



The Knolls News

The Knolls Homeowners Association Newsletter

September 2023

Vol. 51 No. 09 • Circulation: 410

Important Dates

ACC Meeting – Sept. 5, 7 p.m.

HOA Board Meeting –

Sept. 11, 7 p.m.

Recycling Dates – Sept. 12 & 26

Knolls Home Tour – Sept. 30

Newcomers Social – Oct. 7



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.

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

Next HOA Meeting

Mon., Sept. 11th, 7:00 p.m.

In-person Meeting, Clubhouse

President's Letter

Dear Neighbors, Part of the Homeowner Association Board's job is listening to neighbors' complaints, and they come in several types. There is the most common, "You should do something/more/better about X" to others about garage door colors or lawns that make you ask, "How big a deal should that be?" And then, of course, there are the complaints about any changes because the way it has been is just fine. Almost all of these are something that most of you don't notice or hear about but that are a very big deal to those who do.

continued on page 2

Exciting News: New Playground Coming Soon to Our Community!

We are thrilled to announce that the new playground will ship the week of October 9th! Based on community input, the brand-new playground features thrilling slides, engaging climbing structures, practical sun-shades and a fun pretend-play area. It is designed to accommodate a range of ages. Thank you, neighbors, for your time and thoughtful feedback. I've really enjoyed planning this project and seeing everyone come together to make this idea a reality.

****Power of Community: Volunteer Opportunity Alert!**** Calling all neighbors! In the spirit of community and teamwork, we need your help to move the Engineered Wood Fiber (EWF) from the parking lot to the playground area. Please watch for an email in September with more details. Snacks and beverages will be provided, of course.

****The Countdown Begins: Playground Delivery and Installation in late October!**** The structure is in the queue for fabrication. Once the equipment is shipped (week of Oct. 9th), Star Playgrounds will provide an exact delivery and installation date, likely in late October. The project should be complete in a week, assuming good weather.

****A Heartfelt Thanks: Your Collective Voices**** None of this would have been possible without the support and input of our awesome neighbors and HOA Board. Your thoughtful conversations and sharing of ideas have been instrumental in turning our dream of a new playground into a reality. I'd also like to extend my gratitude to the City of Centennial for recognizing the importance of community spaces and investing in the happiness and well-being of our residents.

I'm looking forward to continuing to work together to make this playground project a resounding success! Remember to keep an eye out for volunteer sign-up details. See you on the playground, adventurers!

— Warmly, Molly Ehlinger, mollyehlinger@gmail.com



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President's Letter, *continued from front page*

Negative rumors have spread regarding the board's evaluation of the ACC, its guidelines and its future, causing uncertainty and hostility among some in our community and a perceived need to rally a defense of the neighborhood during the last couple of board meetings. But that defense was and is not necessary. The Board wants the ACC to continue to uphold the charm and appeal that we all value so highly. The Board is not approving pink paint, the fines that are allowed are being levied and our increased legal spending proves beyond a shadow of a doubt that the Association is pursuing the remedies available to it when clear and necessary. But those aren't the most important aspects of making the neighborhood a wonderful place to live. A covenant is not just rules, but a commitment between the people. The best enforcement is your commitment to being in this community and working together to make it beautiful.

People come and go from the neighborhood; change is inevitable and it is important we adapt to evolving homeowner and legislative changes. This Board is trying to do that. It doesn't take big changes but it does take some. Previous methods of enforcement have been limited by the Colorado legislature precisely because so many HOA's overreached into what courts considered minor differences. Community isn't built by taking homeowners to court, it is built by working alongside each other within the neighborhood so it continues to be somewhere we are proud to live today and into tomorrow. Thank you.

— Austin Alldredge

Tsunami Tsoiree: A Success!

Despite the rain, our neighborhood came out to support our Tsunami swim team!



I notice that Autumn is more the season of the soul than of nature.
— Friedrich Nietzsche

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.

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Email: getinfo@coloradolasertype.com

To find ad rates and discounts, go to 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

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 – Juliet Beckman, 303-521-8620

Bookkeeper: Barb Page, 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

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:

Zone 1: Sharon Kalmes 303-589-1756 (Chair)	Zone 5: Kristen Smith 206-310-6696	Zone 6: Diane Willmann 303-204-3753
Zone 2: Diane Willmann 303-204-3753	Zone 7: Sharon Kalmes 303-589-1756	Zone 8: Jerrod Brown 303-513-8112
Zone 3: Kyle Conn 678-232-2445	Zone 4: Kristen Smith 206-310-6696 (Vice Chair)	

Paint Books: Sharon Kalmes 303-589-1756

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

News From The Knolls Courts

Summer is slowly coming to an end which also means our league tennis is in the final weeks of play. Come mid-September, it will be over! We've had an incredible year of play and are excited to see so many new faces on the courts. There will be one last hurrah for our tennis tournament, keep your eyes and ears out for more information on the Labor Day Tennis tournament.

The last tennis social for the year will be Friday, August 25, from 5-7 p.m. Socials are fun, casual matches mixing up all player levels (adult players only) followed by a social BYOB and snacks to share. Join the fun!

Reminders for court booking, use the YourCourts website: <https://www.yourcourts.com/yourcourts/security/showLogin>. To request a new login, use (leave the member information blank): <http://www.yourcourts.com/yourcourts/security/registerforclubaccess?accessCode=3400>

If you need a key to the courts prior to Labor Day, keys can be purchased for \$5.00 from Barb Richards (barb-richards@comcast.net) or Margaret Wilson (timandmargaretwilson@comcast.net).

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. Please empty the court trash bins if needed.

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

THE LATEST FROM PICKLEBALL

Please join us for open play (all levels welcome) on Court 4: Wednesdays 5-7 p.m., Saturdays and Sundays 9-11 a.m.

Please contact Dan Goodhart (720-833-8481) for painter's tape if needed for laying temporary lines during reserved court play on Court 4.

THE LATEST FROM TENNIS

A mid-summer Tennis and Pickleball tournament took place in July. We had a tremendous turnout with both sports; lots of new and tenured faces with great coordination and partnerships on all courts. If you are interested in tennis or pickleball, this is a great opportunity to learn the sport and get to know your fellow neighbors better. We are still looking for a few folks or team to step up and run the Labor Day tournament – please contact the Wilsons (timandmargaretwilson@comcast.net).

MID-SUMMER TENNIS AND PICKLEBALL WINNERS



Please place your dead tennis balls in the bin for Dumb Friends League donation, and playable balls in the small bucket for the ball machine.

Tennis leagues are still playing for a couple more weeks, so please be mindful of our neighbors competing in match play on Court 3 as you're having fun playing pickleball and socializing on Court 4.



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The Knolls Homeowners Association Board of Directors Meeting Minutes

August 14, 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 – Marcia Saas (MS); Secretary/Communications – Bryon Bren (BB); Treasurer – Ryan Page (RP); Clubhouse/Pool – Cierra Olmsted (CO); Trash/Snow – David Holte (DH); ACC – Juliet Beckman (JB); Landscape/Maintenance – Scott Draudt (SD)

Expected Committee Attendees: ACC

Other Attendees/Homeowners: (zoom) Judy Richmond, Karl Fergusen, Marissa Mitchell, Lara/ Bob Kroha, Barb/ Mark Richards, Travis Reini, Liz Baesman, Kathryn Kramer, Eric and Jen Muller, Lisa Swize, (in-person) Scott __Haley, Kristen Smith, Laura Bakke, Kristen Keith, Scott Olmsted, Mike Prudhomme, Art Walsh, Wendy Burton, John and Mimi Ramsey, Diane Willmann, Duane Richards, Sharon and Dan Kalmes, Brooke Fogg, Brian Gaschler, Mike and Kathy Wolf, Louise Crosby, Liz Keating, Jane Webster, Karla Goodhart, Pam Gail, Jana Reichman, Dan Goodhart, Mike Adams, Bob Saas

ORDER OF MEETING:

1. Call to order 7:05 p.m.

2. Review and approval of meeting agenda:

3. Finalize previous Board Meeting minutes: to do: note Bryon has been recording the meetings incorrectly [1]. The board will meet to review/revise and sign July’s minutes and format them correctly going forward.

4. Committee reports

- a. President’s report – Austin Alldredge
 - i. Meeting guidelines
 - 40 minutes. 2 minutes per person.

- ii. Appointment of Nominating Committee
 - <Motion> to appoint Bryon, Ryan, Marcia, David to 2023 NC <approved!>
- iii. Homeowner questions
 - 20+ residents voiced their concerns re: relationship between the Board and the ACC
- iv. Scott – Communications? Why only once a month?
 - Send everything to board@theknollshoa.com - It goes directly to 8 of us.
- b. Vice President/Social – Marcia Saas
 - i. New member social scheduled October 7 from 11 a.m. – 1 p.m.
 - ii. Holiday party coming soon! We have our certificate of liability.
- c. ACC
 - i. Roof guidelines - deferred.
 - ii. Board and ACC will meet August 29.
- d. Landscape/Maintenance – Scott Draudt
 - i. Project 3
 - Due to size being > \$2500 we’ll bid additional contractor.
 - ii. Project 4 – Rock wall improvement
 - Due to size being > \$2500 we’ll bid additional contractor.
 - iii. Southside clubhouse sprinkler repairs

continued on page 5



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August Board of Directors Meeting Minutes, *continued from page 4*

- iv. Tree trimming and maintenance on high-risk trees
 - Coming week of October 23. Approximately 30 trees are scheduled for maintenance. Fielding Tree Service.
- v. Tree struck by lightning
 - Luckily it is salvageable, but might lose one of the two spires.
- e. Finance – Ryan Page
 - i. July Financials and Budget YTD
 - <motion> to approve July financials <approved>
 - ii. 2022 financial statement audit.
 - Still 2 months out but working on a letter to engagement.
- f. Trash/Snow – David Holte
 - i. Ordering different dumpster for clubhouse (raccoon resistant?)
 - Dumpsters with bars?
- g. Clubhouse/Tennis/Pool – Cierra Olmsted
 - i. Exterminator quote for clubhouse/pool and tennis area for wasps. Proposal for treatment and ongoing maintenance
 - ~\$500. Will be out next week, there’s a powder that kills the whole nest.
 - Will work getting bids on an ongoing contract for maintenance.
 - ii. Getting quotes for boarding up gaps in clubhouse roof and building. Bats and wasps are nesting in attic.
 - Noticed bats, it’s likely they’re living in the rafters.
 - Need bids for soffit covers for bats/bees.
 - iii. Graffiti problem around clubhouse/pool and tennis area. Contacting Arapahoe County for logistics and pricing details on getting increased patrols
 - Hard to remove. The good news is we’re getting a new playground.
 - We used to pay for patrol. Perhaps additional patrols are warranted again
- iv. Clubhouse/pool and tennis area will be re-keyed in early September (after Labor Day)
- v. Water found in swim team closet, investigating source and repair options
 - Seems to be gone. Will keep an eye on it.
- vi. Tennis courts repair status
 - Coatings Inc. came and did repairs for 3.5 courts.
 - a. The coating a sub-par in areas (see divots)
 - Court 4 had unforeseen problems. Asked for advice how to fix and has been radio silence.
 - a. There might not be a ‘cheap’ coating solution.
 - b. Nobody will spot treat court 4
 - c. Replace courts 3 and 4 - First (Renner) bid in at \$215,000. Company could start October (demolition) with completion in spring.
 - There’s a pile of bricks near the courts as an eyesore. The tennis folks will address.
- h. Communication/CenCON – Bryon Bren
 - i. Knolls News articles due by August 19
 - ii. Article – Asking for volunteers for the Board

- 5. **New Business** - none
- 6. **Open Business / Action Items** - none
- 7. **Adjournment** 9:19 p.m.
- 8. **Date of next meeting:** Monday - Sept. 11, 2023, at 7 p.m.

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<p>Sundays HIGHLANDS RANCH MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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The Knolls Homeowners Association Board of Directors Meeting Minutes

July 10, 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 – Marcia Saas (MS); Secretary/Communications – Bryon Bren (BB); Treasurer – Ryan Page (RP); Clubhouse/Pool – Cierra Olmsted; ACC – Juliet Beckman (JB)

Not Attending: Landscape/Maintenance – Scott Draudt (SD) David Holte

Expected Committee Attendees: ACC Kristen Smith

Other Attendees/Homeowners: Mike Riordan, Diane Willmann, Art Walsh, Jim Kelley, Kristen Smith, Roger and Louise Crosby, Susan Krems, Travis Baumgart, Karl Ferguson, Pam Gail, Karla Goodhart, Liz Thomas, Travis Reini, Wayne Holcomb, Laura Kroha, Sharon Thomas, Liz Thomas, BJ Reinert, Michael Adams, Judy Richmond.

ORDER OF MEETING:

1. Call to order
2. Review and approval of meeting agenda
3. Signing of the previous Board Meeting minutes, addition regarding Insurance email address
4. Committee reports
 - a. insurance@theknollshoa.com - new email that forwards to the liaison and board, more streamlined.
 - b. President’s report – Austin Alldredge

- i. Homeowner questions
 - ACC Guidelines - The ACC submitted to the board in May 2022. The board and attorney reviewed. March 13, 2023, was approved. Quotes were gathered and were expected to be printed by May 1. Not delivered yet. Working on it.
 - Insurance - When Louise Crosby will be resigning as of October 1
 - Fireworks/safety are a concern
 - An update on 7102 Harrison? There’s ongoing litigation.
 - [general discussion] Is there a coming loosening of the ACC guidelines? [president] The Association’s authority has been limited by the legislature, max of \$500 or take to court. Have to be flexible and work with homeowner vs. dictate [Karl] Swamp coolers are coming. [Liz] [Laura] What money is set aside and how much are we willing to spend: Our legal bud get but 2023 is \$12,000. We are past that. [Louise] Bryon mentioned the ACC is broken. [Austin] Clarifying rules of order. The President sets the meeting rules, agenda and can make motions. [Bob] Like the fence. Not worth the risk to divide the neighborhood [Lara] [open discussion]
 - Roger Crosby resigned as keyholder and from landscape committee.
- ii. Playground is ordered!
 - Volunteers will be needed. Woodchips save money. Installed sometime this fall.

continued on page 7



SATURDAY, SEPTEMBER 30

12:00 TO 4:00 PM

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July Board of Directors Meeting Minutes, *continued from page 6*

- We want swings! They're not cheap due to regulations and space requirements, but we're looking at it. Stay tuned.
Current 5-foot swings are no longer standard or would not be insurable. New swings require more area than available. Looking at alternatives.
- c. Vice President/Social – Marcia Saas
 - i. Thank you to Social Committee, Kristen Keith, Jennifer Harris, Diane Klepacka, Caroline Rudolph and Molly Ehlinger for a very successful and well attended (400+) 4th of July party
 - ii. Thank you to the many, many volunteers!
 - iii. Homeowners can submit pictures to the newsletter
- d. ACC
 - i. Applications: down 10% YoY
 - ii. HB23-1105
- e. Landscape/Maintenance – Austin Alldredge
 - i. Completed
 - Timbers around stairs at the pool have been replaced. But now there's mud on the pathway
 - The new trees have been planted and we are getting watering bags, as many of our neighbors are concerned about the heat and the new trees. We are looking for volunteers to keep them full.
 - Extra mulch was moved to the west South Fillmore Circle by All Phase
 - Wier behind pool was cleaned out by Roger Crosby. Thank you, Roger.

- Does this need to be added to pool to-do list? Maintenance Company? Yes
- ii. Approved and proceeding
 - Pine tree struck by lightning close to picnic tables will be examined to see if able to save the tree.
 - Project 4, [missing information no estimate] retaining wall between pool and tennis court to reduce erosion
- ii. Needs approval [Bryon is not doing a very good job. Sure Bryon will make a summary of motions]
 - Tree trimming on damaged and high-risk trees. 3 bids. [attached] Fielding did an inventory. [motion] Recommendation for fielding to tackle the 38 high-risk trees for ~\$32,000. With another planned sweep next year for less risky trees. [/motion approved]
 - Project 3, [mud] Stabilize ground cover south of sidewalk between courts 2 and 3
2 bids – All Phase \$1765 but propose something to stabilize the upper part so don't have erosion problem. [no vote]
 - Steele Circle requested picnic table. [motion] Picnic table approximately ~\$2,000 [/motion approved]
- f. Finance – Ryan Page
 - i. June Financials and Budget YTD
 - Pulled playground money from reserve study funds early.
 - Current legal budget is \$17k.

continued on page 8



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July Board of Directors Meeting Minutes, *continued from page 7*

- Reserve study money is to reduce assessments.
- [motion] to accept the financials as presented
[motion approved]
- ii. July 4th financial report
 - Accepted electronic payments (Venmo) was >50% utilized.
 - Preliminary estimates show that the event paid for itself.
- iii. Arranged CPA for 2022 financial statement audit. Waiting for an engagement letter.
- g. Trash/Snow – David Holte [absent]
- h. Clubhouse/Tennis/Pool - Cierra Olmsted
 - i. Working on timing for re-keying the clubhouse, likely September
 - 2 bids. Future facilities will be ‘zoned’ with keys.
[motion] to accept InstaKey \$2629 bid
[motion accepted]
 - ii. Water found in swim team closet, investigating source and repair options
 - iii. Tennis court repairs to begin July 11. Approximately 2-3 days.
 - iv. Electrical work in guard shack completed.
 - v. [Roger Crosby] Why aren’t the bubblers on in the kiddie pool.
- i. Communication/CenCON – Bryon Bren
 - i. Confirmed that Centennial is redesigning Colorado Boulevard
 - Funded Starting ~2025/2026
 - ii. August Knolls News articles due by July 19

5. **New Business** – none

6. **Open Business / Action Items**

- a. Executive Session

7. **Adjournment**

8. **Date of next meeting:** Monday August 14, 2023 at 7 p.m.

The Knolls Service Network:

The Following Knolls neighbors have volunteered to be of service for grocery or pharmacy pickup or other needs of our neighbors, especially during the time of the COVID-19 pandemic.

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

Questions?

Call Dana Arell, 720-339-7367 or Dave Ferrill, 720-339-4926.

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Colorado Wildlife Events and Festivals

FALL BIRDING FESTIVAL AT BARR LAKE Barr Lake State Park, Brighton (early-September)

Fly over to Barr Lake State Park to celebrate the fall bird migration, an experience worth sharing with others. Be entertained at this festive community event filled with food, fun, and lore—something for everyone. Plan for a day packed with free food and activities. The Fall Birding Festival is free, but a valid parks pass is required for each vehicle that enters the park.

For more information about the Fall Birding Festival, call Barr Lake Nature Center at 303-659-6005 or send an e-mail to barr.lake.nature.center@state.co.us.

LIVING HISTORY DAYS AT STAUNTON STATE PARK (early-September)

Meet at the Group Picnic Area (10am-3pm) to view the local historic group's displays and try square dancing! From there, embark on a treasure hunt to find the Reynold's Gang's gold! The treasure hunt meanders through the historic Cabin District and ends at the original Staunton Cabin (35min. hike). Folks dressed in historic garb will greet visitors with cowboy music and Johnny cakes with lemonade. Enjoy demonstrations such as a Mountain Man campsite, trapping and hunting, medicinal and edible plants, as well as games, crafts and blacksmithing.

ANNUAL CELEBRATING BIRD MIGRATION Waneka Lake and Greenlee Wildlife Preserve, Lafayette (late-September)

Explore the wonderful world of birds in a beautiful place! See a live hawk and other birds of prey up close and view birds in the wild through spotting scopes and binoculars. Learn about migration, marshes and the role avian friends play in our lives. Enjoy art projects and a scavenger hunt.

The 1/3 mile walking path between the parking area and Greenlee Wildlife Preserve will feature several local organizations with great activities and displays to offer! This free, public event is suitable for all ages and will also feature an array of fine door prizes.

This program begins at the Waneka Lake East parking lot, where Emma St. ends at Caria Drive in Lafayette. For more information, contact Martin Ogle at Martin@EntrepreneurialEarth.com or 720-612-0506.

ESTES PARK ELK FESTIVAL - Estes Park (late-September/early-October)

A two-day festival, as described on the event's website: "Elk Fest offers visitors a chance to view elk during the rutting season in the wild, as well as expand their knowledge of elk. Learn more about elk, their habitats, and how to observe them in the wild. Held in Bond Park, located in downtown Estes Park, Elk Fest will offer bugling competitions, educational areas, seminars, music by the Elktones, Mountain Man Rendezvous, Native American storytelling and music, guided elk viewing tours, and vendors that offer art from oils and pastels, hand made elk-ivory jewelry, scrimshawed antler knives, elk antler lamps and chandeliers, elk hide pillows, silver and gold jewelry, and elk antlers." Find out more from the Estes Park Elk Fest website, including schedules and costs (for elk viewing tours), or write to the event organizers.

– <https://cpw.state.co.us/thingstodo>



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The Knolls Home Tour: Early Bird Tickets Now Available

Do you love seeing remodeled homes or breathtaking décor? Get your HGTV fix by attending The Knolls Home Tour on Saturday, September 30, from 12:00 to 4:00 p.m.!

You won't want to miss the opportunity to see how these eight homes have been reimagined through creative design and clever renovation. The self-guided tour allows patrons to visit homes that showcase the work of local architects and builders. From updates and rebuilds to interior design, these homes offer boundless inspiration for those considering home improvements or with a penchant for style and design.

The Knolls Home Tour is coordinated by The Steller Group real estate team and all ticket proceeds will benefit the Harris family – Knolls residents whose 10-year-old daughter, Lucy, recently experienced life-altering injuries.

Lock in your discounted rate by buying tickets for the tour now. Early bird tickets are priced at just \$25. Ticket orders received after September 23 will be priced at \$30 each. Children aged 12 and older are welcome to join the tour.

For ticket orders, please visit www.StellerRealEstate.com/HomeTour or call 303-539-5228.

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

	July 2023 Actual	2023 Budget	\$ Over Budget	% of Budget
INCOME				
Dues	\$325,336	\$563,964	\$238,628	58%
Trash Income	37,984	58,476	20,492	65%
Miscellaneous Income	9,183	5,000	(4,183)	184%
Total Income	\$372,503	\$627,440	\$254,937	59%
OPERATING EXPENSES				
Trash & Recycle	\$43,060	\$58,476	\$15,416	74%
Pool	50,768	73,000	22,232	70%
Maintenance Operations	43,565	116,843	73,278	37%
Legal Expense	19,493	12,000	(7,493)	162%
Finance	14,162	27,220	13,058	52%
Water & Sewer	23,937	70,000	46,063	34%
Clubhouse Expenses	7,399	10,420	3,021	71%
Communications	5,977	7,300	1,323	82%
Utilities - Gas & Electric	9,636	17,500	7,864	55%
Social Expenses	2,425	5,000	2,575	49%
ACC	1,127	4,450	3,323	25%
Miscellaneous/Contingency	71	15,000	14,929	0%
Snow Removal	-	14,500	14,500	0%
Courts	-	3,280	3,280	0%
Total Operating Expenses	\$221,620	\$434,989	\$213,369	51%
Net Results of Operations	\$150,883	\$192,451	\$(41,568)	78%
Capital Expenditures	\$72,832	\$90,300	\$(17,468)	81%
Net Income	\$78,051	\$102,151	\$(24,100)	76%

The Knolls Balance Sheet As of July 31, 2023

	7/31/23	12/31/22
CURRENT ASSETS		
Checking/Savings		
Checking	268,098	160,375
Savings	668,914	660,668
Total Checking/Savings	937,012	821,043
ACCOUNTS RECEIVABLE		
Accounts Receivable (net of prepaid)	9,502	12,432
Allowance for Doubtful Accounts	(5,600)	(5,600)
Total Accounts Receivable	3,902	6,832
TOTAL ASSETS	940,914	827,875
LIABILITIES & EQUITY		
Liabilities		
Accounts Payable	34,861	324
Accrued Expenses	7,000	7,000
Total Liabilities	41,861	7,324
Equity		
Retained Earnings	821,002	764,837
Net Income	78,051	55,714
Total Equity	899,053	820,551
TOTAL LIABILITIES & EQUITY	940,914	827,875

NOTE: Total Assets includes Reserve Funds of \$873,692



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