthGlenn



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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 18+ Adult Lap Swim Program Is Continuing Again This Year

The lap swim program was a success last year, and we are excited to bring it back again this year. The program will run from Tues., May 27, to Sun., September 14, Mon.-Fri. 6:00-7:30 a.m., and Sat.-Sun. 7:00-9:30 a.m. (Dates excluded due to home swim meets are May 31, June 7 and June 28). In order to attend lap swim, it is a requirement to complete the 2025 YEARLY lap swim waiver of liability. The waiver that was submitted in 2024 will NOT be accepted. Please reach out to pool.clubhouse@theknollshoa.com and request a waiver of liability. You MUST complete and submit it electronically. NO paper copies will be accepted. Once your email is received, we will send the lock box access information one day prior to the opening of the pool.

**This Space
Intentionally Left Blank
for Teen Services**

The Knolls Balance Sheet As of March 31, 2025

CURRENT ASSETS	03/31/25	12/31/24
Checking/Savings		
Checking	241,494	101,548
Savings	770,029	770,029
Total Checking/Savings	1,011,523	871,577
Accounts Receivable		
Accounts Receivable (net of prepaid)	33,207	49,302
Allowance for Doubtful Accounts (11,840)		(11,840)
Total Accounts Receivable	21,367	37,462
TOTAL ASSETS	1,032,890	909,039
LIABILITIES & EQUITY		
Liabilities		
Accounts Payable	16,570	6,459
Accrued Expenses		
Total Liabilities	16,570	6,459
Equity		
Retained Earnings	899,498	944,772
Net Income	116,822	(42,192)
Total Equity	1,016,320	902,580
TOTAL LIABILITIES & EQUITY	1,032,890	909,039
NOTE: Total Assets includes Reserve Funds of \$930,000		

The Knolls Homeowner Association Budget Vs. Actual: Mar. 31, 2025 YTD

	Mar 2025 Actual	2025 Budget	\$ Under/ Over Budget	% of Budget
INCOME:				
Dues	\$139,343	\$544,932	\$405,589	26%
Trash Income	16,267	77,508	61,241	21%
Miscellaneous Income	450	5,000	4,550	9%
Total Income	\$156,060	\$627,440	\$471,380	25%
Operating Expenses				
Trash & Recycle	\$20,558	\$77,508	\$56,950	27%
Snow Removal	3,556	10,000	6,444	36%
Clubhouse Expenses	2,966	14,120	11,154	21%
Finance	2,815	29,470	26,655	10%
Communications	2,071	8,720	6,649	24%
Water & Sewer	1,588	75,000	73,412	2%
Utilities - Gas & Electric	1,512	18,000	16,488	8%
Maintenance Operations	1,493	119,576	118,083	1%
Miscellaneous/Contingency	1,125	15,000	13,875	8%
ACC	1,050	4,350	3,300	24%
Courts	504	3,280	2,776	15%
Pool	-	96,000	96,000	0%
Social Expenses	-	5,500	5,500	0%
Legal Expense	-	5,000	5,000	0%
Total Operating Expenses	\$39,238	\$481,524	\$442,286	8%
Net Results of Operations	\$116,822	\$145,916	\$29,094	80%
Capital Expenditures	\$-	\$79,500	\$79,500	0%
Net Income	\$116,822	\$66,416	\$(50,406)	176%



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AnneMarie Anderson: 303-913-4316

annemarie@ed-youcation.com



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