

Cherry Knolls News

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

Circulation: 720

March 2018

The BULLETIN BOARD

Easter Egg Hunt

Saturday, March 31st, at 9:30 a.m.
Cherry Knolls Field



CK Garden Club

Seeding party April 4 10:30-12:30
6931 S Adams Way
Read more on pg #4

Swim Team Registration

Applications accepted starting
April 6th at 8 a.m., registration
closes on the 7th at 1 p.m.
Read more on pg #5



Cherry Knolls Swim Club 2018 Progressive Dinner

is back with a flare!
Let's Fiesta Like There's no
Mañana!
Saturday, April 28th 5:30 p.m.
\$40 per person
Join us for this CKSC tradición!
Details and invitations coming
soon....



Littleton Schools

March 9: No School
(Elementary also off on March 8)
Spring Break: March 26 - 30th

CK Governing Documents

CKIA governing documents are up for review this year. The Advisory Committee is taking on the task in accordance with the bylaws. The Committee proposes a two-step review process that may involve two voting opportunities by the membership:

- A May 2018 vote proposes amendment of the governing documents (last amended 1989-1999) to:
 - 1) **update for legal conformity** to Colorado State law and
 - 2) **simplify our legal structure and consolidate the six similar but separate covenant documents into one uniform Cherry Knolls covenant document.**
- A potential May 2019 vote would address proposed amendments based on community input.

Why don't our governing documents comply with state law? We have been assured this is not unusual for older associations because state statute continues to evolve. Regardless of what our old governing documents say, CKIA and its members are subject to the current law so the Committee recommends the governing documents be updated.

Cherry Knolls has an overly complex legal structure with 8 legal filings that maintain six similar-but-separate covenant documents. This complex structure reflects the development as it was built section by section—not the one neighborhood we know today. Why is this important? Because proposed amendments like the legal updates (above) will require changes to six separate covenant documents and passage by the six separate covenant sections, which range in size from 14 to 248 homes. Crazy, right? This is why we are hoping to consolidate the covenant documents--so we will vote as one neighborhood and reduce costs in the future. This may involve minor tweaks to individual covenant documents, but essentially, **the proposed document will reflect the one set of covenants we've commonly referred to as 'ours' located in the front of the directory and on the website.** After 50 years, we can all agree that every home, from Harrison to Elizabeth and Briarwood to Easter, is part of one Cherry Knolls; the legal structure should reflect that. **Specific language changes will be available on the website with proposed amendments in April.**

Continue reading on pg 3



NOTICE: Proposed legal updates and covenant consolidation amendments will be presented for consideration by the **full membership** of Cherry Knolls (*regardless of dues-paid status*) at the **May 8, 2018 General Meeting held at 7 pm at Sandburg Elementary.** Passage requires *written approval* of a majority of homeowners. Formal 30-day notice to follow in April.



From the Cherry Knolls Co-Op



Easter Egg Hunt

Easter is just around the corner, which means baskets will be filled with brightly colored eggs and chocolate bunnies. To kick off this festive holiday, **please join us for our annual Cherry Knolls Easter Egg Hunt, Saturday, March 31st, at 9:30am.** Cherry Field will be brimming with yummy treats and surprises for kids of all ages. This is a fun-filled family tradition that CK neighbors have enjoyed over the years. Hop to it and come meet the Easter Bunny, but don't forget to bring your basket to gather your goodies! If you have questions, contact Katie Hess at katieregis@aol.com or 720-261-3568.



Babysitting List

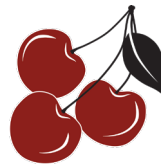
The Cherry Knolls Parents Co-op is compiling a list of neighborhood kids interested in babysitting. If your child is interested in being added to the Cherry Knolls Parents Co-op Preferred Babysitter List, please contact April Knowles at April.knowles@yahoo.com, or 303-957-6984. Please include the name and age of your child, the phone number and/or email to best reach them, whether they are CPR certified, and if they can drive. Thank you!

Cherry Knolls Improvement Association (CKIA)

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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
Directory Sandy Wischmeyer
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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CK Governing Documents continued from page 1

The second and more time-consuming step is to find out whether Cherry Knolls residents want to change any of the current covenants. The rotary phone was the main form of communication when these covenants were written so it might be time to give them a 21st Century update. Two important notes: (1) **The board will act as a neutral facilitator in this process to execute the community's desire to modify the current covenants.** There are many covenant-related issues and none will be prioritized until the community considers all suggestions and the implied costs. (2) **The pool (membership, facilities, etc.) will not be included because it is a separate legal entity.** We want to make sure that all members have an opportunity to have their voices heard and will employ several methods to achieve that end. **Look for information this fall in the newsletter and Nextdoor.com.** If there is sufficient interest in making changes, we will target the May 2019 General Meeting for a vote.

Our goal in the process is to ensure the most important purpose of CKIA: the "promotion of friendly relations" among Cherry Knolls residents and the betterment of their general welfare. That is our charter and your board is striving to fulfill that mission. We look forward to your participation as we move through each step of this process.





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Summer Camps

- **Baseball:** May 29-June 1; 9am-noon; ages 6-12; \$150
- **Soccer:** June 4-7; 9am-noon; grades 3-8*; \$125
- **Football:** June 11-14; 9am-noon; grades 3-8*; \$125
- **Drama:** June 11-15; 9am-2pm; grades 1-6*; \$165 (lunch not included)
- **Basketball:** June 18-21; 9am-noon; grades 3-8*; \$125
- **Volleyball:** June 25-28; 9am-noon; grades 3-8*; \$125

(*grades refer to Fall 2018)

frcs.org/camps



Spring Musical
April 18-21
Nightly at 7pm; 1pm
matinees on Friday
and Saturday.
frcs.org/tickets



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Cherry Knolls Garden Club Seeding Party

Spring is in the air! Are you feeling inspired to sow your own seeds?

Are you envisioning seeding heirloom varieties? Perhaps you'd simply like to know how to get started early on your garden or you simply don't know where to start? Need a little comradery to get the job done? We've got the answers!

The Cherry Knolls Garden Club is hosting a neighborhood Seeding Party! Join in the fun and meet other like-minded neighbors who have an interest in gardening. Bring your supplies if you have them, or just come to learn about the seeding process. We'll have some extra supplies so you won't walk away empty handed.

Date: Wed., April 4 10:30-12:30 Place: 6931 S Adams Way
For CKIA residents, light lunch will be provided!
RSVP to Peggy Hanson at egghanson@comcast.net



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Cherry Knolls SWIM NEWS

2018 registration April 6-7!

Please mark your calendars for the two-day period to complete an online application form for each interested swimmer in your family.

Applications will begin to be accepted 8 a.m., Friday April 6, through 1 p.m., Saturday, April 7.

Spots will be confirmed and registration completed the week of April 9. As in past years, capacity is limited, and Cherry Knolls Swim Club charter members will have priority over seasonal members.

Welcome coaches!

We're excited to announce this year's coaching team, which includes Head Coach Bria Busta and Assistant Coaches Daniel Bensen, Maggie Foa, Isabelle Jones and Bella Sumner. They're already making plans for a fantastic summer season!

Junior coach openings

Junior coach applications will be accepted March 1-31 for interested swimmers who are at least 14 years old and will be in high school this fall. Please find more information on the website.



Meet schedule

June 2 - @ Ben Franklin
 June 9 - Home with The Knolls
 June 16 - @ Hampden Heights
 June 23 - Home with Heritage Greens
 June 30 - @ Homestead

For all updates, be sure to visit <https://ckswimteam.swimtopia.com>, and "like" Cherry Knolls Neptunes Swim Team on our Facebook page. Contact Parent Rep Christy Stickley at cbstickley@hotmail.com or (303) 435-8087 with questions.



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Join the Cherry Knolls Swim Club

www.cherryknollsswimclub.swimtopia.com

- Safe and Clean
- Fun Adult and Child Social Activities
- Thursday Night Family Dinners
- 25 M Pool with Diving Board
- Separate Baby Pool for 6 and Under
- 4th of July Parade + Festivities
- Optional BYO Food & Adult Beverages
- Reasonable Membership Fees
- No Daycare Buses (not crowded)
- Volleyball on the Cherry Field
- \$3 Guest Fees

Join the Cherry Knolls Swim Club beginning March 1st
 Questions? Please Contact Missy Crew or Danyelle Wall
 at cherryknollspool@gmail.com



Call us at 720-627-6926
ting.com/centennial







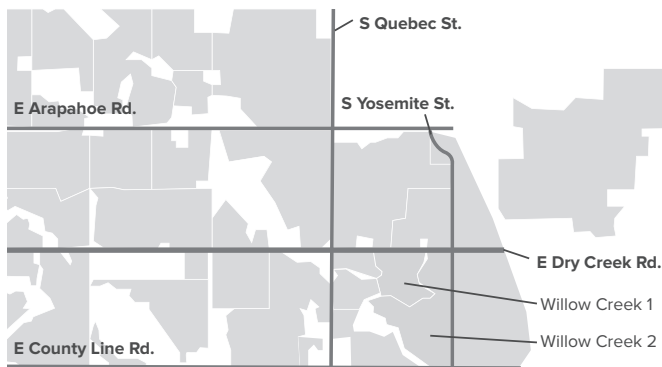
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Construction has started in Willow Creek 1 and 2

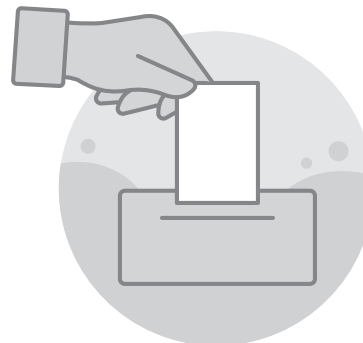
This is just the beginning of our network build here in Centennial and our goal is to wire the entire city with blazing-fast, economy-driving, job-creating fiber. We'll be announcing future neighborhoods and the next phases of our build in early 2018.

-  Phase 1 - Willow Creek 1 and 2
-  Phase 2 and beyond (to be announced)

Cast your vote to bring Ting Internet to Heritage Place Neighborhood next.

Placing a \$9 pre-order will tell us that there's interest for Ting Internet in Heritage Place Neighborhood and will influence where we build first. Your pre-order doesn't just cast a vote for your neighborhood and in Centennial at large, it also secures you free installation for Ting gigabit fiber Internet to the premises.

Pre-order at ting.com/centennial





What's that smell?... The Cherry Knolls Park Pond

Cherry Knolls Park Pond is emanating a nasty stench, unusual for the pond. South Suburban Park and Recreation District (SSPRD) is addressing the issue, but that smell may get worse before it gets better. The stench is attributed to insufficient precipitation--the pond is not being adequately recharged with fresh water. In effect, it is stagnant this season. SSPRD treatment includes beneficial enzymes, aeration, and a recent tactic of pumping water from Big Dry Creek into the pond to circulate fresh water. That last step was just added and likely caused overflow back into the creek as well as an increase in bad odor. SSPRD indicated that the long-term goal is to dredge the pond. That, however, is a project that involves the Army Corps of Engineers and takes time to coordinate. So, hang in there, pray for moisture and try to breathe through your mouths for a bit longer.



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BUILDING COMMUNITY

One of our neighbors is running for office! Chris Kolker is running for State House District 38.

Chris lives with his wife, Tara, and two daughters, Lydia and Caroline. He has been a Certified Financial Planner® since 2003 and has owned his own Wealth Management practice since 2014. Mr. Kolker was previously a high school social studies teacher in Iowa from 1995-1999, before moving to Colorado in June of 1999. He is running for office to bring a fresh set of eyes to find solutions to many of the same problems that have been plaguing us for years. These range from lack of funding in education and transportation improvements to being vigilant in development and protection of our environment. Mr. Kolker understands, however, that his primary issues may not be the primary issues for all, but he is more than willing to listen to diverse viewpoints in order to bring people together to address the most pressing problems in our district and state. Simply said, he works to build unity. Mr. Kolker believes that as a representative, it is his job to act in the best interest of the voter above that of his own. It is the voter he hopes to represent, and for the voter he promises to work. Mr. Kolker looks forward to meeting as many voters as possible.



Mr. Kolker is running as a Democrat. Join us March 6th, 6:30 p.m. at the Village at Ames where the caucus will be held. The primary will be held June 26th, 2018.

This year will be the first year unaffiliated voters will be able to vote in either party's primary, so make your voice heard! Look for more information as the primary nears at www.kolkerforcolorado.com, on Facebook at Kolker for Colorado, Instagram at @KolkerForColorado, and Twitter @ChrisKolkerCO. Feel free to call him at 303-325-7323 or email info@kolkerforcolorado.com.



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TREASURER REPORT

Ryan Crawford

INCOME	2018 Budget	2017 Actual*
Directory Ads	3,100	3,125
Dues	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



Corrections

The board regrets that the beginning cash balance in the January 2018 newsletter was erroneously understated. Happily, the corrected results (above) show sufficient funds for the proposed Colorado/Nobles entrance project with \$16,395 left over! This eliminates the urgency to find short-term income solutions; however, the board still intends to analyze income/expense options to address the increasing, long-term costs of maintaining CKIA capital improvements.

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Cherry Knolls Home Improvement

Rod Macdonald

Featuring the Dinkel Family on E. Easter Circle North

Doug and Stacy have lived in Cherry Knolls for seven years, moving into the neighborhood in 2011. When the weather warms up, they enjoy spending time outdoors and grilling in the backyard. Before the addition of their newly built deck, they had no access to the backyard from their East-facing kitchen. They wanted to be able to go directly from their kitchen to the backyard. They also wanted to provide a side access to the backyard, reducing the foot traffic through the basement. Hence, they enlisted the help of Mike Cherry (Denver Craftsmen), a contractor from our neighborhood. Mike installed a Windsor Pinnacle 8' glass door to create access to their new deck from the kitchen. The deck was built from high-end cedar wood. Stairs lead from the south end of the deck to the back porch. The deck was built to allow for hanging flowering plants during the flourishing summer months. Mike also built a roof over the back porch to provide protection from the summer sun.

The Dinkel family is happy with their home project and look forward to morning coffee on their new deck and summer grilling from their shaded backyard. And by the looks of it, Stella, one of the family dogs, looks mighty proud of her new deck!



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.

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Taylor's Lawn Service. Handyman services. Start thinking about Spring clean up. 7/308-5698.

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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
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Will K.	13	B/L/S/P	pjakatesl@aol.com
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Carson P.	14	L/R/S/P/O	karenbpeirce@gmail.com
Jordan P.	14	B*/P	jbetcke3@gmail.com

DUMPSTER DAY

CKIA is happy to sponsor
DUMPSTER DAY again on Saturday,
May 12th

Look for more detailed
information in the next newsletter.
This is a great spring clean up
opportunity!



**GARAGE
SALE**
May 4 & 5

The Steller Group
neighborhood garage sale
May 5/4 & 5/5.

CKIA will participate with their "drop & shop" site at Cherry Field again on Saturday, 5/5 only. The "drop & shop" site is a fundraiser to benefit the perimeter maintenance/improvement. Residents donate items in the morning, CKIA sells them during the day and applies the proceeds to the perimeter improvements fund. **Watch for information on Nextdoor.com. Register online at www.StellerRealEstate.com or by calling 303.238.4257.**

Have something to contribute? If you have a story, picture, or some kid art (cartoons, drawings, pictures, etc) to be featured in the newsletter, e-mail

Brett East @ east.brett@me.com

TOP 100 MOST INFLUENTIAL BROKERS IN COLORADO






Meet The Team: Seth Jones

Seth is a buyer's agent with The Steller Group and holds a master's degree in adult education methodologies. An incredible listener with a dynamic professional background, Seth connects with clients in a way that makes them feel as though they've known him for years. His adept knowledge of how individuals learn allows him to ensure that his clients understand every detail of the process.

Seth has lived in Centennial with his wife and two children since 2012. Choosing the area because it seemed like a great place for their kids to grow up, Seth feels fortunate to have found an incredible community in which friendships have not only flourished over the years, but will endure for generations.

“ Our family could not imagine living and working anywhere else in Colorado. From the annual community events, to the vast offerings at the Streets at SouthGlenn, to traditions like The Steller Group's Fall Festival, there's seriously no place like Centennial. ”



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