

Cherry Knolls News

A Publication of the Cherry Knolls Improvement Association
cherryknolls.org

“Striving for Excellence”

December 2022

What's Happening?

January 2023 CKIA Board Meeting
January 10th, 7pm
Sandburg Music Room

President's Corner



Happy Holidays.

We welcome our newly elected board members to the 2023 CKIA Board. Thank you to all of our volunteers.

Speaking of our volunteers, the CKIA wishes to extend the utmost appreciation to Sandy Wischmeyer for her countless volunteer hours dedicated to this wonderful community. Sandy has decided to step down from the CKIA. Sandy had played a key role for the newsletter

and directory since the beginning. As an advisor to this board we owe her a debt of gratitude for her service.

Calling all Volunteers!

Looking to volunteer? We could really use your help. There are many committees to volunteer in Cherry Knolls and it's a great way to get involved with your neighbors. Pick one and keep the Cherry Knolls spirit going! Email contactckia@gmail.com or the committee chair for more information.

- Events (holiday events and Dumpster Day)
- Garden Club
- Long Range Planning Committee
- Neighborhood Newsletters
- New Neighbor Committee
- Resident Directory
- Website/Data Entry
- Directory
- Advertising

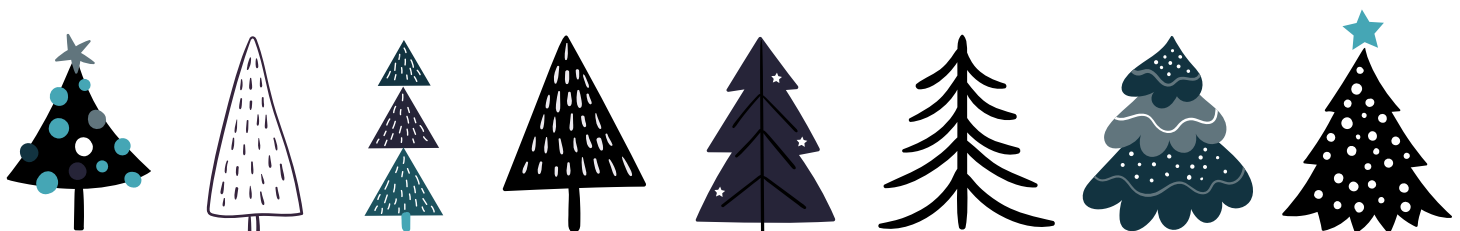
The CKIA owes a huge thank you to Sue Carlton-Smith, Sue has also decided to step down as our new neighbor greeter committee chair and CKIA's swiss army knife. Sue is responsible for getting the water tap installed at Elizabeth street at the most opportune time saving CKIA a great deal of money. Sue's time and effort in this community is unmatched.

Thank you Sue and Sandy for all you have done for Cherry Knolls.

Our October Town Hall was productive in reaching out to the community to ask if mandatory dues is in the best interest of the community. While we have not yet determined the answer to that question, we raised more questions as to what more can CKIA be doing for the community.

72% of this community pay their dues annually. Collectively as a board we ask ourselves...why 28% of Cherry Knolls Residents are not pleased with CKIA? Please reach out to contactCKIA@gmail.com and tell us how we can better serve you.

Dusty Laird | CKIA President



Long-Range Planning Committee:

Nobles and Arapahoe Entrance Community Presentation

Over the last five years, your Cherry Knolls Long-Range Planning Committee (LRPC) has worked to evaluate and finalize a plan to improve the entrance at Nobles Road and Arapahoe Road. The long-range plan for Cherry Knolls was voted on and adopted by the community approximately twenty years ago. The plan included the reconstruction of Cherry Field, as well as improving the perimeter of the community with new fencing, landscaping, and updated entrances.

To date, the community has reconstructed Cherry Field, replaced the full perimeter fence and its associated landscaping, improved the Elizabeth Street entrance, and updated the Colorado Boulevard and Nobles Road entrance. The Nobles Road and Arapahoe Road entrance is the largest and—except for a few remaining minor projects—the last major component of the long-range plan. The parcel was a public right-of-way that the City of

Centennial owned, and improving the parcel was complicated. This year, the city deeded the land to Cherry Knolls, which allows for the improvement of the land in a simpler, streamlined fashion.

The originally adopted plan for this parcel called for a park-like setting with Kentucky Bluegrass. In today's day and age, with rising costs and significant water use concerns, the LRPC was charged with revising the plan to achieve a low-water, low-maintenance concept that would responsibly beautify this parcel for the community to enjoy long into the future.

After significant deliberation and the review of multiple proposed plans for this parcel, your LRPC selected a concept by award-winning landscape architect Ransom Beegles of R DESIGN. Mr. Beegles presented his concept to the CKIA board at the May 2022 board meeting. The

design utilizes native plants that, once established, are proven to thrive in our environment without supplemental water. His concept also provides a soft and welcoming entrance to our neighborhood, while complementing the work which has been completed to-date throughout the community. The CKIA board unanimously approved funding for R DESIGN to complete a full construction set of plans to put out to bid.

We were excited to present the plan to the community at the December CKIA board meeting. Funding for this project will need to be supplemented through a capital campaign. We trust that the community will see the beauty and value in the project and see it through to fruition in the new year.

If you are able to make a contribution, please use the QR code below.

Conrad Steller | Chair, Long-Range Planning Committee



Rendering courtesy R DESIGN



Scan this code to pay

CKIA Board Update

We are happy to share with the community that we had a successful voter turnout this November. The board welcomes Liz Glenn as our new Treasurer, we look forward to having you be a part of this team. We are also pleased to share that Ben Kennedy has joined us again, now as our Secretary. A big thank you to Sarah Keene (Communications and Newsletter), Dustin Szenderski (Perimeter), and Justin Dodson (Community Interface) who have committed to another term in their existing positions. Lastly, we are forever grateful for Linda Martin's work these past two years as our Secretary, we are truly grateful.

CONTACT YOUR CHERRY KNOLLS IMPROVEMENT ASSOCIATION

BOARD MEMBERS

President	Dusty Laird	dustylaird@gmail.com	303-795-8900
Vice President	Brendan Carroll	Brendancarroll0504@gmail.com	360-820-1076
Secretary	Ben Kennedy	bkennedy@blockchainllegal.com	720-771-9120
Treasurer	Liz Glenn	elizabethglenn85@gmail.com	757-373-6075
Communications	Sarah Keene	skeene@dealerinspire.com	480-262-0583
Perimeter	Dustin Szenderski	dustin.szenderski@gmail.com	720-515-8562
Community Interface	Justin Dodson	whitepointer1@hotmail.com	303-601-9413
Events & Community Spirit	Lindsey Blankenship	lslegs29@gmail.com	303-875-7772
Website/Portal	Ryan Mueller	ryansteven.mueller@gmail.com	831-431-3660
Covenants & Arch Control	Lauren Thompson	lauren.mosse@gmail.com	917-991-7727

COMMITTEES

Database	Justin Dodson	whitepointer1@hotmail.com	303-601-9413
Directory			
Long Range Planning	Conrad Steller	conrad@stellerrealestate.com	720-435-4454
CENCON	George Hamilton	georgehamilton01@comcast.net	303-809-6001
Garden Club	Terry Curtis	Tbcurtis12@gmail.com	303-941-1928
New Neighbor Greeter			
Newsletter	Sarah Keene	skeene@dealerinspire.com	630-239-1514
Neighborhood Watch			

Newsletter design & layout by Aaron Hilt

Cherry Knolls' New Home on the Web

You can now gain access to our resident portal at TownSquare, where you can sign up to receive alerts and announcements from CKIA, and send questions or requests to CKIA.

To obtain a login to TownSquare, send an email to contactckia@gmail.com with your name, your phone number, and your home address, or use the QR code at left.



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Dustin "Zeke" Szenderski resides at the corner of Easter and Cook Way. Cherry Knolls Resident since 2017

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Cherry Knolls Parent Co-op

Get to know other parents in your hood. If you would like to be a part of the co-op or have questions please contact Susan Pelikan at smfouts@gmail.com.

Centennial City Council Update

May you all have a wonderful holiday season spending time with friends and family. As we start looking ahead to 2023, I thought I would update you on the City of Centennial Plans for next year.

The Arapahoe Road Bridge will be completed early summer of 2023 and while there have been some weather delays the bridge work is still on time and under budget as I write this update. The lanes have changed so you are now driving on the new bridge and you can see the work happening on the north side. Replacing the storm drains has been part of this project and most of that work should be completed at the beginning of the year.

Our successful small community grant program will again be available in 2023. This allows for a grant of up to \$500 to help support community gatherings including block parties, dumpster days, neighborhood clean ups and so much

more. Centennial also has a pop-up movie theater that can be checked out and includes the screen and all the chords necessary for a fun movie night.

The City Council agreed to increase the sidewalk replacement budget from 466 cubic yards to 600 cubic yards. If you have damage to your sidewalk that might be a hazard, please contact that city so we can add it to our project list.

Centennial has received several grants from the DRCOG Safer Main Streets program that help off-set costs of many of the projected traffic signal improvements for both design and construction throughout the city.

South Suburban and Centennial will be partnering to make improvements to Cherry Knolls Park which will include the shade pavilion, restroom, playground, and new pedestrian pull outs along the trail for spectator viewing of the multi-use fields. The facilities

were last updated in 2001 and due to the heavy use of Cherry Knolls Park this became a priority for South Suburban.

Recently, I was talking with someone who complained about a pot hole on their street and did not know about Centennial's Citizen Response Center. You can call 303-325-8000 or centennialco.gov/reportaproblem and let us know your issue (pot hole, sidewalk repair, ice reservoir, etc) and this allows the right folks to resolve the issue. If you provide your contact information you will be contacted each step of the process until the work is complete.

As always, if you have any questions, please don't hesitate to reach out at csweetland@centennialco.gov or 720-788-0253.

Happy 2023!!!

Christine Sweetland

Mandatory Dues Update

In October, the CKIA held a town hall meeting to discuss mandatory dues. The purpose of this town hall was to talk with our neighbors to see what questions and concerns are important to our community as it pertains to this discussion. There were many points brought up that CKIA board members are researching.

A few of the questions and comments brought up (not comprehensive) are:

- Inquiries about the current financials of the CKIA
- A need to understand what joining Colorado Common Interest Ownership Act (CCIOA) would mean for Cherry Knolls
- Would there be outside management, and what would the expectation be of them?
- Would the covenants change?
- What would covenant enforcement look like?
- Input from the community to conduct a 30 year reserve study

There will be another town hall announced soon that will address answers to some of the questions asked, as well as an opportunity to discuss further. Keep an eye out for the date of this town hall, the board would love to see you there.

Also - if you see a board member out and about, thank them for their commitment to serving this community!

TEEN SERVICES

To add your teen's name, please e-mail Sarah Keene at skeene@dealerinspire.com

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.

			PARENT CONTACT:
Eli A.	16	B/P/O	hollylgant@gmail.com
Ella C.	14	B*/P	floomiller@gmail.com
William C.	16	B*	720-595-7448, 303-552-4882 (mom-Sarah) 856103@dpsk12.net
Nora C.	14	B*	720-665-4660, 303-552-4882 (mom-Sara) nora083@lpsk12.org
Talley D.	16	B*/R/S/P	susantalley@comcast.net
Kenzie D.	16	B*/P	dsdinkel@comcast.net
Rylan D.	13	L/R/S/P/O	dsdinkel@comcast.net
Teag D.	12	L/R/S/P/O	susantalley@comcast.net
Stella E.	16	B*/P	720-723-8526, east.brett@me.com"
Sawyer E.	13	B*, P	720-560-1743 (mom - Dori) GFGbabysitting@gmail.com
Mia G.	13	B*/P	eric.goodmanglobal@gmail.com
Addison J.	16	B*/P	303-868-6682
Dean J.	14	L/R/S/P/O	303-868-6682
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
Nolan M.	14	S/L/P	millerfamilytree@msn.com
Hayden P.	12	B*	303-778-1951 (Melissa; mom) haydenpevarnik@gmail.com, melissapevarnik@aol.com
Carson P.	14	L/R/S/P/O	karenbpeirce@gmail.com
Hannah S.	16	B*/P	caseylaurasmith@gmail.com
Sophie S.	18	B*	720-428-1653
Thomas S.	15	B*	720-799-3450
Calla S.	12	B*	720-284-2231 (mother)
Keira S.	11	B*/P	Jennifer@StellerRealEstate.com
Conrad S.	14	B*/P/S/L/R/O	Jennifer@StellerRealEstate.com
Teagan S.	16	B*/P	Jennifer@StellerRealEstate.com
Anna W.	17	B*	troy.a.walker@gmail.com
Zoe Z.	14	B*	tarazucker@msn.com
Jack J.	13	P	sethj41@gmail.com
Ella A.	13	B*/P	luke.andrea.andrews@comcast.net
Maya W.	12	B*	troy.a.walker@gmail.com
Tatum F.	12	B*	amy.lieberthal@gmail.com
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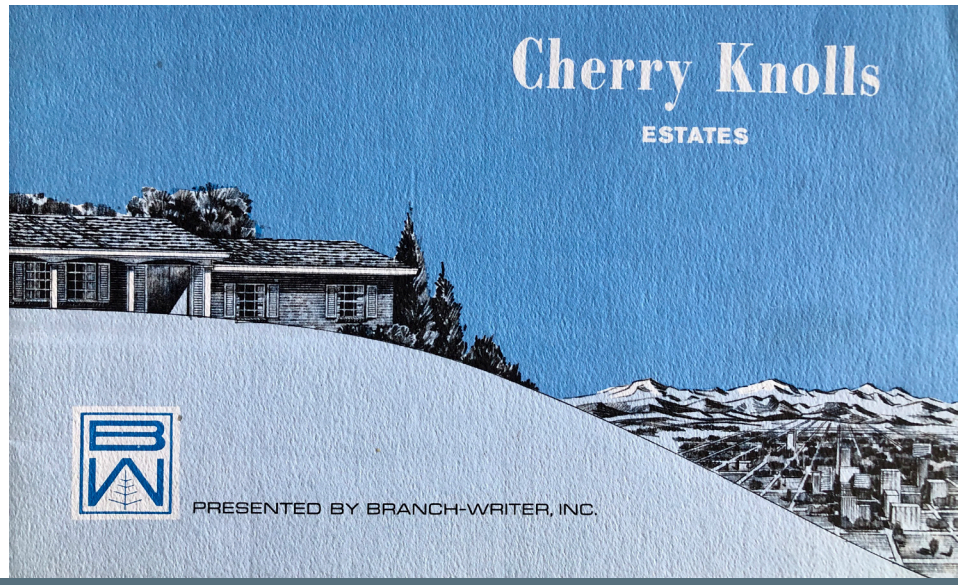
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COLORADO PROUD



houses of Cherry Knolls

by Rolf Asphaug



Next up in our series on Cherry Knolls homes, highlighting the wonderful advertising copy of Branch-Writer Inc.'s midcentury copywriters, are the "Versailles" and the "Versailles II" models. These were good-looking, single-story homes with a definite European flair. The Versailles sold in Cherry Knolls' sister subdivision of Wellshire East for \$28,500.

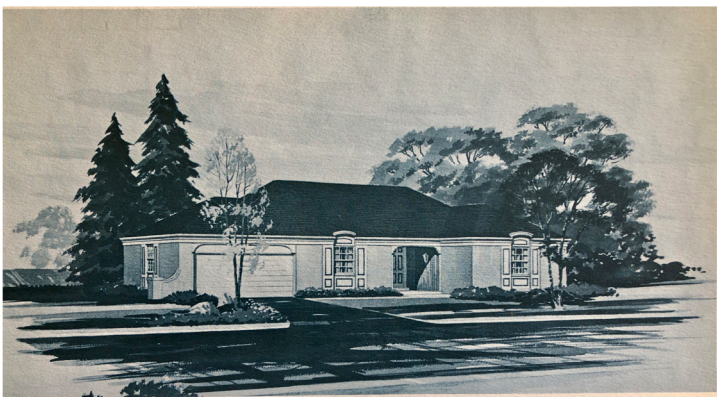
The original Versailles was 1780 square feet, while the Versailles II had an additional 300 square feet and a larger dining area, but the two models had similar exteriors. Here is how the formal, pleasingly reserved Versailles II was breathlessly described with the usual paroxysms of ellipses combined with a certain Maurice Chevalier flair:

"En avant ... into the future! Tout de suite ... immediately! Now ... yours ... the continental excitement of the Versailles II ... situated to Denver as Versailles is to Paris! The fourth dimension is the French dimension in all the time and space of the Versailles II ... time to enjoy every living minute to the fullest ... space for freedom and relaxation. The French have a word for it ... vive ... live!"

The prose for the Versailles was not as inspired, but its drawing showed not only mature landscaping but also an impressive fantasy mountain range.

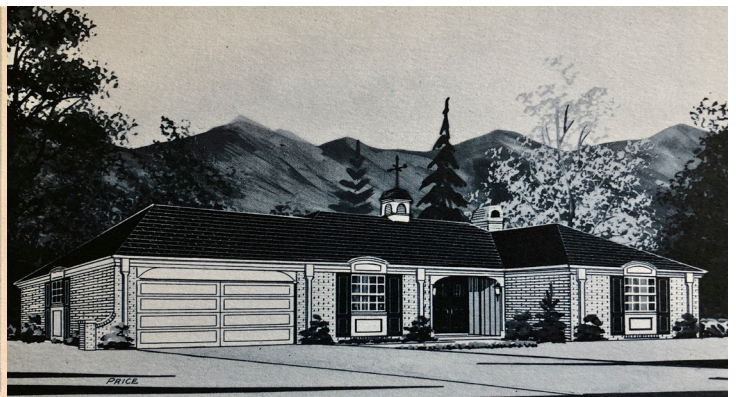
These homes had the usual Branch-Writer high-end treatments, including the typical "Roman bath with sunken tub" ("Marble Roman bath" for the original Versailles, with an available steam bath), a "soundproof Master bedroom," "Islander Mahogany paneled family room," and Hotpoint appliances. As with all other Cherry Knolls homes, these homes were "Completely comfort-conditioned with Owens-Corning Fiberglas" and had "Kiln-Dried Lumber construction throughout."

Stay tuned for our next featured model in "The Houses of Cherry Knolls."



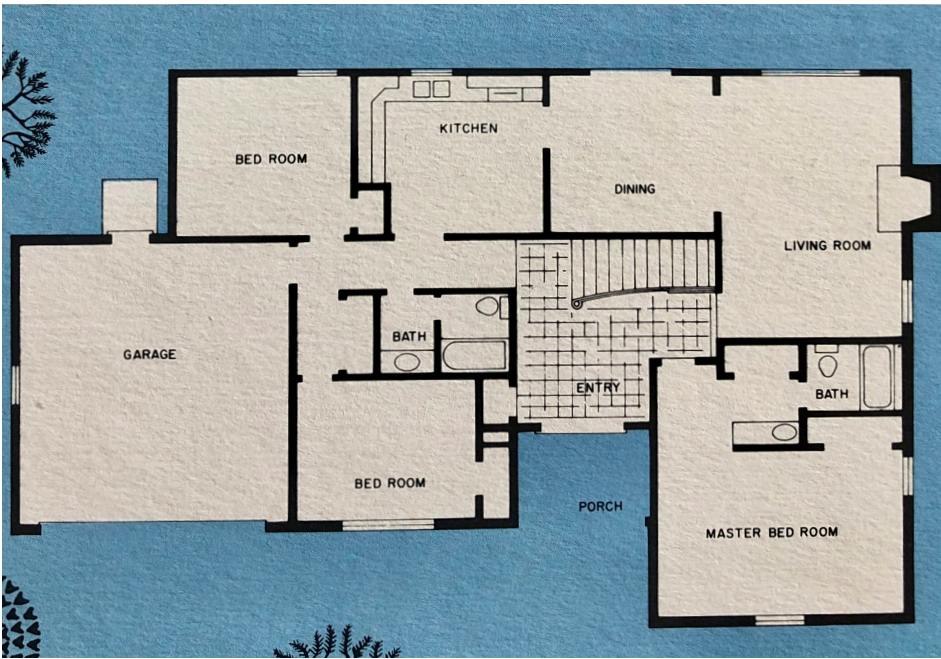
VERSAILLES II

En avant ... into the future! Tout de suite ... immediately! Now ... yours ... the continental excitement of the Versailles II ... situated to Denver as Versailles is to Paris! The fourth dimension is the French dimension in all the time and space of the Versailles II ... time to enjoy every living minute to the fullest ... space for freedom and relaxation. The French have a word for it ... vive ... live!

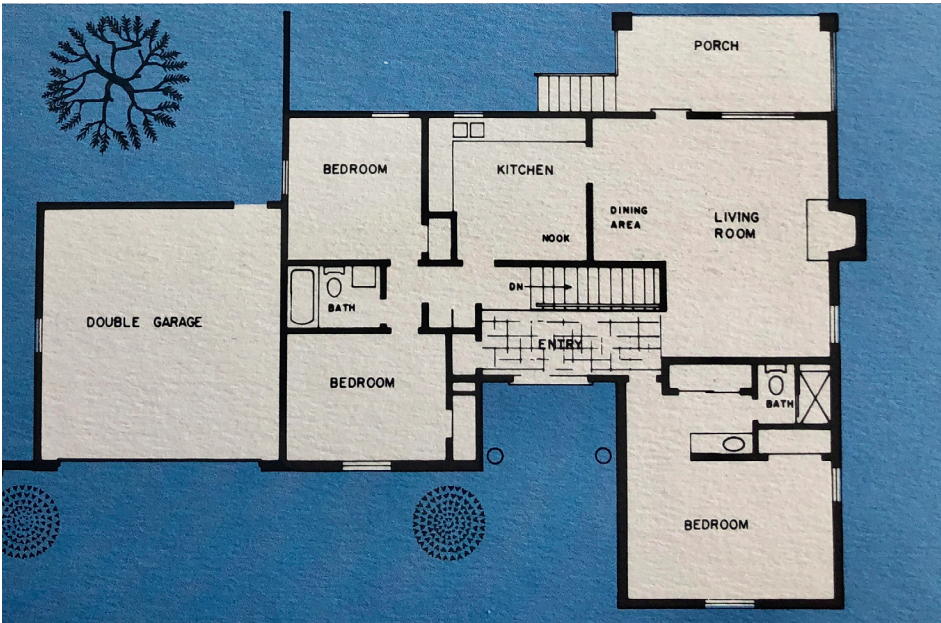


VERSAILLES

Classic simplicity highlighted by exquisite details.



Versailles ground floor plan



Versailles II ground floor plan



The view from Cherry Knolls Estates, as touted in the original marketing brochure

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Leigh Miller has lived in Cherry Knolls for over a decade and works for Blue Raven Solar, one of the top reviewed Solar installers in the country.

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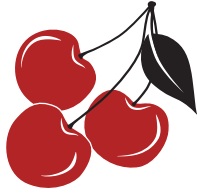
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-John and Betsy H. (2022 Buyer)



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-Colleen and Marty B. (2022 Seller)



Our house-selling experience was **5 stars** from start to finish. Everyone we worked with was **fantastic, professional**, and went **above and beyond**.

-Corbin and Suzanne H. (2022 Seller)



Everyone in your group works together and truly enjoy their jobs. When we were looking for our home, three agents assisted us and all were **great to work with**. They made the process **easy** and **guided us** through the transaction **even after closing**.

-Ron and Dawn E. (2022 Buyer)



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