



The Knolls News

The Knolls Homeowners Association Newsletter

Important Dates

Tennis Court Cleanup – Nov. 4
ACC Meeting – Nov. 7, 7 p.m.
HOA Annual Board Meeting & Election –
Nov. 13, 7 p.m.
Recycling Dates – Nov. 7 & 21
Chili Cookoff – Nov. 19
Holiday Party – Dec. 2

November 2023

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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.



New Clubhouse Reservation and Access System

The HOA 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 check list will be available digitally to submit or hard copies are provided in the clubhouse binder.

The Knolls Playground Installation Schedule

Attention Knolls Neighbors – The BIG day is finally here. Volunteers are needed **November 11, starting at 8 a.m.** to move EWF, engineered wood fiber, from the parking lot down to the playground. Bring your tarps, wheelbarrows, etc. – this is going to be a large project. Dates subject to change given weather conditions, watch your email for updates.

Revised Schedule

A crew will begin the old playground removal on Thursday, November 2.

New equipment installation will begin on Monday, November 6.

The EWF is to be delivered on Thursday, November 9 to the parking lot.

KNOLLS VOLUNTEER EVENT: EWF Installation on November 11, starting at 8 a.m. until done!

Questions, contact Molly at 303-591-1924 or mollyehlinger@gmail.com.

Chili and Cornbread Cook-off!

Sunday, November 19, 4:30 p.m., The Knolls Clubhouse

Time to cook up your best batch of chili and or cornbread. Please bring your homemade chili of any flavor in a crock pot along with a serving spoon. Tasting cups and spoons will be provided. The winners will be announced at 6:30 p.m. BYOB! We will also have the Broncos game on. See you there!

— The Social Committee

HOA Annual Board Meeting & Election

Mon., Nov. 13th, 7:00 p.m.

In-person Meeting, Clubhouse

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!

Board Elections

JUSTIN FINESILVER

My name is Justin Finesilver, and I am excited to run for The Knolls HOA and serve our community.

I am one of the many “boomerang” Knolls residents ... by that I mean I grew up here, left for college (Go CSU!) and early adulthood and then CAME back and purchased my childhood home from my parents, Alex Strickland and Debra Wilcox. I’ve lived in, or had a connection to, The Knolls since 1994. Now, if you knew me back then, on the neighborhood streets or in the halls of Newton Middle School, you may remember my beautiful, flowing mullet. I was a trendsetter, all the way back then!

My wife Megan, and our daughter Emmie have lived in The Knolls since 2017. In that time, we’ve met amazing people, enjoyed fantastic events and realized our own love of The Knolls. Our experience in this neighborhood is the reason that I am running for the board. I’d like to give back to the community that has given me so much for over 30 years.

Professionally, I’ve held management roles in multiple industries, and I’m currently a project management consultant for Underwriters Laboratories. Additionally, I’ve started or served on boards of multiple non-profit organizations. The common thread in my experience is: I absolutely love working with people and enjoy solving problems while working to reach consensus. My career has taught me just how powerful teamwork can be. I’d be very proud to bring my skills and energy to the board if elected.



DIANE KLEPACKA

My name is Diane Klepacka, and I am running for a spot on The Knolls HOA board. My husband and two boys (ages 7 and 9 years) moved into the neighborhood in 2019. Covid hit shortly after we moved in, and we had no idea what a gem we stumbled upon moving into this community. We had never lived in a neighborhood with an HOA and felt some hesitation, however, this was short lived. Currently, I serve on the Knolls social committee, our children are on the Knolls Tsunami swim team, and I recently picked up tennis and joined a Knolls league. I work in health care explaining complex genetic information to patients facing difficult and often impossible decisions. I am interested in serving on the board as my family has thrived in this neighborhood and the HOA facilitates this for us and for so many of our neighbors. I believe in doing my part, and I am a respectful listener who stays curious and loves problem solving. Thank you for considering me for The Knolls HOA board.

continued on page 4

ADVERTISING:

The deadline for advertisements is the 15th of the month for the next month’s issue, except for the Jan. issue which is Dec. 8th.

To place an ad, call **Colorado Lasertype, 303-979-7499**
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To find ad rates and discounts, go to www.ColoradoLasertype.com and click on the “Advertising Rates” link.

The Knolls Homeowner’s Association

BOARD MEMBERS: Board@TheKnollsHOA.com

Website: www.theknollshoa.com

- President:** **Austin Alldredge**
president@theknollshoa.com, 415-377-8722
- VP/Social:** **Marcia Saas**
vp.social@theknollshoa.com, 303 475-9148
- Secretary/Communications/CenCON:** **Bryon Bren**
communications@theknollshoa.com, 303-946-3726
- Treasurer:** **Ryan Page**
treasurer@theknollshoa.com, 847-722-0467
- Clubhouse/Pool:** **Cierra Olmsted**
pool.clubhouse@theknollshoa.com, 303-550-7594
- Landscape/Maintenance:** **Scott Draudt**, 720-626-0663
- Snow/Trash/Tennis:** **Dave Holte**
snow.trash@theknollshoa.com, 970-988-9336
- ACC Liaison – Marcia Saas**
- 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):

Zone 1: Jerrod Brown 303-513-8112 Zone 5: Kristen Smith 206-310-6696

Zone 2: Diane Willmann 303-204-3753 Zone 6: Diane Willmann 303-204-3753

Zone 3: Kyle Conn 678-232-2445 Zone 7: Kyle Conn 678-232-2445

Zone 4: Kristen Smith 206-310-6696 Zone 8: Jerrod Brown 303-513-8112

(Vice Chair)

Paint Books: Diane Willmann

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.

Homeowner Spotlight: Hardscape Additions and a Bouquet of Colors

An east-facing front yard that soaked up the morning sun – and a lot of water – is not what Molly and Brent Ehlinger wanted when they moved into their home at 7253 S. Garfield St. in 2019. According to Molly, “We just couldn’t keep it alive. It always looked kind of bad and, eventually, the weeds took over.”

“At first, we were a little apprehensive about ripping out all the grass because we thought ‘Where are the kids going to play?’ But they love climbing on the boulders, poking around all the plants and seeing the bees. It’s actually been fun for them.”

Molly and Brent began planning for the front yard remodel in 2022 and worked with the ACC on plans drawn up by Brent. As the owner of Rampart Landscape and Arbor Service, Brent has plenty of experience creating and executing new landscape designs. Demolition of the existing yard began in the fall of 2022 and continued into the winter with the new wall and hardscape patio.

“My experience with the ACC was that they were supportive and excited about what we did. I think there was interest in our xeriscaping project as an alternative for the Knolls grass lawns that struggle in dry, hot Colorado summers. With changing attitudes about water conservation, many of our neighbors are looking for alternatives to grass.”

Molly said they submitted a few modifications from the original plan, including eliminating a small area of sod they originally planned to keep, and the ACC was “very quick to issue updated approvals and get back to us.”



An explosion of color from perennial and annual flowers is visible from the street. Most of the new plants are perennials like Jupiter’s Beard, Moonshine Yarrow, Penstemon and May Night Salvia. Three Gold Flame Spirea bushes give lots of great color and Mexican Feather Grass, Elija Blue Grass and Morning Light Maiden Grass lend interest and texture.

Behind the wall is a different world with a soothing water feature, lush potted annuals and muted landscape lighting to softly illuminate the walk to the front door. One of Molly’s favorite features is the natural rock-lined bed reserved for annual flowers so that they can keep color going from spring through fall. The other is their smaller water bill!



Hey Neighbor!

You may have seen me driving through our neighborhood and wondered what it is I do. I’m your local contact for all things beauty! My joy is finding skincare and color solutions for every age, season and budget.

I’m hosting a neighborhood day, where you can join me for your complimentary coffee, skin analysis, and consult (virtual or in-person-your choice!), complete with recommendations!

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Board Elections, *continued from page 2*



MOLLY EHLINGER

My name is Molly Ehlinger, and I am volunteering to serve on The Knolls Board. For the last five years, I have lived in The Knolls with my husband and two children. I love living here, and I want to do my part to give back.

Over the last year, I have interacted with the Board to oversee replacement of the playground, a project we hope to have completed in November. I am proud of how the neighborhood came together to provide thoughtful input and reflective commentary to ensure the playground will meet as many of our residents' needs as possible.

I work full time for Davita (Kidney Care) as a Director of Real Estate. In my job, I am exposed to a wide range of challenging situations and personalities. I am skilled at finding common ground and navigating difficult conversations to get to a good result. Working in the corporate world, I know how to run an effective and efficient meeting.

I believe the current board as well as prior serving members have established a great tradition for our neighborhood. Additionally, our neighborhood will benefit from an ongoing openness to new ideas and an evolving perspective on matters that are impacting our community today. Like all the candidates, I would like to ensure The Knolls is a great place to live now and for future residents. My goals for the community are:

- To continue respectful meetings – honoring the contributions and input of long-time board participants, while encouraging other neighbors to get involved.
- To maintain the current physical elements of the neighborhood with responsible re-investment.
- To develop a greater understanding of ACC guidelines and determine how to reasonably carry those forward.

TRAVIS BAUMGART

Travis and his family moved into The Knolls back in 2008. Since then, sons Wesley and Dylan have been heavily involved on the Knolls Tsunami swim team. Wife Elisa has been proudly volunteering as the Rocky Mountain Swim League president and as the Knolls Tsunami meet manager. Travis served as Communications Officer on a previous Knolls board and had a hand in setting up the latest version of the Knolls website. In his limited free time, Travis enjoys cooking, camping and traveling. He's also never met a sandwich he didn't like.



LOU BERGER

I've been a resident of The Knolls since February of 1998, living in my little Waterbury house just north of the Geddes entrance on South Harrison Way.

I raised three kids in that house, and they are all grown up and moved out. All three of my kiddos were on the Knolls Swim Team, and I helped run that by doing computer stuff for Anna Brus.



continued on page 5

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Board Elections, *continued from page 4*

I've served on the HOA Board before, under Roger Crosby, and I learned during my two-year tenure that some of the things we've ALWAYS done in The Knolls have become outdated and tired.

If you elect me to join the HOA Board, I will work hard to shift the enormous "to be fixed" list that the ACC currently has and tries to enforce, specifically for houses with beams. Folks, we've had a series of exceptions granted over the decades since the ACC was begun, and it is only right that residents have an opportunity to, instead of replacing these beams at great expense, perhaps petition for a previously-granted exception on a similar model. It's time for the tyranny of the ACC list, specifically with maintaining beams, to stop.

I'm not a fan of having a significant portion of our HOA dues going to maintain a tennis court when so very few of us Knollsters actually use it.

It has been indicated to me that we are looking at spending \$250K of our dues to upgrade the tennis court. Meanwhile, our perimeter fence is the joke of Centennial.

If you vote for me, you're going to get a left-leaning, open-minded, FAIR-THINKING HOA Board member. Remember when we had Cleanup Day and I shared a link to a series of simple cleanup tasks that were snapped up by eager Knollsters who wanted to help out? The entire list was completed by noon on that morning, and we all got to enjoy the pool, a cookout with volunteers manning the grills, and a good time was had by all.

We are a diverse group of Knollsters and, for too long, the "old guard" has run roughshod over us with their "It's been done for so long, how dare we change it?" The population of The Knolls is too varied to think that "one size fits all."

I was stridently against the proscription against social signs. Black Lives Matter, even if people in this neighborhood don't think so. Women have rights. Do we have the Constitutional right to express freely? We certainly do. I am a firm believer in peaceful protest, and properly-sized signs expressing our views are a GOOD THING, no matter what they say. It engenders discussion when all we have now is divisiveness.

Finally, we've been trying to maintain an East Coast approach to our green spaces by planting water-sucking plants and grasses, spending a fortune on watering, fertilizing, maintenance, sprinkler repair, tree pruning, etc. I'm like most of you: "How can we save expenses and still have a gorgeous green belt?"

Xeriscaping, clover instead of grass, and a significant re-thinking of how we use our limited resources to produce a low-maintenance, beautiful and sustainable green belt. Clover, for example, fertilizes itself and needs a fraction of the water grass does. And it needs to be cut once a month, not weekly.

We are all equal in the eyes of the HOA Board and if you want a left-leaning, empathetic, fairly-minded representative who wants to make sure that the MAJORITY of us are the beneficiaries of our dues, then please vote for me. My personal cell phone is: 303-601-4284. Text or call me with what you'd like me to fix.



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The Knolls Homeowners Association Board of Directors Meeting Minutes

October 9, 2023, 7:00 p.m., Knolls Clubhouse, 3400 E. Geddes Dr., Centennial, CO 80122 with Zoom Remote

Expected Board Attendees: President/ACC – Austin Alldredge (AA); Vice-President/Social/ACC – Marcia Saas (MS); Secretary/Communications – Bryon Bren (BB); Treasurer – Ryan Page (RP); Landscape/Maintenance – Scott Draudt (SD); Juliet Beckman (JB); Trash/Snow – David Holte (DH);

Not Attending: Cierra Olmsted

Expected Committee Attendees: ACC Kristen Smith

Other Attendees/Homeowners: See Signup List

ORDER OF MEETING:

1. Call to order 7:01 p.m.

2. Review and approval of meeting agenda

3. Finalize previous Board Meeting minutes

4. Committee reports

a. Vice President/ACC/Social/Nominations – Marcia Saas

- 1. ACC report approved 13 applications denied 1
- 2. Nomination for new ACC member
- 3. Social committee update –
 - Holiday Party Dec. 2nd
 - Chili Cookoff Nov 19th
- 4. CenCon update
- 5. HOA candidate update
 - Travis Baumgart
 - Molly Ehlinger
 - Diane Klepacka
 - Lou Berger
 - Justin Finesilver

b. Landscape/Maintenance – Scott Draudt

- 1. All Phase
 - Winter watering & fertilization on the trees we planted the last 2 years.
 - End of season: Sprinklers, fertilization, clean up are happening this month.
 - South of clubhouse, add fabric and mulch. Will be planted in the spring.
- 2. Working
 - Fielding will be pruning the most high-risk trees the week of the 23rd.
 - All Phase to bid watering all the gardens during the winter.
 - Clearance of the bushes affecting visibility around the cul-de-sacs and streets to improve site lines.
 - Taking our landscaping services out for bid.
- c. Finance – Ryan Page
 - 1. September Financials and Budget YTD
 - 2. <motion> to approve September financials as presented> <approved>
 - 3. Update on Annual Reserve Study
 - ~70% funded (recommended)
 - 4. Update on 2024 Budget planning
- c. Trash/Snow – Austin Alldredge
 - 1. Review 3 bids for snowplow work
 - <motion> to approve Outside Dreams for snow removal through April 2024 2” snow on the street trigger <approved>
- c. Clubhouse/Tennis/Pool - Cierra Olmsted
 - 1. Pool is all closed up for the season
 - Currently working on a 2-year contract renewal with MPM
 - All pool, tennis and clubhouse trash cans got professionally cleaned. We especially had a bad year of maggots and after dog swim, dog poop bags got left in the cans for weeks. It was time to clean them out. 15 total cans
 - 2. Clubhouse
 - Nick Dosen is working on cleaning contract for 2024

continued on page 7



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Meeting Minutes, *continued from page 6*

- New lock box system is up and running. Will get an email out to the neighborhood and newsletter article on how reservations will take place and access of the clubhouse
- Thank you to all the key holders for their many years of service
- New installment of keys is 10% done
- New key system will have 3 Zones. As of today, only Zone 1 is complete, which is the upper door of the clubhouse. The installer didn't have the correct supplies and had to go back and order those. Hope to have the system complete this month.
- Cierra Olmsted will be in charge of distributing keys to those who need them and new tennis keys, once we have that zone done. New spreadsheet to log the keys

f. Communication – Bryon Bren

1. October Knolls News articles due by Oct. 19th
2. Questionnaire for candidates
3. Ballot preparation for Newsletter
4. Signs out by 10/29

g. President's report – Austin Alldredge

1. Tennis Court
 - \$10 Lease with South Suburban for perpetual easement for court 4.
 - Geotechnical survey
Bids out. A.G. Wassenaar
 - Renner contract
Waiting on geotechnical survey before signing.

2. New Playground will arrive and be installed in October. Swings are being investigated.
3. Annual members meeting on November 13
4. Signs posted Announcement posted by October 30
5. Updates to guidelines: ACC roofs and contracts non-bid spending limit
<motion> to approve new ACC roofing guidelines.
<approved>
6. Homeowner questions

5. New Business

6. Open Business / Action Items

7. Executive Session

- a. <motion>nominate Lara Kroha to the ACC <approved>
Date of next Board and Annual Members meeting is Monday, November 13, 2023, at 7 p.m.

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This Space Intentionally Left Blank for Teen Services

Save The Date

Mark your calendar for The Knolls Holiday Party on Saturday, December 2, from 5-8 p.m. at the clubhouse. This is a wonderful Knolls tradition for all ages with horse-drawn sleigh rides, snacks, treats, refreshments and more. A sign-up genius will be sent out at a later date.



Courtside

By *Grant Baesman*

How to Get Involved with Knolls Tennis: If you're new to The Knolls or new to tennis, we'd love to see you on the courts! Please contact Barb Richards at barb-richards@comcast.net or Margaret Wilson at timandmargaretwilson@comcast.net to learn about Social Nights, USTA Leagues, Knolls Tennis Tournaments, adult and kids' tennis and other ways to get involved.

Court Reservations and Keys: Just a reminder to continue to use the YourCourts website for your reservations. In addition, when you register on YourCourts, you will be linked to emails about social play, tournaments, and other court-related topics, so please register if you haven't already.

If you have already registered, use this link to login and reserve a court (you can reset your password on the website if needed): <https://www.yourcourts.com/yourcourts/security/showLogin>

If you don't yet have a login, please start here to request an account (leave the member number information blank): <http://www.yourcourts.com/yourcourts/security/registerforclubaccess?accessCode=3400>

continued on page 9

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Courtside, *continued from page 8*

If you need access to the courts, keys can be purchased for \$5.00 from Barb Richards or Margaret Wilson (email addresses on previous page).

Remember to lock the courts after you play. The ball machine may only be used by players over the age of 16 or with a parent onsite for younger children. Also, please empty the court trash bins if needed.

Please refrain from depositing dog poop bags in the trash cans adjacent to the courts as people congregate there before and after play.

Other News: Court clean-up and seasonal wind-down of the courts will be Saturday, November 4, at 9:30 a.m., along with casual play after, weather permitting.

Court replacement for courts 3 and 4 is still being finalized. The proposal is to start construction at the end of spring/summer 2024. There are concerns of how leagues may be impacted next 2024 season, please stay tuned.

Tournaments: We just concluded the last Knolls Tennis Tournament of the year. What a fantastic time this year. The theme was “Spanish Tennis Greats” and in a fantastic final, Team Alcares claimed the victory. Congrats to Captain Jason Edwards and his stellar team. A special thank you to all who made it possible, the men’s 3.5 team, Lucy Floyd and the Wilsons for hosting and running the tournament.

If you haven’t been to a social tournament, you should look to see if you can make one next year. These tournaments are very casual and friendly and allow you to meet many of your



neighbors while playing some tennis. Please look for sign-up reminders next year, and we look forward to seeing you.

Pickleball: Please join for open play (all levels welcome) on Court 4: Wednesdays 5-7 p.m., Saturdays and Sundays 9-11 a.m., weather permitting. Please contact Dan Goodhart (720-833-8481) for painter’s tape if needed for laying temporary lines during reserved court time.

Social: We had several Friday night tennis social events this summer that went from June through August. For some of the social events, we had a proled tennis drill that was fun and fast-paced for all levels of play. Look, also, for this in next year’s registration.

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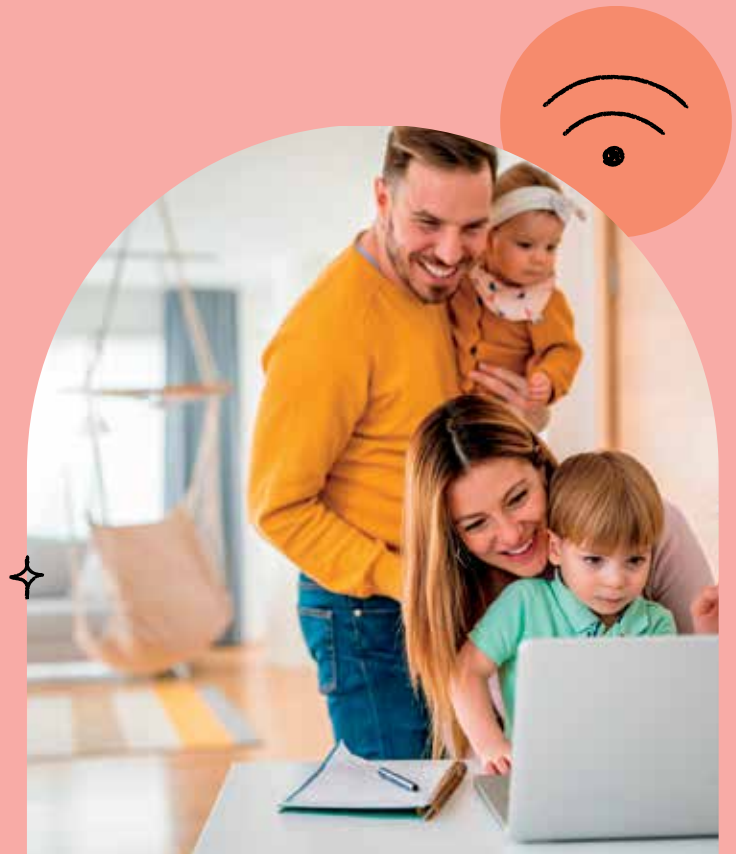




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Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at 303-979-7499 or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.com. The deadline for placing 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 2023 Knolls Home Tour: Coming Together as a Community

On September 30, The Steller Group hosted the third Knolls Home Tour after its reintroduction in 2017 by the real estate team. This year's event attracted more than 150 attendees and successfully raised nearly \$3,700 to support the Harris family.

Patrons were inspired to purchase tickets for a variety of reasons, with half considering updating their own homes.

Melissa Kurup, a new Knolls resident as of July, shared her excitement, saying, "The homes were beautiful – seeing renovated floor plans like ours gave me lots of great ideas!"

The event would not have been possible without the homeowners who generously opened their doors to the community: Blair and Hannah Bryant, Dave and Jaimie Cartwright, Corie Flemister, Dan and Karla Goodhart, Allison Harper, Dom Miller and Michelle Swanson, Kelly Noble and Nadine Neswadi, and Tim and Margaret Wilson. Each home offered a distinctive style and innovative take on renovation.

To put on a program of this scope certainly did take a village! Key contributors were The Knolls HOA and the dedicated volunteers

hailing from The Knolls and Cherry Knolls neighborhoods: Christina DeWitt, Kevin Hodge, Susan Hodge, Jessica Jones, Kathleen Matthews, Ryan Page, Audrey Townsend, and the agents and staff of The Steller Group.

To celebrate a job well done, homeowners and volunteers traveled in a progressive after-party the evening of the event in a private tour of the homes. It was an exceptionally fun night of camaraderie and celebration.

Karla Goodhart, a homeowner who graciously showcased her home, expressed her enthusiasm, stating, "It was a terrific experience! It was fun to see all the different visions for homes. We are really glad we participated!"

Thank you to all of the incredible people listed above. You made this one of the most memorable and community-building Knolls events to date!

If you would like to nominate a home for a future home tour or would be interested in becoming a sponsor, please contact Jennifer Steller at 720-352-8086 or Jennifer@StellerRealEstate.com.

The Knolls Homeowner Association Budget Vs. Actual: Sept. 30, 2023 YTD

	Sep 2023 Actual	2023 Budget	\$ Under/Over Budget	% of Budget
INCOME				
Dues	\$417,765	\$563,964	\$146,199	74%
Trash Income	10,301	58,476	48,175	18%
Miscellaneous Income	48,775	5,000	(43,775)	976%
Total Income	\$476,841	\$627,440	\$150,599	76%
OPERATING EXPENSES				
Maintenance Operations	\$87,116	\$116,843	\$29,727	75%
Pool	70,530	73,000	2,470	97%
Trash & Recycle	55,363	58,476	3,113	95%
Water & Sewer	48,543	70,000	21,457	69%
Legal Expense	28,725	12,000	(16,725)	239%
Finance	15,903	27,220	11,317	58%
Utilities - Gas & Electric	12,778	17,500	4,722	73%
Clubhouse Expenses	9,086	10,420	1,334	87%
Communications	6,897	7,300	403	94%
ACC	2,940	4,450	1,510	66%
Social Expenses	2,830	5,000	2,170	57%
Miscellaneous/Contingency	71	15,000	14,929	0%
Snow Removal	-	14,500	14,500	0%
Courts	-	3,280	3,280	0%
Total Operating Expenses	\$340,782	\$434,989	\$94,207	78%
Net Results of Operations	\$136,059	\$192,451	\$(56,392)	71%
Capital Expenditures	\$70,332	\$90,300	\$(19,968)	78%
Net Income	\$65,727	\$102,151	\$(36,424)	64%

The Knolls Balance Sheet As of September 30, 2023

CURRENT ASSETS	9/30/23	12/31/22
Checking/Savings		
Checking	21	160,375
Savings	937,000	660,668
Total Checking/Savings	937,021	821,043
Accounts Receivable		
Accounts Receivable (net of prepaid)	8,812	12,432
Allowance for Doubtful Accounts	(5,600)	(5,600)
Total Accounts Receivable	3,212	6,832
TOTAL ASSETS	940,233	827,875
LIABILITIES & EQUITY		
Liabilities		
Accounts Payable	46,602	324
Accrued Expenses	7,000	7,000
Total Liabilities	53,602	7,324
Equity		
Retained Earnings	820,902	764,837
Net Income	65,729	55,714
Total Equity	886,631	820,551
TOTAL LIABILITIES & EQUITY	940,233	827,875
NOTE: Total Assets includes Reserve Funds of \$861,292		



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