



# The Knolls News

## The Knolls Homeowners Association Newsletter

October 2023 Vol. 51 No. 10 • Circulation: 410

### Important Dates

ACC Meeting – Oct. 3, 7 p.m.  
HOA Board Meeting – Oct. 9, 7 p.m.  
Recycling Dates – Oct. 10 & 24  
Newcomers Social – Oct. 7

### Elections Are Coming!

Hey neighbors! Here's your chance to bring a breath of fresh air to our community. Consider running for The Knolls HOA Board of Directors, where you can be a voice for flexibility and understanding, a champion for the vibrant diversity that makes our neighborhood unique. Let's build a neighborhood that's truly ours, where every voice is heard and every idea valued. Step up, and let's craft a community that we're all proud to call home. Contact: [board@theknollshoa.com](mailto:board@theknollshoa.com)

# I WANT YOU



TO BE THE VOICE OF  
REASON ON THE KNOLLS HOA BOARD



*elections are coming in November and we're always looking for new voices.*

contact: [board@theknollshoa.com](mailto:board@theknollshoa.com)

### Next HOA Meeting

Mon., Oct. 9th, 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.

### Awareness: Proposed LPS Boundary Dchanges

Neighbors, The Littleton Public School district has proposed boundary changes that would impact The Knolls homeowners.

One proposal directly affects The Knolls neighborhood and our in-boundary zoning for Newton Middle School. The proposal would take our walking/bike-riding students from Newton and bus them to Powell instead.

A second proposal affects the exponentially high growth at Sandburg and puts 41% of our community in jeopardy of being redrawn for other elementary schools; including 6 of our 9 current feeder neighborhoods.

If you have any questions or comments, please email Laura Sweeney at: [lsweeney04@gmail.com](mailto:lsweeney04@gmail.com) or Kristen Keith at: [kristenmnowak@gmail.com](mailto:kristenmnowak@gmail.com). Thanks.

### 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!

### Please Clean Up After Your Pets

A friendly reminder to please clean up after your pets. In the last couple of months, people have been having to step around dog poop on the sidewalks in the neighborhood. Some of it has been left in front of houses that have small children who play in the front yards and on sidewalks. One neighbor also saw a bag of poop that someone picked up but left the bag for someone else to dispose of.

Now especially going into the colder months, it can be a hard time of year with all of the snow, but we still need to clean up after our dogs. The field on the side of the tennis courts is a popular sledding hill for our children and in years past has been full of dog poop. This is not safe for anyone, but especially the young children sledding (and sometimes eating the snow). Again, please remember to clean up after your dogs, even if the weather makes it difficult. Thanks!

### Newcomers Social

Saturday, October 7, 11:00 a.m.-1:00 p.m.

Please join us in welcoming the new families who have moved to The Knolls during the last year. Refreshments will be provided at the clubhouse. An email will be sent out closer to the event as a reminder. We look forward to seeing you there!

— The Social Committee

# Sip in Centennial

Saturday, October 21, 2023, 1:00 p.m. to 05:00 p.m.

## Colorado Breweries and Distilleries

Food Trucks, Yard Games, Live Music! Eat, drink and enjoy live music on Saturday, October 21 from 1 p.m. to 5 p.m. at Centennial Center Park for this new event! The Sip In Centennial event combines two favorites, Brew-N-Que and Whiskey Warmer, for one amazing afternoon featuring Colorado breweries and distilleries.

This event is free to attend and open to all ages, however guests must be 21+ to partake in alcohol tastings. Tickets for tastings may be purchased in advance.

– <https://www.centennialco.gov/>



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### 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**  
Email: [getinfo@coloradolaser.com](mailto:getinfo@coloradolaser.com)

To find ad rates and discounts, go to [www.ColoradoLasertype.com](http://www.ColoradoLasertype.com) and click on the "Advertising Rates" link.

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 Homeowner's Association

**BOARD MEMBERS:** [Board@TheKnollsHOA.com](mailto:Board@TheKnollsHOA.com)

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

- President:** **Austin Alldredge**  
[president@theknollshoa.com](mailto:president@theknollshoa.com), 415-377-8722
- VP/Social:** **Marcia Saas**  
[vp.social@theknollshoa.com](mailto:vp.social@theknollshoa.com), 303 475-9148
- Secretary/Communications/CenCON:** **Bryon Bren**  
[communications@theknollshoa.com](mailto:communications@theknollshoa.com), 303-946-3726
- Treasurer:** **Ryan Page**  
[treasurer@theknollshoa.com](mailto:treasurer@theknollshoa.com), 847-722-0467
- Clubhouse/Pool:** **Cierra Olmsted**  
[pool.clubhouse@theknollshoa.com](mailto:pool.clubhouse@theknollshoa.com), 303-550-7594
- Landscape/Maintenance:** **Scott Draudt**, 720-626-0663
- Snow/Trash/Tennis:** **Dave Holte**  
[snow.trash@theknollshoa.com](mailto:snow.trash@theknollshoa.com), 970-988-9336
- ACC Liaison** – **Juliet Beckman**, 303-521-8620
- Bookkeeper:** Barb Page, [bookkeeper@theknollshoa.com](mailto:bookkeeper@theknollshoa.com), 847-858-1855
- Clubhouse Key Holders:**  
Charlene Bresadola 303-771-1759      Linda Stephens 303-321-0866  
Jessica Hunt 303-358-3000      Chris Schreiber 720-335-1201  
Nick Martens 303-771-7640  
Chad Martinez 303-817-1364
- 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)
- 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](mailto:knollsnews@theknollshoa.com)

### Trash/Recycle Company: Republic Services

303-286-1200 for bulk pickup requests

### ACC Contacts:

- |                        |              |                        |              |
|------------------------|--------------|------------------------|--------------|
| Zone 1:                |              | 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:                |              |
| Zone 4: Kristen Smith  | 206-310-6696 | Zone 8: Jerrod Brown   | 303-513-8112 |
|                        | (Vice Chair) |                        |              |

Paint Books:

## 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)

# ACC Homeowner Spotlight: 7213 S. Fillmore Circle

Looking for ideas for a more waterwise landscape? There are plenty of beautiful xeriscape plants to choose from, but many of them require spring cleanup maintenance, and maintenance was not something Bob and Katie Johanson were looking for when re-thinking their thirsty lawn. Their goals were clear: they wanted to reduce the grass in their front and side lawns by about 75%, they wanted the new landscaping to be low maintenance, and they wanted it to be beautiful to fit with the neighborhood.

They found all of that and more in landscape designer Wenderland Design. Owner Wendy Hoerner re-imagined their corner lot with a mix of planter boxes, rock landscaping and low-maintenance flowers, shrubs and bushes.

“I didn’t want roses because of the maintenance,” says Katie.

Instead, the Johansons’ front yard is filled with forsythia, dogwoods, alliums, Shasta daisies, red yucca and a gorgeous Seven-Son flower tree that will grow to about 20 feet tall. Bees and hummingbirds have taken up residence in the beds.

“That was done on purpose,” says Bob.

“We wanted bees,” Katie confirmed.

Bob says working with the ACC was a breeze. Wenderland Design provided detailed plans that Bob submitted. The ACC approved those plans without any questions or clarifications.

Bob and Katie have lived in The Knolls for more than 30 years and are glad for the ACC covenants. “Without them you could be living next to a Bronco orange house.”

An extra bonus: the Johansons’ new waterwise landscaping has shaved \$100 a month off their summer water bill.



**METRO DENVER**  
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**MARKET ON YOUR CALENDAR**

<p><b>Saturdays</b> <b>SOUTHWEST PLAZA</b> MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth &amp; Bowles 8am-2pm or Sellout</p>	<p><b>Saturdays</b> <b>LAKWOOD</b> JUNE 10 - SEPTEMBER 30 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout</p>
<p><b>Sundays</b> <b>HIGHLANDS RANCH</b> MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p><b>Wednesdays</b> <b>LITTLETON</b> JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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I look forward to your call or text!

*Candace*

720-683-6472

Scan here for a consult!

# The Knolls Homeowners Association Board of Directors Meeting Minutes

September 11, 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); Clubhouse/Pool – Cierra Olmsted (CO); Landscape/Maintenance – Scott Draudt (SD); Juliet Beckman (JB)

**Not Attending:** Trash/Snow – David Holte (DH)

**Expected Committee Attendees:** ACC

**Other Attendees/Homeowners:** zoom. Kristen Smith, Molly Ehlinger, Sharon Kalmes, Cath and Mike Wolf, Judy Richmond, Don Marsh, Tanya and Travis Reini, Diane Klepacka, Laura Sweeney, Scott Stuleb. Michael Adams, Lara Kroha, Mike Bradley, Brian Gaschler, Brooke Fogg, Wendy Burton, Dan and Karla Goodhart, Louise Crosby, Barb Richards, Jerrod Brown.

### ORDER OF MEETING:

- 1) Call to order 7:00 p.m.
- 2) Review and approval of meeting agenda
- 3) Finalize previous Board Meeting minutes
- 4) Committee reports
  - a) Vice President/Social – Marcia Saas
    - 1. Newcomers social
    - 2. Holiday party planning

- b) Landscape/Maintenance – Scott Draudt
  - 1. Lack of responses for work put out for 3 bids
  - 2. Discuss raising \$ 2,500 limit on bid work.
    - (1) Last adjusted in 2013. In 2023 dollars is approximately \$5,000
    - (2) <Motion> to revise the contract minimum to \$5,000 without requiring 3 bids. <approved>
  - 3. Tree Trimming and maintenance on high-risk trees
  - 4. More work. Sprinklers/clubhouse ongoing.
  - 5. Landscape committee is meeting! Need volunteers!
- c) Finance – Ryan Page
  - 1. August Financials and Budget YTD
  - 2. <motion> to approve the August financials <approved> Received a check for \$10,000 from the city for grant.
  - 3. Beginning annual Reserve Study and 2024 Budget planning
- d) Trash/Snow – David Holte
  - 1. No report
  - 2. Need new snow contract!
- e) Clubhouse/Tennis/Pool – Cierra Olmsted
  - 1. Great pool season, dog swim was a hit as usual
  - 2. Pool should be drained in a week or two
  - 3. Have asked MPM to submit another contract proposal, as their contract is up this year.
  - 4. Clubhouse will be re-keyed on September 13
  - 5. Court 3 & 4 work
    - (1) <motion> to pursue contract with Renner for replacement of courts 3&4<approved>

*continued on page 5*



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## Meeting Minutes, *continued from page 4*

- (2) Status of foundation
- (3) Discussion of options
- f) Communication/CenCON – Bryon Bren
  - 1. October Knolls News articles due by Sept. 19
  - 2. Article – Asking for volunteers for the Board
- g) ACC – Sharon Kalmes
  - 1. Two homeowners attended meeting
  - 2. Committee reviewed 9 applications and approved 9. Paint, fence, landscaping
  - 3. Based on joint meeting of Board and ACC, we are revisiting Spring audit, reviewing all zones and identifying issues and letters going where needed. Landscaping being a focus.
- h) President’s report – Austin Alldredge
  - 1. New playground will arrive and be installed in October (ship 10/9)
  - 2. 2024 Board nominations status
  - 3. Board responsibilities
  - 4. Homeowner questions

### 5) New Business

### 6) Open Business / Action Items

### 7) Executive Session with ACC re: legal update

- a) <motion> Following the advice of the association’s lawyer, removed Sharon Kalmes from the ACC <approved>

### 8) Date of next meeting Monday October 9, 2023, at 7 p.m.

## Dogs, Dogs, Dogs! We Love Our Dogs

In a survey by groups including the Animal Legal Defense Fund, The No Kill Network and statistics from the Bureau of Labor, Colorado ranks as the second-best state in the country to own a dog, after Oregon. Some of the reasons include about six dozen no-kill shelters, more than 2,000 veterinarians, tough animal protection laws and some of the best trails in America. Our tough animal protection laws include rules for the safety of your pet and others’ pets. Leash laws assure physical control so you can keep your dog away from a threat which could save its life. They stop dogs from chasing other animals, people, bikes and vehicles. Leash laws can prevent runaways and keep dogs from ending up as strays in an animal shelter. It’s also the most reliable way to be courteous to neighbors and strangers who come along. You may know your dog, but they don’t. Leashes help prevent unwanted confrontations. The City of Centennial’s law requires that “all dogs must be on a leash of no more than 10 feet in length by a person of sufficient age, size and physical ability to restrain the animal when off the owner’s premises.”

*I would rather sit on a pumpkin, and have it all to myself,  
than be crowded on a velvet cushion.*

–Henry David Thoreau

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## Local Pumpkin Patches

### Anderson Farms, Erie, CO

Known as one of Colorado's longest-running corn mazes and pumpkin patches, Anderson Farms has become a northeast Colorado favorite fall attraction. Located in Erie, Anderson Farms not only boasts the biggest pumpkin patch in Colorado but also has gourd launching displays, pony rides, a playground, and a farm stand. Take a hayride to the pumpkin patch where you can choose from over 26 varieties of squash, pumpkins and gourds. And for the thrill-seekers they have Terror in the Corn where you can explore 10 acres of fear.

### Cottonwood Farms, Lafayette, CO

Cottonwood Farms not only has a well-stocked pumpkin patch but also features a corn maze, farm animals, straw-bale maze and hayrides. This farm, which offers free admission during weekdays and \$5 on Saturday and Sunday, is a destination for both fall produce and Christmas trees from Thanksgiving to Christmas.

### Colorado Pumpkin Patch, Monument, CO

The Colorado Pumpkin Patch, a family-friendly farm, provides families with a stellar pumpkin patch, outdoor laser tag, gourd target practice, a petting zoo, mazes, and of course a hayride. This pumpkin patch recommends choosing pumpkins Oct. 1-20, ensuring that you get the best selection. Guests will not find scary activities on this farm, making it perfect for a fall family outing.



### Denver Botanic Gardens Chatfield Farms, Littleton, CO

At Denver Botanic Gardens, Chatfield Farms boasts a 10-acre pumpkin patch and an seven-acre corn maze. A mini-maze is even offered for small children to enjoy. Guests can drop their pumpkins off at the pumpkin daycare while they enjoy the rest of Chatfield Farms.

### Rock Creek Farm, Broomfield, CO

Rock Creek Farm in Broomfield wows guests with a 100-acre pumpkin patch and six miles of corn mazes. But that isn't all: Rock Creek also has a petting zoo, pumpkin carving, straw bales and more. After a few hours of fall fun at Rock Creek, don't forget to snack on their famous caramel apples and pumpkin desserts.

### Mile High Farms, Bennett, CO

Mile High Farms impresses guests with not just its eclectic pumpkin patch, but also the farm's two corn mazes, a petting zoo, inflatable bounce castles, hayride and even face painting. Find pumpkins in wide variety, from baking pumpkins to whimsical Cinderella pumpkins. This Bennett farm is perfect for fall family fun.

### Miller Farms, Platteville, CO

A family-run business for generations, Miller Farms offers a pumpkin patch, petting zoo, corn maze and hayrides through 180-acres of fields where you can pick your own vegetables. Guests can also learn about the true nature of farm life with their farm tours. The Annual Fall Festival is a popular time to visit this Platteville farm.

## Meet The Steller Group Owners



The Steller Group is an independent brokerage, managed by co-owners Conrad and Jennifer Steller and Emily Lonborg. Since 2010, our team has provided a truly comprehensive real estate experience by offering our clients concierge-level care and attention. We provide the kind of service that we'd want for our family and friends: informative, transparent, patient, and one that achieves the desired outcome..

Our team is based in Centennial, and we consider it a privilege and honor to have the opportunity to give back to the communities in which we live and work. Conrad and Jennifer Steller have six children, ages three to eighteen, and have lived in Cherry Knolls since 2005—the very same neighborhood where Conrad grew up as a child. Emily Lonborg raised her children in Cherry Knolls before downsizing in 2022 with a move to Village at The Knolls with her husband Art.



EMILY LONBORG AND  
CONRAD & JENNIFER STELLER



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- Susanne H.

# All Aboard! Colorado's Top Train Rides

**Georgetown Loop Railroad and Mining Park:** Originally completed in 1884, the Georgetown Loop Railroad was used to transport people from one mountain mining town to the next. Passengers can now ride the route between Georgetown and Silver Plume to experience the entire scenic area.

**Leadville Colorado & Southern Railroad:** Travel to the Continental Divide aboard the 2.5-hour ride on the Leadville Colorado and Southern Railroad. Meander through the San Isabel National Forest that's filled with stunning Colorado scenery.

**Durango and Silverton Train and Railroad:** The Durango and Silverton train is a coal-fired, steam-powered locomotive that rides 200 feet above the Animas River through the San Juan National Forest. The views from this ride fall nothing short of beautiful, with majestic peaks and a babbling river.

**Royal Gorge Route Railroad:** The two-hour ride aboard the Royal Gorge Route Railroad offers beautiful views and delicious food. Choose your level of class and comfort ranging from their Coach Class up to the Vista Dome Class, which offers the most breathtaking views of the Royal Gorge and the Arkansas River.

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### The Knolls Homeowner Association Budget Vs. Actual: August 31, 2023 YTD

	Aug 2023 Actual	2023 Budget	\$ Over Budget	% of Budget
<b>INCOME</b>				
Dues	\$371,434	\$563,964	\$192,530	66%
Trash Income	43,366	58,476	15,110	74%
Miscellaneous Income	9,557	5,000	(4,557)	191%
<b>Total Income</b>	<b>\$424,357</b>	<b>\$627,440</b>	<b>\$203,083</b>	<b>68%</b>
<b>OPERATING EXPENSES</b>				
Pool	\$61,520	\$73,000	\$11,480	84%
Maintenance Operations	55,893	116,843	60,950	48%
Trash & Recycle	55,363	58,476	3,113	95%
Water & Sewer	37,676	70,000	32,324	54%
Legal Expense	19,493	12,000	(7,493)	162%
Finance	14,930	27,220	12,290	55%
Utilities - Gas & Electric	11,486	17,500	6,014	66%
Clubhouse Expenses	8,149	10,420	2,271	78%
Communications	6,572	7,300	728	90%
ACC 2,590	4,450	1,860	58%	
Social Expenses	2,425	5,000	2,575	49%
Miscellaneous/Contingency	71	15,000	14,929	0%
Snow Removal	-	14,500	14,500	0%
Courts	-	3,280	3,280	0%
<b>Total Operating Expenses</b>	<b>\$276,168</b>	<b>\$434,989</b>	<b>\$158,821</b>	<b>63%</b>
<b>Net Results of Operations</b>	<b>\$148,189</b>	<b>\$192,451</b>	<b>\$(44,262)</b>	<b>77%</b>
<b>Capital Expenditures</b>	<b>\$73,153</b>	<b>\$90,300</b>	<b>\$(17,147)</b>	<b>81%</b>
<b>Net Income</b>	<b>\$75,036</b>	<b>\$102,151</b>	<b>\$(27,115)</b>	<b>73%</b>

### The Knolls Balance Sheet As of August 31, 2023

	8/31/23	12/31/22
<b>CURRENT ASSETS</b>		
<b>Checking/Savings</b>		
Checking	280	160,375
Savings	922,916	660,668
<b>Total Checking/Savings</b>	<b>923,196</b>	<b>821,043</b>
<b>Accounts Receivable</b>		
Accounts Receivable (net of prepaid)	11,342	12,432
Allowance for Doubtful Accounts	(5,600)	(5,600)
<b>Total Accounts Receivable</b>	<b>5,742</b>	<b>6,832</b>
<b>TOTAL ASSETS</b>	<b>928,938</b>	<b>827,875</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
Accounts Payable	26,000	324
Accrued Expenses	7,000	7,000
<b>Total Liabilities</b>	<b>33,000</b>	<b>7,324</b>
<b>Equity</b>		
Retained Earnings	820,902	764,837
Net Income	75,036	55,714
<b>Total Equity</b>	<b>895,938</b>	<b>820,551</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>928,938</b>	<b>827,875</b>

*NOTE: Total Assets includes Reserve Funds of \$854,154*



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