



Cherry Knolls News

A Publication of the Cherry Knolls Improvement Association
"Striving for Excellence" ~ www.cherryknolls.org

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January 2018

The BULLETIN BOARD

CK Garden Club

Quarterly meeting, Jan. 27th at
11:00 a.m. at Charmed 3 Cafe

Swim Team New Interested Parent Meeting

February 20th 6-9 p.m. at the
Stickley's home,
3611 E. Easter Circle North

See pg 5 for more details



Littleton Schools Start Times

The LPS community is buzzing
regarding the school start time
changes adopted for the 2018-
2019 school year:

High School start time: 8:30 a.m.
Middle School start time: 8:54 a.m.
Elementary start time: 8 a.m.

President's Corner

Peggy Hanson



Happy New Year Neighbors! I have the pleasure of serving as your Association president this year after 3 years in other officer capacities. My family has called Cherry Knolls home for 5 years and we love it. Our new board is a nice mix of new and long-time residents ready to continue the good work of our preceding boards. We also have a record number of neighbors volunteering on various committees. They are a motivated group and I'm privileged to work alongside them!

Among the regular business in December's meeting, I'd like to highlight a few items.

- The 2018 budget deliberations revealed that the requirement to maintain the \$400,000 investment in capital improvements (Cherry Park and Perimeter fence/landscape) is increasingly commanding more of our operating budget. We cannot reasonably continue operations and the work on the long-range plan, as more and more funds are used for maintenance. Work on the Colorado/Nobles entrance was expected in 2018 but we're ~\$8,500 short of cost estimations (see budget on pg. 3) Our task is to explore income/expense options so we can continue routine operations, pursuit of the long-range plan, and be fiscally responsible to maintain existing improvements—not just this year, but to establish a plan for the long-term.
- 2018 marks the year in which we must consider whether any covenant changes are to be proposed or have the current version automatically extended for ten years. (Covenants Article 18 – Duration). The board is mindful of its fiduciary responsibility to explore this with community input, so please watch for upcoming opportunities to participate and provide your voice to this important deliberation.

Finally, a big thanks to all those outgoing board and committee members last year; many of you continue to profoundly serve our community in other ways and we benefit daily.

Your neighbor,

Peggy Hanson,

Phone: 720-624-6522 E-mail: egghanson@comcast.net



Editor's Note: by Brett East

Cherry Knolls, you never cease to amaze me. I grew up in a very similar neighborhood to what we find here. We had a marvelous sense of community that I didn't think could be matched—I wasn't even sure that these types of neighborhoods even existed anymore. I am so very glad they do.

We first fell in love with Cherry Knolls quite by accident. We didn't know what a gem this neighborhood was until we started living here and quickly our eyes were opened to all its wonder. How grateful I am to live where I do and to associate with the people we do. There is a positivity here that we didn't have in our previous communities. There seems to be an over arching desire to have properties bettered and well kept. The kindness and sense of community that exist in this neighborhood are unlike any I've experienced in my adult life. Simply said, we live in an amazing place. Let us be grateful for this place we call home.

Cherry Knolls Improvement Association (CKIA)

President Peggy Hanson
 Vice President Seth Jones
 Treasurer Ryan Crawford
 Secretary Christine Sweetland

Committees

Events & Community Spirit Ryan Goldstein
 Covenants & Architectural Control Steve Linger
 Perimeter Maintenance Keith Woodward
 Newsletter Brett East
 Communications Courtney O'Shea
 New Resident Greeter..... Sue Carlton-Smith
 Website Bryan Wainscott
 Database Manager MaryBeth Rapp



CONTRIBUTE TO THE NEWS

The Cherry Knolls News is published bi-monthly by the CKIA, a nonprofit homeowners' association. Articles and photos are welcome; submission does not guarantee publication.

The **deadline for articles** and advertising is the **15th of the month** for the next month's issue, except the Jan. issue which is Dec. 4th.

All articles, letters and ads must be approved by the editor for publication and as space permits. **To submit an article**, call a board member or email the editor, Brett East, at east.brett@me.com.

All "Letters to the Editor" must be signed and include a daytime phone number in case there are any questions. Letters may be printed without the author's name if requested.



Parent Co-op

Cherry Knolls Parent Co-op is a great way to get to know other neighbors and exchange childcare. If you would like to be a part of the co-op or have questions **please contact April Knowles at april.knowles@yahoo.com**.

New Neighbors

If you are new to the neighborhood and have not been contacted, please let us know. We would like to greet you and share with you the many benefits of living in Cherry Knolls.

Contact Sue Smith at sacarltonsmith@msn.com

Advertising:

To place an ad, call Colorado Lasertype at 303-979-7499 or e-mail getinfo@ColoradoLasertype.com. Please visit www.ColoradoLasertype.com for more information.

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Thomas J. Burke
ATTORNEY AT LAW

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 WEB: www.BurkeLawPC.com
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TREASURER REPORT

Ryan Crawford

INCOME	2018 Budget	2017 Actual*
Directory Ads	3,100	3,125
Dues (1% paid)	53,000	53,265
Total Income	56,100	56,390

EXPENSES	2018 Budget	2017 Actual*
Administration	2,300	2,030
Directory	5,000	4,929
Dumpster Day	700	600
Holiday Events	3,250	2,821
Insurance	7,860	6,389
Meeting Room Rent	216	144
New Neighbor Greeter	500	513
Newsletter	1,200	1,200
Covenant Resolution	1,000	-
Common Area Maintenance	28,550	16,278
Electricity (Entrance/Sign Lights)	700	649
Total Expenses	51,276	35,553
Net Increase - Operations	4,824	20,837

CAPITAL IMPROVEMENTS	2018 Budget	2017 Actual*
Perimeter Improvement Funds	12,500	11,140
Capital Improvements Expenditures	(50,000)	-
Net Increase in Perimeter Fund	(37,500)	11,140

CASH IN BANK	2018 Budget	2017 Actual*
Cash Balance on Jan. 1	\$ 59,071	\$ 27,094
Net Income - Operations	4,824	20,837
Net Change - Capital Improv.	(37,500)	11,140
Cash Balance Dec. 31	26,395	59,071
"Rainy Day" Reserve	(10,000)	(15,000)
Available Funds	16,395	44,071



THANK YOU!

In 2017, 62.5% of residents paid voluntary dues and 20% of residents made additional contributions to the perimeter fund. **Annual CKIA Dues Notices will be delivered in February.** Please pay your dues and update your household information online at www.cherryknolls.org or by mail. Timely dues payments help us avoid 2nd notice mailing costs.



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- 75 min - \$105
- 90 min - \$125

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Upcoming Events

- Kindergarten Info Session: January 30, 6:30pm
- 7th grade info session: February 8, 6:30-8pm
- VCI Seminar (Pre-K-12): January 23, 6:30-8pm
- Experience the Difference at EXPERIENCE FRCS (grades 1-12); Feb. 8, 6-8pm

Call to schedule a
personalized tour:
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Cherry Knolls Home Improvement

Rod Macdonald

Featuring the Foa family on Easter Avenue.

Jason and Kory wanted to remodel their kitchen area with the desire to create a more open concept kitchen and to improve the lighting in this area. To help them with this project, they enlisted the help of Mark Piparato (Long Leaf Construction) and Jeni Finnigan (Unbounded Spaces).

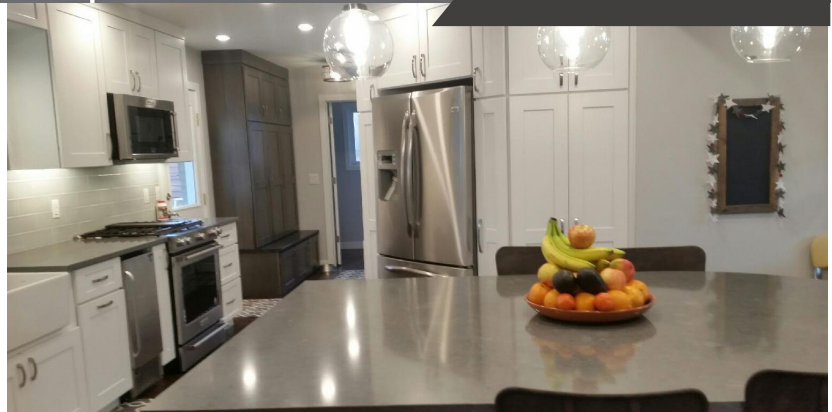
Mark had to remove a structurally, non-supporting wall to open up the kitchen area, allowing for better flow of foot traffic. A u-shaped, ergonomically designed, elevated quartz island is central to their new kitchen. A 'mud room' was created at the entryway of the garage

for the removal of footwear and outerwear before entering the home. Upgrades were also made in cabinetry in the kitchen. Jason and Kory created a working computer station with visual access toward the front of their home within this living area.

Jeni provided design support with a focus on lighting. All new LED recessed can lighting and under cabinet lighting was installed throughout the kitchen. Three vintage globe pendants over the island and two more over the desk area were installed to further illuminate the room. She even added to the lighting plan a small directional recessed light to show off the industrial shelves Kory made and hung on the wall. Everything is on a dimmer to maximize the family's control. The light readings in the new kitchen are over double what they were in the old kitchen.

Mark Piparato has supported other upgrades in Cherry Knolls, including the Gilmore's kitchen remodel, and the Brumley's stair and mantel home improvements. Jeni has contributed toward improved home designs for the Dark's home on Easter Avenue.

As kitchens are where we spend much of our time within our homes, Kory and Jason were very pleased with their remodeled kitchen.



Pro Disposal and Recycling was selected to be the preferred provider for the Cherry Knolls community.

We want you to "talk trash" about Pro Disposal and Recycling

A new percentage program has been established to save you money. All you have to do is start collection service with Pro Disposal and you and your neighbors will receive the savings. The greater percentage we achieve your monthly rate will decrease as shown below. We currently service 65% of the community.

60% to 69%	\$19.50 Trash	\$22.50 Trash & Recycling
70% to 79%	\$19.25 Trash	\$22.00 Trash & Recycling
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Allison Cares. Your Personal Assistant. *Home health care *Child care *Yard work/cleanup *Snow shoveling *Housecleaning/organizing *Property management/maintenance *Clean move-outs/move-ins *Errands *No job too big or too small *I care about all your family needs. Call for an estimate. 303-875-7271. allisonfultoncares@yahoo.com.

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TEEN SERVICES

To add your teen's name, please email **Colorado Lasertype** at getinfo@coloradolasertype.com and leave the following information: the **neighborhood you live in**, your age, parent email and the categories you would like included. Categories: **(B)** Baby-sitting, **(*)** Red Cross Certified for CPR, **(L)** Lawn Care, **(R)** Leaf Raking, **(S)** Snow Removal, **(P)** Pet & House sitting, **(O)** Odd jobs.

No recommendation or endorsement of any of the names on this list is implied or stated by the homeowners association or Colorado Lasertype.

Parent Email:

Anna B.	16	B/P	kellybrandner@msn.com
Zach B.	16	B/P	kellybrandner@msn.com
Kenzie D.	13	B*/P	dsdinkel@comcast.net
Paige D.	13	B*/P	treyton@hotmail.com
Owen E.	13	L/R/S/O	east.brett@me.com
Stella E.	11	B	east.brett@me.com
Anna K.	16	B/P	pjakates1@aol.com
Will K.	13	B/L/S/P	pjakates1@aol.com
Sophia L.	12	B*/P	pjakates1@aol.com
Abbie L.	12	B	stacylister72@gmail.com
Jessica L.	15	B*/P	Larson.carrie@comcast.net
Emma L.	13	B*/P	Larson.carrie@comcast.net
Carson P.	14	L/R/S/P/O	karenbpeirce@gmail.com

Cherry Knolls Garden Club Update

The CK Garden Club will be holding its quarterly meeting on **January 27th at 11:00 a.m.** We'll be meeting at Charmed 3 Cafe, located at the corner of Arapahoe and University in the Cherry Knolls shopping center. Join us for lunch, coffee or just to find out more about what the CK Garden Club does. We will then go to the Curtis Arts Center (at Orchard and University) for the curator's talk about their current exhibit. Everyone is welcome to join us! **Please contact Jerry Wolfe at 303.770.2069 with any questions. We hope to see you there!**

Swim Team News

Plans are taking shape for the Cherry Knolls Neptune's 2018 summer swim team season! Please mark your calendars with the following dates:

February 20 Meeting for New Interested Parents

7-8 p.m. at the Stickley's home: 3611 E. Easter Circle North

If your kids, ages 5-18, are considering joining the swim team and haven't participated before, please attend this meeting for new and interested parents. At this meeting, you can sign-up for email updates, learn about registration, practices, volunteer commitments, swim meets and more. **Please provide the necessary child care as this meeting is for grown-ups only!**

April 6-7 Team Registration

Please watch the website for details about this year's team registration, which will be open Friday and Saturday, April 6-7.

Visit www.ckswimteam.swimtopia.com for more details.



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