



# The Knolls News

## The Knolls Homeowners Association Newsletter

September 2025

Vol. 53 No. 09 • Circulation: 410

### Important Dates

ACC Meeting (First Thursday) – Sept. 4  
HOA Board Meeting – Sept. 8  
Labor Day Tennis Tournament –  
Labor Day Weekend  
Recycling Dates – Sept. 9 & 23  
Community Coffee – Sept. 10  
Dog Swim – Sept. 14  
CheKnolls Cup Golf Tournament – Sept. 21  
Food Truck Thursday – Sept. 25  
The Knolls Home Tour – Sept. 27  
Newcomers Social – Oct. 11  
Halloween Parade & Fall Festival – Oct. 26

### 2025 Recycling Schedule

September 9 & 23    November 4 & 18  
October 7 & 21    December 2, 16 & 30

### Call To Action!

We have four Knolls HOA board members retiring this December, and we're looking for new volunteers to step up. One of the key ways we keep dues low while still funding major capital projects is through the dedication of residents who serve on the board.

If you're looking for a great way to support the neighborhood and stay involved in what's happening behind the scenes, please consider signing up for a two-year term.

Email [board@theknollshoa.com](mailto:board@theknollshoa.com) to add your name to the list!

### End-of-Pool-Season Dog Swim is Back!

The dog swim is back and scheduled for Sunday, September 14, 6-7 p.m. Bring your furry friends for a dip in the Knolls pool.

### HOA Meeting

Mon., September 8th, 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.

### New! Submit ACC Requests Online

Good news, everyone! We've added a new feature to the community website that allows you to submit **Architectural Control Committee (ACC) requests electronically**. This new option is a great alternative to the traditional paper form and can be found by navigating to the **"Electronic ACC Request - Exterior"** page on the homepage.

This new online solution should help to streamline the ACC process and lead to faster approvals for exterior improvements.

Please note that we will still accept the paper version of the Exterior Improvements forms if you prefer. Also, for now, all paint and roof updates must still be submitted using their respective paper forms. We'll be working to get electronic versions for those as soon as we can.

### CheKnolls Cup Set For September 21

On September 21, The Knolls seeks to defend its CheKnolls Cup title against Cherry Knolls at South Suburban Golf Course. Paul Prutch, The Knolls Golf Club President, shared, "This tournament serves as a reminder of how close both communities are, but even more so how much each cherishes bragging rights over the other! We will do everything we can to keep those bragging rights another year!"

Each year since 2020 (after the tournament was resurrected after being dormant for 15+ years), The Knolls and Cherry Knolls neighborhoods field a team to represent them in a 2-person scramble format where a large trophy and bragging rights are awarded to the victor.

Although historically Cherry Knolls had won the award more often, since the 2020 resurrection, The Knolls has the edge winning in 2020, 2022 and 2024. "We are winning this thing and extending our lead to 4-2, and even though I won't be in attendance this year I have no doubt The Knolls brings home the cup," stated Nick Dosen, VP of The Knolls Golf Club.

### Calling Knolls Cyclists

Have you ever seen a neighbor riding their bike out of the neighborhood and thought, "Maybe that person would be interested in riding with some other neighbors?" I've been thinking the same thing on and off.

I'm not sure how best to connect bike riders (road, gravel, mountain, etc.), but I'd like to hear from neighbors who may be interested in getting to know and riding with fellow cyclists.

Please reach out if you are interested, and together maybe we can figure this out. Send me an email at [mchards+cycling@gmail.com](mailto:mchards+cycling@gmail.com) to express your interest and include any suggestions you may have.

— Mark Richards



## Tour Beautiful Homes & Support The Knolls Tsunami Swim Team!

The much-anticipated Knolls Home Tour is back on the calendar for Saturday, September 27, from 12-4 p.m. Don't miss this opportunity to walk through a curated selection of standout homes in The Knolls — each offering a unique glimpse into the creativity and craftsmanship of your neighbors.

This self-paced event invites you to explore impressive remodels, clever layouts and thoughtful upgrades that bring fresh life to familiar spaces. Whether you're gathering ideas for your own home or simply enjoy seeing what's possible, the tour is always full of inspiration.

Proudly organized and sponsored by The Steller Group real estate team, this year's tour supports a community cause: proceeds will go toward a new scoreboard for The Knolls Tsunami Swim Team.

Let's come together to celebrate our community — and support our local swim team in style!

## Great News! The Pool Will Be Kept Open Later This Season!

Labor Day – 10 a.m. to 7 p.m.

Saturday, September 6 – 11 a.m. to 7 p.m.

Sunday, September 7 – 11 a.m. to 7 p.m.

Saturday, September 13 – 11 a.m. to 7 p.m.

Sunday, September 14 – 11 a.m. to 7 p.m. **Last day of the pool season, with the dog swim during the last hour – 6-7 p.m.**

## Community + Caffeine + Conversation

Come connect over coffee at The Knolls Clubhouse, Sept. 10, 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.

## Food Truck Thursday

Please join us for our final Food Truck Thursday of the year on September 25 at the clubhouse parking lot for delicious food and a chance to catch up with all.

### 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](mailto:info@newsletterconnections.com)**

To find ad rates and discounts, go to **[NewsletterConnections.com](http://NewsletterConnections.com)** or scan QR code.



## The Knolls Homeowner's Association

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

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

**President/Website:** Travis Baumgart, 303-669-5798  
[president@theknollshoa.com](mailto:president@theknollshoa.com)

**Vice-President/Landscape/Maintenance:** Justin Finesilver,  
303-522-0755, [landscaping@theknollshoa.com](mailto:landscaping@theknollshoa.com)

**DORA/CenCON/Website:** Dave Gebhardt,  
414-331-9400, [board1@theknollshoa.com](mailto:board1@theknollshoa.com)

**Treasurer:** Nick Dosen, 303-204-5958, [treasurer@theknollshoa.com](mailto:treasurer@theknollshoa.com)

**ACC Liaison:** Becky Slauson, 262-203-1056, [board3@theknollshoa.com](mailto:board3@theknollshoa.com)

**Clubhouse/Pool/Social:** Diane Klepacka,  
314-324-4139, [pool.clubhouse@theknollshoa.com](mailto:pool.clubhouse@theknollshoa.com)

**Clubhouse/Courts:** Trevor Wetterling,  
720-235-6342, [board2@theknollshoa.com](mailto:board2@theknollshoa.com)

**Snow/Trash/Secretary:** Molly Ehlinger, [snow.trash@theknollshoa.com](mailto:snow.trash@theknollshoa.com)

**Bookkeeper:** Ryan Page  
[bookkeeper@theknollshoa.com](mailto: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](mailto:clubhousecalendar@theknollshoa.com)

### Social Committee:

Chair: [socialchair@theknollshoa.com](mailto: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](mailto:shawn.merkel@hotmail.com)

**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 ([acc@theknollshoa.com](mailto:acc@theknollshoa.com)):**

Mike Smaltz, Chair; John Ramsey, Vice-Chair

zone 1 - Travis Reini	303-328-1635	zone 5 - Mike Smaltz	610-389-3526
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zone 2 - Zach Tatlock	303-483-8467	zone 6 - Damion Duncan	720-530-3842
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zone 3 - John Ramsey	303-210-4971	zone 7 - Mike Smaltz	610-389-3526
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zone 4 - John Ramsey	303-210-4971	zone 8 - Damion Duncan	720-530-3842
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Emails all follow this format, if you need them: [zone1@theknollshoa.com](mailto: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](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)

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.

## Knolls Courts Updates

The summer is quickly coming to an end and it is darker earlier, so plan your court time accordingly. Leagues are over for the year. We still have open play for all. 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.

Enjoy open co-ed Social Tennis on Thursdays at 5 p.m. All levels welcome. Please contact Jim Robinson ([jim3553@gmail.com](mailto:jim3553@gmail.com)) or Liz Baesman ([lizbaesman@gmail.com](mailto:lizbaesman@gmail.com)) for more info.

### Standard reminders:

- The ball machine may only be used by players over the age of 16 or with parental guidance onsite.
- After court use, please empty the courtside trash bins into trash and recycling and lock up all gates and doors.
- Only use brooms, squeegees or leaf blowers to clear snow and debris from the courts.
- Expired tennis balls can be left in the labeled bin for recycling, or if the ball still bounces well, toss it into the small bucket for the ball machine.

## PLEASE RESPECT OUR NEW COURTS!

- Friendly reminder that our courts were just re-done which took time and money. Courts are to be used for tennis and pickleball ONLY – wheels, potlucks, non-tennis/pickleball games are not permitted. We need to try and prevent scratches/stains and unnecessary wear and tear. Thank you for helping to protect our courts.

Pickleball has returned to The Knolls! Court 4 is set up with two pickleball courts ready for action! Secure your court by making a reservation on [Yourcourts.com](https://www.Yourcourts.com). Specifically, either Court 4 “North” or “South.” Reminder: it is best to reserve a court before heading down.

## Everyone Is Invited To The Newcomers Social!

The Social Committee invites **new and longtime neighbors** to the **Newcomers Social** — a fun get-together to meet each other, learn about our community and discover the many clubs and activities you can join. The social will be Saturday, Oct. 11, from 4-6 p.m. at the clubhouse.

We'll have food and drinks and plenty of friendly faces — come say hello and get connected!

Representatives from the **Pickleball League, Tennis League, Swim Team and the HOA Board** will all be in attendance to answer questions and share what makes **The Knolls** a special place to live.

**Existing Knolls Clubs & Groups:** If your club would like a spot to share what you're all about, please reach out to Molly Ehlinger at [mollyehlinger@gmail.com](mailto:mollyehlinger@gmail.com).

We can't wait to see you there!



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# The Knolls Homeowners Association Board of Directors Meeting Minutes

Aug. 11, 2025, 7 p.m., Knolls Clubhouse, 3400 E. Geddes Dr., Centennial, CO 80122, with Zoom Remote

## Board Attendees:

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

**Homeowner Attendees:** Karl F.

## Order of meeting:

- 1) Call to order: 7:00 p.m.
- 2) Review and approval of meeting agenda
- 3) Review and Approval of July 2025 Board Meeting minutes - approved via email
- 4) Committee reports
  - a. President's report – Travis Baumgart – No report
  - b. VP/Landscape/Maintenance – Justin Finesilver
    - i. Summer projects
      - (1) Clubhouse Terrace. Waiting on adjusted proposal from All Phase - not sure if this will happen in 2025.
      - (2) Greenbelt B/Fence. Waiting for adjusted proposal. Remove dead tree and fix fence post on Easter
      - (3) South Jackson Court
        - (a) Equipment damaged light in cul-de-sac (CDS)
        - (b) City of Centennial has been called and they have been onsite at least once to assess problem

- (i) Waiting for city to finalize the fix
- (ii) Neighbors have also called the city to address this. I encourage more people to call if they want to!
- (c) Electrical damage in the light affecting the sprinkler timer for the CDS
- (d) All Phase to install a battery timer until City fixes the light.
- (e) Dead tree removed
- (f) Tree damage being addressed in the cul-de-sac
- (4) Watering by Trail
  - (a) Spot behind pool on the trail is wet daily - addressed with All Phase on July 10th and hoping their adjustments to watering up the hill resolve the issue. UPDATE - still being worked on. Not sure of root cause other than water running downhill after watering above.
- (5) Watering behind tennis court
  - (a) Dry spot being addressed by All Phase
- c. Snow/Trash/Secretary – Molly Ehlinger
  - i. Snow contract ready for review. Added clubhouse sidewalks. Same company as last year. Rates stayed the same
- d. Clubhouse/Pool/Social – Diane Klepacka
  - i. New pool hours August 13
  - ii. Monitoring pool surface for wear & 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.
  - iv. Trash can cleaning after dog swim
  - v. Working with Trevor to cover metal piece sticking out of ground
  - vi. Guardian pest control halted services, needs payment
  - vii. Working with Cierra on getting lower clubhouse door repaired, also add a stopper to prevent further damage.

*continued on page 6*

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2nd \$50 bonus will be paid within 1st 90-days after opening when account meets all qualifications and receives a high yield interest or cash back paid to the account.  
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transactions during the month and (c) enroll to receive periodic statement electronically; or up to \$15.00 Cash Back per month with the Cash Back Spending Account by: (a) post and clear seventeen or more debit card purchase transactions during the statement period and (b) enroll to receive periodic statements electronically.

High Yield APY subject to change anytime, see rate sheet for current rates.

Membership required with \$25.00 deposit to Base Share Savings. Offer subject to change without notice.

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## Meeting Minutes, *continued from page 5*

- viii. Food Truck Day - **August 28**
- ix. Social committee - transition made, will have their names added to September newsletter.
- e. CenCON/DORA Liaison/Website – David Gebhardt
  - i. CenCON will be hosting an open candidate forum on **September 22** for the Mayor and City Council candidates. This will be open to the public and will likely be at the Arapahoe County Sheriff's Office on Broncos Parkway. More to come at the September board meeting.
  - ii. Electronic submission of ACC requests was tested by ACC and will be released shortly. We are starting with the exterior updates only. Paint and roof updates will still need to use the paper forms for the time being.
- f. Clubhouse/Courts – Trevor Wetterling
  - i. Courts committee to have a long-term plan for chairs/benches on court 4.
  - ii. Follow-up with courts committee - benches. There is a meeting this Sunday. Lower hallway/bath door needs to have something other than rocks or bricks in the door for tennis. It is getting damaged.
  - iii. Reminder to empty trash cans from the courts occasionally.
  - iv. I want to change out the old balls that are in the hoppers with new "used" balls.
- g. ACC Liaison – Becky Slauson
  - i. 3 applications. 2 approved and 1 partially approved
  - ii. ACC will be walking the neighborhood and hanging pink ribbons on low hanging trees and bushes that block walking on the sidewalk. Planning on sending an email blast out asking residents to take care of these branches by October 1.
- iii. David G. stopped by and shared new electronic option for submitting ACC proposals. The ACC really liked the plan and made some suggestions. David is going to make modifications and then make it live.
- iv. Houses with excessive weeds have been notified by the ACC with no response. Will be sending that information to the Board for further discussion.
- v. ACC would like to start revising the HOA guidelines. Will start with fencing and submit to board for approval.
- vi. Considering using ZOOM for board meetings. Summer proves to be busy for members to attend regularly. Would use same link as the HOA board meeting meetings.
- h. Treasurer – Nicholas Dosen
  - i. Standard brief
  - ii. Monthly financial update
  - iii. **Motion to approve July 2025 Financial Statements (ND), 2nd (TB), unanimous approval**
- 5) Homeowner Questions - None
- 6) New Business - None
- 7) Open Business / Action Items
  - a. Discussed succession planning - We Need Candidates for HOA Board!
- 8) Executive Session
- 9) Adjournment: 8:00 p.m.
- 10) Date of next meeting Sept. 8, 2025, at 7 p.m.



## Did you know?

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Source: Realtor.com



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### The Knolls Balance Sheet As of July 31, 2025

CURRENT ASSETS	07/31/25	12/31/24
<b>Checking/Savings</b>		
Checking	475,648	101,548
Savings	463,627	770,029
Total Checking/Savings	939,275	871,577
<b>Accounts Receivable</b>		
Accounts Receivable (net of prepaid)	32,027	49,302
Allowance for Doubtful Accounts (11,840)		(11,840)
Total Accounts Receivable	20,187	37,462
<b>TOTAL ASSETS</b>	<b>959,462</b>	<b>909,039</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
Accounts Payable	49,996	6,459
Total Liabilities	49,996	6,459
<b>Equity</b>		
Retained Earnings	899,498	944,772
Net Income	9,968	(42,192)
Total Equity	909,466	902,580
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>959,462</b>	<b>909,039</b>
<b>NOTE: Total Assets includes Reserve Funds of \$860,000</b>		

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or [Info@NewsletterConnections.com](mailto:Info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://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.

*All the months are crude experiments, out of which the perfect September is made.*  
—Virginia Woolf

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

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

	July 2025 Actual	2025 Budget	\$ Under/ Over Budget	% of Budget
<b>INCOME:</b>				
Dues	\$325,133	\$544,932	\$219,799	60%
Trash Income	37,957	77,508	39,551	49%
Miscellaneous Income	18,448	5,000	(13,448)	369%
Total Income	\$381,538	\$627,440	\$245,902	61%
<b>OPERATING EXPENSES</b>				
Pool	\$63,158	\$96,000	\$32,842	66%
Trash & Recycle	47,969	77,508	29,539	62%
Maintenance Operations	41,070	119,576	78,506	34%
Water & Sewer	39,693	75,000	35,307	53%
Finance	18,266	29,470	11,204	62%
Utilities - Gas & Electric	9,049	18,000	8,951	50%
Clubhouse Expenses	5,961	14,120	8,159	42%
Communications	3,911	8,720	4,809	45%
Snow Removal	3,556	10,000	6,444	36%
Miscellaneous/Contingency	2,525	15,000	12,475	17%
ACC	2,450	4,350	1,900	56%
Social Expenses	1,732	5,500	3,768	31%
Courts 1,089	3,280	2,191	33%	
Legal Expense	555	5,000	4,445	11%
<b>Total Operating Expenses</b>	<b>\$240,984</b>	<b>\$481,524</b>	<b>\$240,540</b>	<b>50%</b>
<b>Net Results of Operations</b>	<b>\$140,554</b>	<b>\$145,916</b>	<b>\$5,362</b>	<b>96%</b>
<b>Capital Expenditures</b>	<b>\$130,586</b>	<b>\$79,500</b>	<b>\$(51,086)</b>	<b>164%</b>
<b>Net Income</b>	<b>\$9,968</b>	<b>\$66,416</b>	<b>\$56,449</b>	<b>15%</b>



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