

# Cherry Knolls News

A Publication of the Cherry Knolls Improvement Association  
 "Striving for Excellence" ~ [www.cherryknolls.org](http://www.cherryknolls.org)

May 2018

## The BULLETIN BOARD

### Vote for Cherry Knolls!

★ Come and Vote!

Tuesday, May 8, open 7-9 p.m.

Carl Sandburg Elementary School free refreshments!



### Filing Vote

This vote combines all covenant documents into one, thereby giving every household an equal vote  
**Your Vote Counts!**

Town Hall/Informational meetings listed on pg 2

Out of town for the vote?

E-mail [contactckia@gmail.com](mailto:contactckia@gmail.com)

### Cherry Knolls Neighborhood Garage Sale

Garage Sale

Friday & Saturday, May 5 & 6

For a map and details visit [www.StellerRealEstate.com](http://www.StellerRealEstate.com)



### Dumpster Day

May 12th, 8 a.m. - noon

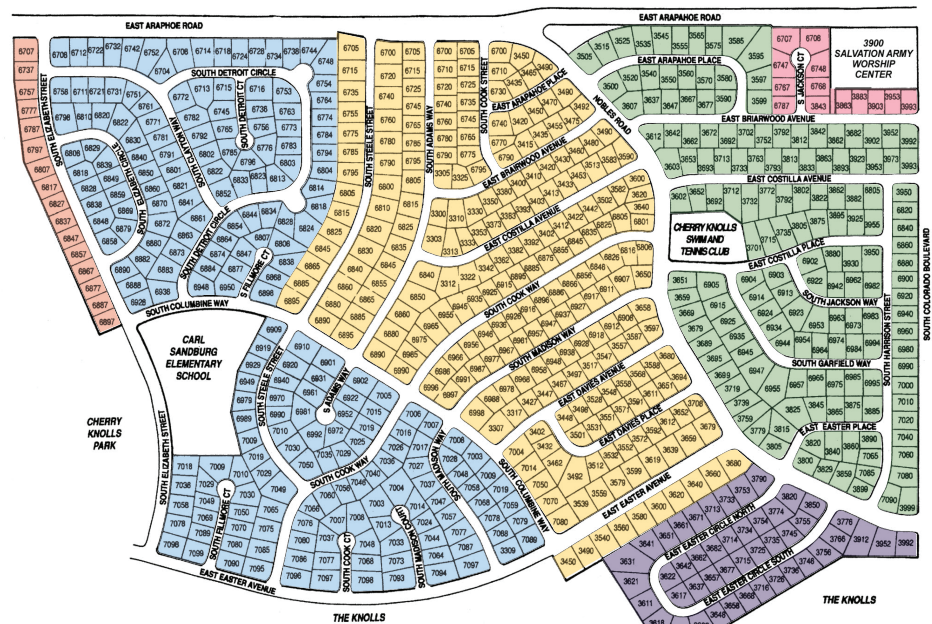
Must pay dues to participate

## One Neighborhood: One Covenant

Please come and vote May 8 on the proposal to combine Cherry Knolls into one covenant community. We want to hear everyone's opinion, so bring a neighbor and let your vote count! We just need your signature and 5 minutes of your time.

Every CK homeowner was sent and should have received a notice explaining the proposal to amend and consolidate the Covenants. Typically a community like ours would be part of one combined covenant, but the sections were never joined by the original developers. Sections 1 & 3 and 2 & 6 were combined in the past, but we are hoping to finish this task of making **Cherry Knolls one covenant community.**

If you would like more information, **turn the page for a detailed Q&A**, attend one of the three **informational/town hall meetings listed on page 2**, look at the proposal on [www.cherryknolls.org](http://www.cherryknolls.org), call a board member or e-mail [contactckia@gmail.com](mailto:contactckia@gmail.com).



### CKIA Covenant Sections

Filings	1 & 3	2 & 6	4	5	7	8	Total
# of lots/ CKIA residents	248	159	14	218	46	16	701
Majority required to amend declarations	125	80	8	110	24	9	356
Proposed Change	All voting as one community, majority of 701 = 351 votes to ammend declarations, all votes share an equal weight						

## CKIA Covenant Proposal: Q&A

### Q: What are the changes proposed?

**A:** Consolidation – Despite what our sign says, Cherry Knolls is actually comprised of six separate covenant communities ranging in size from 13 to 248 homes. The proposed consolidation creates one set of protective covenants for all 700 homes, to achieve what our signs suggest, 'a covenant community'. The new set of protective covenants would mirror the 6 sets of protective covenant documents today. Practically, it ensures future covenant initiatives are addressed as a single community with each homeowner having an equal voice. Covenant amendments - There are three minor legal updates to comply with current law and a few language corrections/clarifications.

### Q: Do the amendments change dues?

**A:** NO, dues remain voluntary at \$120/year.

### Q: If the separate covenants are all the same, why consolidate?

**A:** *Each of the six protective covenant filings is legally independent from the other five.* Consolidation protects the community as a whole. **Consolidation would simplify the governing process resulting in greater efficiencies and much lower costs.**

### Q: How likely is it that one covenant-section would make a change?

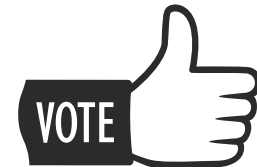
**A:** The potential risk exists as long as a section can legally change their covenants without the consent of the others. Columbine Knolls, a community similar to ours, had this occur a few years ago and consolidated their covenants. Currently, it takes a majority of homeowners in each filing to amend their particular set of covenants--that is as few as 8, 9 and 24 homes in the smallest protective covenant filings. If consolidation is successful, it would require 351 homeowners to revise any covenants that would apply to the entire community, ensuring a larger consensus for any change.

### Q: Does consolidation mean that changes to the covenants are easier in the future?

**A:** Any change would still require majority consent, and each homeowner will have an equal vote, but it would be more efficient and cost effective to facilitate a vote for a single covenant community.

### Q: Who can vote?

**A:** Only one owner signature per home is required for the vote.



### Q: How do we vote?

**A:** Come vote **May 8** at **Carl Sandburg Elementary**. Polls will be open from **7-9 p.m.** Voting involves signing yes or no. Bring a neighbor and enjoy free refreshments in the cafeteria before or after you vote in the gym.

### Q: What if I can't be there May 8?

**A:** If you will be out of town for the vote please contact the Association's main e-mail at [contactckia@gmail.com](mailto:contactckia@gmail.com) to provide your name, address of Cherry Knolls property and your provisional vote (yes or no to proposal). This e-mail needs to be sent by 7 p.m. on May 8th and you will need to provide your signature at a subsequent date for your vote to count.

### Have More Questions?

Informational/Town Hall Meetings:

**Wednesday, April 25th 9:30-11:30 a.m.**

Southglenn Library

**Sunday, April 29th 2-4 p.m.**

Southglenn Library



**Wednesday, May 2, 7-9 p.m.**

Salvation Army Church

(SW corner of Arapahoe & S Colorado Blvd)

Bring a canned food item for their pantry



### Spring Special

- Spring Cleanups
- Gutter Cleaning
- Grass/Bush trimming
- Aerations
- Fertilizing

Make your yard beautiful this Spring!

Call/Text (720)883-4388

[robleslawnservice1@yahoo.com](mailto:robleslawnservice1@yahoo.com)



# Cherry Knolls Community Events



## Cherry Knolls Garden Club

The CK garden club has been active through the dormant months. In March, club members attended a professional seeding workshop and brought that knowledge back to host a seeding party for the neighborhood.

On **May 3, from 11:30 a.m. - 1 p.m.**, they are kicking off the 2018 growing season with their **traditional pot-luck brunch** hosted at Carol McDaniel's home, 6847 S Fillmore Ct. This is the meeting at which the Elizabeth Entrance work and watering schedule is established. Ever wondered how that entrance looks so good? It's all due to your neighborhood garden club. **Interested neighbors are welcome; please contact Carol at 303-773-6914.**



## Cherry Knolls SWIM NEWS

### Memorial Day Weekend SPECIAL EVENTS

#### Kick off Cocktail Party

Friday, May 25th at 7:00 pm - Adults Only  
More details to come

#### Family Fun Run & Pancake Breakfast

w/ Flippin Flapjacks  
Monday, May 28th at 8:00 a.m.

#### Family Night

Thursday, May 31st from 5:30 - 7:30 p.m.  
Hosted by the 2018 Pool Board

#### Family Night

Thursday, June 7th from 5:30 - 7:30 p.m.  
Hosted by the Parents Co-op



#### 'Tween Movie Night

Saturday, June 9th from 8:00 - 10:00 p.m.

#### Live Music

Sunday, June 10th from 2:00-4:00 p.m.

#### Family Night

Thursday, June 14 from 5:30 - 7:30 p.m.  
Hosted by Emily Lonborg

#### Swim Team Fundraiser

Thursday, June 2, Dinner - 5:30 - 7:30 p.m.

#### Road Rally

Saturday, June 23rd  
More details to come

#### Live Music

Sunday, June 24th from 2:00-4:00 p.m.

#### Family Night

Thursday, June 28 from 5:30 - 7:30 p.m.  
Hosted by the Crew and Wall Families



**CHARTER membership payments are due May 1st.** Please drop your check in the mailbox located along the pool fence. 3601 E Costilla Place. Register at [www.cherryknollsswimclub.swimtopia.com/membership](http://www.cherryknollsswimclub.swimtopia.com/membership)

If you are not a Charter Member but would like to join the pool we do have a few seasonal 2018 memberships still available. E-mail [cherryknollspool@gmail.com](mailto:cherryknollspool@gmail.com) with any questions.

## Cherry Knolls GARAGE SALE

**May 5 & 6**  
 Dumpster Day  
 May 12th 8am-12



Thank you parent Co-Op and Katie Hess for the Easter Egg Hunt



**Marge Marchesi**  
Cell: 303-902-3155  
[www.thepoochmobile.us](http://www.thepoochmobile.us)

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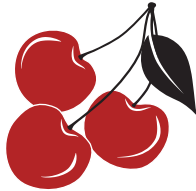


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## THE **STELLER** GROUP OF **KELLERWILLIAMS**®

THE DENVER BUSINESS JOURNAL'S TOP 5 MILE HIGH LEADERS 2018

### *Meet The Team: Blair Bryant*



Blair and Hannah Bryant moved to Cherry Knolls with their two children five years ago. They live on Costilla Avenue, enjoying life in their renovated and expanded ranch home after a 10-month remodel was completed in 2017. Participating in the CK Neptunes swim team and carpooling with neighbors to area activities like A01 are just some of the many reasons the Bryants love this community.

Blair is The Steller Group's lead listing agent. With a personable, supportive style, he provides expert advice and insight, acting as a strategic partner to achieve a maximum return from each home sale.

*“We have had connections in Cherry Knolls for more than 20 years. My wife and I knew it had a great reputation, but our experience of living here has far exceeded our expectations. This is the kind of neighborhood we always hoped to find for our family and we feel blessed to be here.”*

### *Free Seminar* **HIGH-YIELD HOME IMPROVEMENTS AND THE POWER OF STAGING**



**Wednesday, May 23 • 5:30 to 7:30 PM**  
**Southglenn Library • 6972 S. Vine Street**

Learn valuable insights on how to best spend those renovation dollars and discover the key factors in successfully selling your home with the power of staging.

**Please RSVP to:**  
**[Info@StellerRealEstate.com](mailto:Info@StellerRealEstate.com) or 720.593.9355.**

**720.593.9355**

**StellerRealEstate.com**