

# Cherry Knolls News

A Publication of the Cherry Knolls Improvement Association  
cherryknolls.org

“Striving for Excellence”

April/May 2022

**What's Happening?**

**CKIA May General Membership Meeting**  
Tuesday, May 9th, 7:00pm  
Sandburg Music Room

**Dumpster Days**  
Sunday, May 7th, 8:00am  
Special Guest: Smash my Trash

## President's Corner



Hello Neighbors. Happy Spring!

While the capital campaign for the Nobles parcel is moving forward smoothly we are still short of our goal. We have currently raised \$18,900.00 for this project as of March 31st, which is outstanding. Thank you to everyone who contributed extra this year for the development of this parcel of land. There is still time to contribute more as this capital campaign will continue until we have enough to complete the project outside our annual expenses.

CKIA and its residents have always stepped up when the community needed them too. It is evident that the perimeter is very important to Cherry Knolls residents.

For example, CKIA built the surrounding fence over the course of approximately 15 years, It was built over 4 phases. Phase 1: Arapahoe Rd - Elizabeth Street to Split rail; Phase 2: Arapahoe Rd - Split rail to Steele Street; Phase 3: Arapahoe Rd - Steele Street to Salvation Army Parking lot; Phase 4: Colorado Blvd - Salvation Army to Nobles. We are fortunate to have a consistent matching fence surrounding this community. It does make a difference and we are grateful to the community for helping us achieve such a momentous project. Let's continue this for the Nobles parcel.

*Dusty Laird* | CKIA President

## 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](mailto: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

## Support the Re-imagining of Nobles

*Thank you for considering an additional contribution toward this project!*

*Give what you can to make our entrance reflect the community that it represents. Contributions of \$250 or more will be recognized in the newsletter and the directory with gratitude for your investment in Cherry Knolls.*

GIVE VIA PAYPAL



GIVE VIA ZELLE



GIVE VIA VENMO



Long-Range Planning Committee:

# Nobles Re-Imagined Update

Our capital campaign is going strong and we are looking forward to completing this project as your support makes funds available and the preliminary phases are completed. Thank you to all our neighbors who have paid their annual dues and contributed to the Nobles and Arapahoe entrance campaign. Need background on the project? Visit <https://bit.ly/nobles-arapahoe>

The total potential cost for the Nobles Re-Imagined project is still being estimated between \$210K to \$250K.

To date, we have raised \$18,920 specifically for the 2023 Capital Improvement Fund “Nobles Re-Imagined”. 2023 dues total \$47,800 so far and we still expect to receive an additional \$32,200 if the same percentage of homes contribute this year as 2022. So far 40% of homes have paid, and last year we received dues from 69% of homes.

### PHASE 1: NEW MONUMENT SIGN

Estimated cost of \$35,000

Our current stone sign faces Arapahoe and people do not see it as a welcoming sign into our neighborhood. The plan removes the current sign to create a new Cherry Knolls sign northwest, closer to Nobles, so inbound traffic can see it. The existing stone wall is blended into the landscape design. For this new “monument”, we are working with the City of Centennial’s project manager and contractors on the work they are doing at repairing the Elizabeth entrance to have continuity of design and materials. We hope to break ground in the second half of 2023.

CKIA is applying for a \$10,000 grant offered by the City of Centennial to assist with this cost—cross your fingers!

### PHASE 2: WATER TAP FOR IRRIGATION

Estimated cost of \$45,000

Before we begin landscaping we want to have irrigation for the first two to three years to establish new vegetation, as well as back up for any severe drought situations. Centennial recently assigned the parcel an address so the project committee can complete Denver Water’s water tap application. We anticipate minimal traffic disruption along Nobles during tap installation thanks to the fortuitous location of the water main relative to the parcel. After the first two years with diligent monitoring, our self-sustaining plan will require little to no water annually. We hope to be under contract for the tap installation by fall 2023.

### PHASE 3: LANDSCAPING

Estimated cost of \$130,000\*

The native plant landscape plan, designed by Ransom Beegles of R Design, was presented and approved at the November 2022 General Membership Meeting. We have received bids from 3 different landscaping companies. The project committee recommended the lowest bid to the CKIA board and will continue negotiating a contract for approval to move forward. The company has experience with these types of projects, is receptive to committee input and the committee received positive references from our neighbors. The project committee includes members knowledgeable about xeriscape and native high desert plants and hopes to find additional resources to help offset the costs.

*\* If project complete in 2023. With delay we anticipate this cost plus inflation.*

NOBLES RE-IMAGINED FINANCIAL OUTLINE	
\$203,100	Current cash balance (as of 3/31/23)
\$32,200	Anticipated additional (unreceived) dues payments
-\$48,100	Outstanding general expenses for 2023
-\$15,000	Reserve Funds
-\$28,700	Capital Improvement: Elizabeth St Entrance Water and Irrigation (approved 7/2022)
-\$35,000	Phase 1- Nobles Re-Imagined (Monument)
-\$45,000	Phase 2- Nobles Re-Imagined (Water tap)
-\$130,000 (est)	Phase 3- Nobles Re-Imagined (Landscaping)
-\$66,500 to 106,000	Deficit in capital funds as of 3/31/23 - \$66k is deficit at estimated projection of \$210k - \$106k is deficit at most conservative projection of \$250k

Note: We have received comments regarding the walkway pictured in the plans. The project committee agrees that this will not be used for sauntering through the landscape given the traffic on Arapahoe Road. We do need a path for maintenance—likely inexpensive crushed gravel. With each of these phases, we count on you to give us ideas and input to make this the best for our neighborhood.

## 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@blockchainllplegal.com	720-771-9120
Treasurer	Liz Glenn	elizabethglenn85@gmail.com	757-373-6075
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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 Hilst*

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# Centennial City Council Update

Happy Spring! I know it's been a snowy winter and am looking forward to seeing the flowers starting to blossom. We've had lots of calls about snow and ice removal this year and I hope that you found the city was responsive when you called in. We are working our way through all of the ice dams throughout the city. In order to be responsible with your tax dollars our crews work within grid areas and with a city that is 13 miles long sometimes it takes awhile to get to each location.

The Centennial Community Grant program which provides up to \$500 grants to Centennial residents is now open. This is the 3rd year and some uses for these grants include block parties, neighborhood clean-up, yoga in the park and so much more. These grants allow you to host a community event and get to know your neighbors. Centennial also has a pop-up movie theater that you can check out. This includes everything but the movie and popcorn.

## UPCOMING CENTENNIAL EVENTS:

### Centennial E-Recycling Event

Saturday, April 22nd from 8-11 AM at Centennial Civic Center located at 13133 E Arapahoe Rd. This is for household recycling only and no commercial loads will be accepted. The event is free hosted by our partner Jacobs, however a donation of two or more non-perishable food items or a \$5 minimum monetary donation benefiting the Salvation Army Centennial Corp is requested.

### Chip & Mulch Event

Saturday May 6th from 8 AM – Noon at 2 locations the Willow Springs Service Center at 7200 S. Holly St or the Centennial Public Works facility at 7272 S Eagle St. This event is hosted by Centennial, South Suburban Parks & Rec, Jacobs and Terracare. Bring tree limbs and woody plant materials for recycling. Lumber, salvage materials or rounds larger than 10 inches in diameter will not be accepted. Free mulch will be available at the Willow Springs Service area throughout the event and at the

Public Works facility starting at noon. Bring a tarp and shovel.

### Noxious Weed Workshop

Saturday May 20th from 9 AM – noon at the Centennial Public Works facility 7272 S Eagle St. Learn how to identify noxious weeds and safely eliminate them from your property. This is a free event but space is limited. Register by calling Tamra Gregory 303-325-8041 or email [tgregory@centennialco.gov](mailto:tgregory@centennialco.gov)

As always if you have any questions or concerns, please feel free to contact me at [csweetland@centennialco.gov](mailto:csweetland@centennialco.gov) or 720-788-0253

# Cherry Knolls Pool Update

Summer is inching closer, and we can't wait to welcome our members at the Cherry Knolls Pool! Here's a rundown of our amazing social calendar this season. If you have questions about these events or would like to volunteer for planning, reach out to Katie Hess or keep your eyes peeled for more information in the Cherry Knolls Facebook groups.

May 27th - **Annual Kick off Cocktail Party & Dinner**

May 29th - **Memorial Day Pancake**

## Breakfast & 5K

June 17th - **Road Rally**

June 24th - **Family Friendly Flick 'n Float**

July 4th - **4th of July Celebration & Parade**

August 12th - **Kids Craft Fair & Talent Show**

September 4th - **Labor Day Pancake Breakfast & 5K**

September 16th - **Progressive Dinner**

We're also happy to announce we've got new pool furniture, a new pump, and a new pool vacuum! I'm looking forward to comfortable chairs sitting around crystal clear water. If you're not a member of the pool and you'd like to be, check out **CherryKnollsSwimClub**. [swimtopia.com](http://swimtopia.com) for the details. We have a very small number of seasonal memberships left, so snag your spot now! As always, you can reach us at [cherryknollspool@gmail.com](mailto:cherryknollspool@gmail.com).

*Steve Cahill* | President, Cherry Knolls Swim Club

**TEEN SERVICES**

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

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Zoe Z.	14	B*	tarazucker@msn.com

## How to Hire a Contractor

1. Take your time.
2. Get up to 3 bids.
3. Hire a licensed contractor that's willing to obtain the permit (if you get a homeowners permit, you must have the knowledge to do the work).
4. Check the contractor insurance & bonding. Some trades only have national licenses.
5. Get references, 2-3 previous customers, ask for pictures.
6. Get EVERYTHING in writing, construction documents/blueprints. A submitted plan is a legal document: to scale & kinds of materials and specifications, detailed scope of work.
7. Keep a job file to include: all emails and texts, documents.
8. Understand your right to cancel.
9. Do not pay up front! Gauge your payments with permit approvals.
10. Anticipate delays, allow time for communication.



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[DustyLaird@gmail.com](mailto:DustyLaird@gmail.com) or  
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# Meet your 2023 CKIA Board

## **Dusty Laird: President**

Dusty is a Colorado native who grew up in Arapahoe Highlands and attended Arapahoe High School. He and his wife Carrie (who grew up in Cherry Knolls) have two daughters Vivienne and Wren. Dusty is a video editor at National CineMedia, a Cinema Advertising company. Dusty is the youngest of five. Three brothers and one sister who cried when he was born because he was supposed to be a girl. This is his third year as president.

## **Brendan Carroll: Vice President**

Brendan is originally from Washington State. He moved to Colorado in 2009. He and his wife, Kate have three daughters and have lived in Cherry Knolls since 2017. His passions are extreme ironing and competitive dog grooming, and he is an avid quidditch fan. This is Brendan's third year on the CKIA Board.

## **Ben Kennedy: Secretary**

Ben and his wife Jacqueline have 4 year old twins and have lived in Cherry Knolls for 3 years. Ben moved to Colorado from Minnesota in 2000. He works as an attorney for a Denver law firm. He loves are skiing and golf and of course all Minnesota sports teams.

## **Elizabeth Glenn: Treasurer**

Liz and her family moved to Cherry Knolls in 2021. She is from Virginia, but made her way to Colorado in 2010. She is married to Andrew, and they have a six year old son, Jack. She currently works part time as a nurse for Denver Health in one of their family practice clinics. She is an avid volunteer, terrible at texting, and thinks it's acceptable to listen to Christmas music before Thanksgiving. This is her first year on the board.

## **Sarah Keene: Communications**

Sarah is another Colorado native. She lived in Arizona for a time and moved to Cherry Knolls 4 years ago. She and her husband Brian have two young daughters. She worked for a time at 9 News and currently works as a Website and Digital Advertising Performance Manager. Her passions are anything outdoors from paddle boarding, gardening, to hiking and home remodeling projects. This is Sarah's third year on the Board.

## **Kathleen Matthews: Perimeter Maintenance**

A Colorado native, Kathleen has lived in Cherry Knolls for 28 years and has been active with our neighborhood schools and pool over the years. Now semi-retired, her career was in public health and academia. She started the Colorado School of Public Health with CU, CSU and UNC and before that was at the University of Denver. Most recently, Kathleen worked with all the counties in the state, planning, funding and serving as a liaison through the Colorado Department of Public Health and Environment. She is currently on CKIA's Long Range Planning Committee and the Garden Club.

## **Justin Dodson: Community Interface**

Justin grew up in Littleton. He and his wife Amy have lived in CK for almost 3 years. They have three daughters. Justin is a Customer Service rep of a Bone and Tissue facility. He works with hospitals and surgery centers to provide medical tissue for surgical procedures all over the world. His passions are Astrophotography and Scuba Diving. He is a certified scuba instructor and has dived all over the world including Fiji, Dominica, and Honduras.

## **Lauren Thompson: Covenants and Arch Control**

Lauren Thompson has lived in Cherry Knolls for four and a half years. She will be representing our board for Covenants and Architectural Control. Originally from New York City, and moved to Colorado in 2006. She is married and has two children. Lauren has been an attorney for 12 years and this is her second year serving on the Board.

## **Ryan Mueller: Website/Portal**

Ryan has lived in Cherry Knolls since May 2021. Him and his wife Nicki have two little boys. In the summer you can usually find them at the pool, or playing outside in the neighborhood. Ryan is originally from Wisconsin, spent some time living in San Francisco, has been in Colorado the past 9 years and currently works as a Software Developer for Slalom Consulting here in Denver.

## **Lindsey Blankenship: Events and Community Chair**

Lindsey has lived in Cherry Knolls for four and a half years. This is her second year serving on the Board as the Events and Community Chair. She has two sons who are/attend Sandburg Elementary. She is from Greenwood Village. Lindsey is heavily involved in The Foundation Fighting Blindness and is starting her own nonprofit organization.

# Be a Block Buddy!

The Cherry Knolls Improvement Association (CKIA) was formed in 1960 “for the promotion of friendly relations between and the betterment of the general welfare of, the residents of Cherry Knolls”.

CKIA needs to hear all of your voices, whether you’ve lived here 50 years or 5 months. We understand that you may not be able to attend the CKIA Board Meetings, so we want a better way to communicate with you and track the issues that are important to all of our neighbors. We are recruiting Block Buddies—neighbors that represent your streets in Cherry Knolls.

A Block Buddy can:

- Deliver the CK Directory and possibly the newsletter to save mailing costs
- Follow-up with new neighbors to support the neighborhood greeter
- Be a contact to raise issues for CKIA Board consideration
- Survey their street(s) when input is needed for decision-making

Benefits of volunteering as a Block Buddy:

- Use your regular walk with a purpose to connect with neighbors
- Connect with other Block Buddies
- Share your block’s voice at the CKIA Board meetings
- Be the “know it all” on community issues

This is a low commitment, no pressure way, to get involved with your Cherry Knolls neighbors.

If you are interested, please call, text or email Kathleen Matthews: 303-915-1276 | kamatthe@comcast.net

Brought to you by:




# Hello Summer

## Know your Knolls Festival!

May 20th, 2023 • 1 – 4 pm

Join us to kick off summer at Cherry Field for a fun-filled summer event in our neighborhood! Meet local home services vendors and make lasting connections with your neighbors.

Enjoy delicious food, drinks, music, and activities for the whole family. Don't miss out on this amazing opportunity to plan out your home projects for the summer!

**Fun & Events**

- Over 20 home vendors
- Photo Booth + Props
- Bouncy House
- Food trucks

**Dunk Tank!**  
**Dunk Your Board Members!**



← RSVP Here!

For questions reach out to Marc! [marc@snowcapenergy.com](mailto:marc@snowcapenergy.com)



## 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 Sarah Watson at [CKParentsCoop@gmail.com](mailto:CKParentsCoop@gmail.com).

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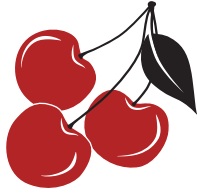
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