



Knolls Courts Update

We had a wonderful season of tennis and pickleball on our four beautiful courts!

A big thanks to Becky Parnell for sponsoring the Labor Day tennis and pickleball tournament in honor of her late husband, Kevin.

Court 4 is showing signs of food spillage near the permanent bench. Please, NO FOOD on the courts other than granola/protein bars. Please clean up any spills your group creates.

Thanks to the board for ordering two new benches for courts 3 and 4. They are portable and can be moved to be in the shade. Please return them to the east and west fences (center court) when finished.

To check for court availability or make a reservation, scan this QRC or use <https://www.yourcourts.com/yourcourts/security/showLogin>



- If you are not already enrolled on [yourcourts.com](https://www.yourcourts.com), first be sure you are registered on [theknollshoa.com](https://www.theknollshoa.com). This is how court usage is secured to only Knolls residents and guests.
- To get a court key which opens all the court doors, the tennis ball machine, and lower clubhouse level for restroom access, text or call Mike Bradley at 303-887-4275 or Shawn Merkel at 303-478-3852. Keys are \$5, or trade in your old pre-2024 key.

SOME THINGS TO REMEMBER:

Tennis:

- Reminder that the ball machine may only be used by players over the age of 16 or with parental guidance on site.
- 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:

- Everyone is welcome for neighborhood social play:
 - Wednesday evening 5 p.m. – 7 p.m.
 - Saturday morning 10 a.m. – Noon
 - Sunday morning 10 a.m. – Noon

All:

- Please empty the court trash bin into to the large garbage bin by the hut after using the court.

See you on the courts! For any additional questions, contact: courts@theknollshoa.com

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](https://www.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

Rebecca Fanning	Tracy Ferguson	Jenni Young
Molly Ehlinger	Melody Switzer	Megan Finesilver

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.

The Knolls Homeowners Association Board of Directors Meeting Minutes

September 8, 7 p.m., Knolls Clubhouse, 3400 E. Geddes Dr., Centennial, CO 80122, with Zoom Remote

BOARD ATTENDEES:

Attend: Board member:

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

ORDER OF MEETING:

- 1) Call to order: 7:02 p.m.
- 2) Review and approval of meeting agenda - approved
- 3) Review and approval of August 2025 Board Meeting minutes - approved TB, Second BS
- 4) Committee reports
 - a. President's report – Travis Baumgart
 - i. Election Update: Next steps
 - (1) Bios for board candidates?
Ready for November Knolls News (Oct. 19)
 - (2) Email created for electronic ballots
 - ii. Knolls News schedule
 - (1) Reminder for Minutes, Financials, Articles, etc.
on the 19th
 - iii. Refreshed directory
 - (1) One more update for the online directory.
Will be published by Oct. 1

- iv. New K-drive feature: Ask Gemini
 - (1) Example: Clubhouse parking update
 - (2) Investigating Gemini compatibility with all users
- v. Another request for beam removal from a neighbor.
ACC liaison, be on the lookout for plans/request.
- vi. Pool Security. Engage with HOA lawyer about our liability and responsibilities if security cameras are added to strategic locations around the pool? Reasoning: increase in vandalism/trespassing. Discuss.
- b. VP/Landscape/Maintenance – Justin Finesilver (not attending)
 - i. All Phase account manager is out on sick leave.
Working with other vendors on some projects.
 - ii. Summer projects
 - (1) Clubhouse terrace
 - (a) Waiting on adjusted proposal from All Phase.
Not sure if this will happen in 2025.
Still waiting as of Sept. 8.
 - (2) Greenbelt B/fence
 - (a) Waiting for adjusted proposal.
Still waiting as of Sept. 8.
 - (b) Remove dead tree and fix fence post on Easter.
 - (3) South Jackson Court
 - (a) Haven't heard back from the city on whether the light has been repaired or not. I need to go over there one night and check.
 - (b) City is working to dial back the lighting "strength."
Additional inquiries should be directed to the City of Centennial. www.centennialco.gov/contactus

continued on page 4

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September Meeting Minutes, *continued from page 3*

- (4) Watering by trail
 - (a) Update: I think this has been addressed with less watering. Will keep an eye out.
- (5) Watering behind tennis court
 - (a) Dry spot being addressed by All Phase - looking better!
- (6) Tree trimming quote
 - (a) Happening this week - addressing a few areas around the neighborhood.
- c. Snow/Trash/Secretary/Social – Molly Ehlinger
 - i. Snow contract signed. Added clubhouse sidewalks. Same company as last year. Rates stayed the same. Added provision for shoveling sidewalks at the clubhouse.
- d. Clubhouse/Pool – Diane Klepacka
 - i. Three pool contract bids in process - goal to obtain bids for October meeting.
 - ii. Monitoring pool surface for wear and tear - no update yet
 - iii. Dog swim will be the last hour the pool is open on Sunday, Sept. 14, from 6-7 p.m. Homeowners are not allowed in the pool with your dog.
 - iv. Trash can cleaning after dog swim scheduled for Sept. 24
 - v. Broken lock on gate repair and quote for fixing laminate flooring this week
 - vi. Weekend mainline clog was under building below bathroom. They pulled up paper towels. They will be scoping everything in the near future as part of their service.
 - vii. Fire extinguishers were inspected Sept. 8, and this is complete.
- viii. Last Food Truck Thursday – Sept. 25
- e. CenCON/DORA Liaison/Website – David Gebhardt
 - i. On Sept. 22, CenCON will sponsor a Centennial Candidates Forum, starting at 6 p.m., at the Arapahoe County Sheriff's Office. No questions from the audience. There will be Zoom available, TBD on the Zoom link. Seating may be limited to 75 seats.
 - ii. Electronic submission of ACC requests is now live! First submission was received last month. Still working on Paint ACC submission form.
- f. Clubhouse/Courts – Trevor Wetterling
 - i. Benches for court 4 have been ordered. I don't have an ETA yet as to when they will be delivered.
 - ii. The door going to the clubhouse is being repaired. They came out to see what parts are needed.
 - iii. Court touch-up paint was dropped off with Mike Bradley
 - iv. The Labor Day tennis tournament was a success. Thank you to the Kevin Parnell family for sponsoring this.
 - v. There have been talks about adding a hitting wall on court 3. I want to get the board's opinion on this.
- g. ACC Liaison – Becky Slauson
 - i. Eight applications - all approved
 - ii. Ribbons are starting to pop up. ACC members are hanging pink ribbons on low-hanging trees and bushes that intrude sidewalks and streets. ACC plans to finish hanging ribbons by Oct. 1. Unclear how much of the neighborhood has been completed. People most likely need to be notified about the reason for the ribbons. Should we send an email blast to notify neighbors ASAP?

continued on page 5



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September Meeting Minutes, *continued from page 4*

- iii. Starting October 2025 - ACC will hold meetings via ZOOM. Zoom link will be same as board link. Need to send email notifying neighborhood of change. Place a notification in email as well. Suggested to add a QR code so that people can easily access the link for ACC or card meeting.
- iv. Letter received regarding ACC governance. Discussion regarding ACC and potential for speeding up escalation items. Process being evaluated.
- h. Treasurer – Nicholas Dosen
 - i. Standard brief
 - ii. Monthly financial update
 - iii. Motion to approve monthly finances: TB. Second: BS. Approved by board.
- 5) Homeowner Questions
- 6) New Business
 - a. Discussion with Social Committee:
 - i. Newcomer Social on Oct. 11 from 4-6 p.m. at the Clubhouse. All are welcome! List of new neighbors requested by social committee. Ryan may have this information. Snacks and beverages will be served (looking for sponsors).
 - ii. Sunday, Oct. 26, will host a Fall Fest. Parade at 3:00 p.m. (same route as July 4th) followed by fun activities. Weather permitting. Volunteers required for Fall Fest. Snacks and beverages will be served (looking for sponsors). Please sign up if interested!
- 7) Open Business / Action Items
 - a. Fence - CAPEX project to be discussed deeper in the future.

- b. Fence Committee update requested.
- c. ACC Homeowner violation follow-up in September.
- 8) Executive Session
- 9) Adjournment: 8:07 p.m.
- 10) Date of next meeting Oct. 13, 2025, at 7 p.m.

Women's Entrepreneurial Group In The Knolls

Calling All Women and Moms in Business (or who want to be)!

As I've gotten more connected in our community, I've been continually inspired by the incredible talents, services, and businesses right here in our neighborhood.

I'd love to bring together a group of local women for connection, collaboration and support. Whether you own a business, work with one, or have a unique skill or service to share, there's so much we can offer each other.

If this speaks to you, I'd love to hear from you! Please contact Candace Holte at 630-639-6843. Let's build something inspiring — together.




*Ah, Lovely October, as you usher in the season
that awakens my soul, your awesome beauty compels
my spirit to soar like an leaf caught in an autumn breeze
and my heart to sing like a heavenly choir*

—Peggy Toney Horton

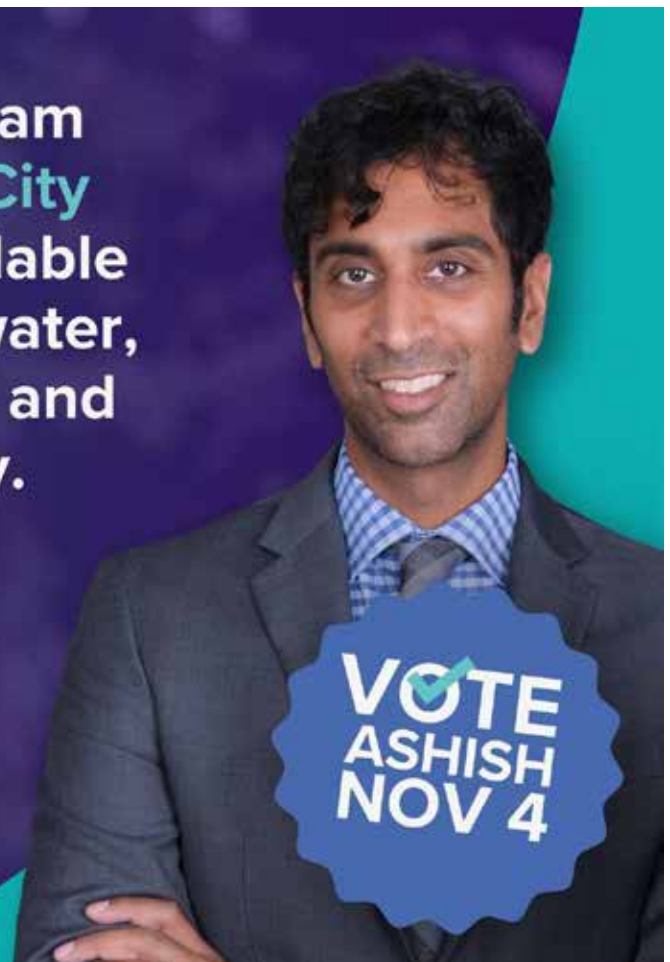
I'm Ashish Vaidya and I am running for Centennial City Council to ensure affordable housing, clean air and water, fully-resourced schools, and a vibrant local economy.

I would love to earn your vote for Centennial City Council in District 2.



 AshishForCentennial.com   [AshishForCentennial](#)

Paid for by Ashish for Centennial. Registered agent Ashish Vaidya



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. Please also do not park your cars directly in front of the mailboxes. This will save a lot of time and hassle and will make the mail carrier very happy. Thank you!

Community + Caffeine + Conversation

Come connect over coffee at The Knolls Clubhouse, Oct. 8, 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.

The Cup Stays In The Knolls!

Operation "Keep the Cup" was a success! The CheKnolls Cup stays with The Knolls another year! Thank you to all who played/participated/volunteered!



Spooky Tales And BOOquets Banner

Tuesday, October 14, 2025 | 02:00 p.m. - 04:00 p.m.

5430 South Biscay Circle, Aurora, CO 80015

Tweens, join Arapahoe Libraries during fall break to hear spine-tingling tales in the dark from traditional storyteller Rachel Ann Harding.

Afterward, make bewitching "booquets" using flowers and candies. All supplies provided.

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Lakewood Cultural Center

Fri, Nov 21, 2025
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Fri, Nov 14, 2025
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The Knolls Balance Sheet As of August 30, 2025

CURRENT ASSETS	07/31/25	12/31/24
Checking/Savings		
Checking	478,644	101,548
Savings	463,627	770,029
Total Checking/Savings	942,271	871,577
Accounts Receivable		
Accounts Receivable (net of prepaid)	63,057	49,302
Allowance for Doubtful Accounts (11,840)		(11,840)
Total Accounts Receivable	51,217	37,462
TOTAL ASSETS	993,488	909,039
LIABILITIES & EQUITY		
Liabilities		
Accounts Payable	88,825	6,459
Accrued Expenses		
Total Liabilities	88,825	6,459
Equity		
Retained Earnings	899,497	944,772
Net Income	5,166	(42,192)
Total Equity	904,663	902,580
TOTAL LIABILITIES & EQUITY	993,488	909,039
NOTE: Total Assets includes Reserve Funds of \$860,000		

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.

Youth Confidence Day: October 20th

Building a framework of positive role models is vital to developing responsible, confident young adults. Incidentally, National Youth Confidence Day encourages us to connect and inspire today's youth for tomorrow's success. National Youth Confidence Day celebrates the energy, spirit and potential of young people. The day is an acknowledgment of all they will accomplish, respectively. Guidance, leadership and mentors will help light the path, indeed. In addition, today's youth will navigate the obstacles that will inevitably lay before them.

This Space Intentionally Left Blank for Teen Services

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

	August 2025	2025	\$ Under/	% of
	Actual	Budget	Over	Budget
INCOME:			Budget	
Dues	\$371,581	\$544,932	\$173,351	68%
Trash Income	43,379	77,508	34,129	56%
Miscellaneous Income	18,448	5,000	(13,448)	369%
Total Income	\$433,408	\$627,440	\$194,032	69%
OPERATING EXPENSES				
Pool	\$79,308	\$96,000	\$16,692	83%
Water & Sewer	57,182	75,000	17,818	76%
Trash & Recycle	54,822	77,508	22,686	71%
Maintenance Operations	50,359	119,576	69,217	42%
Finance	19,341	29,470	10,129	66%
Utilities - Gas & Electric	11,291	18,000	6,709	63%
Clubhouse Expenses	7,788	14,120	6,332	55%
Communications	4,371	8,720	4,349	50%
Snow Removal	3,556	10,000	6,444	36%
Miscellaneous/Contingency	2,875	15,000	12,125	19%
ACC	2,800	4,350	1,550	64%
Social Expenses	2,319	5,500	3,181	42%
Courts	1,089	3,280	2,191	33%
Legal Expense	555	5,000	4,445	11%
Total Operating Expenses	\$297,656	\$481,524	\$183,867	62%
Net Results of Operations	\$135,752	\$145,916	\$10,164	93%
Capital Expenditures	\$130,586	\$79,500	\$(51,086)	164%
Net Income	\$5,166	\$66,416	\$61,250	8%



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