

Cherry Knolls News

A Publication of the Cherry Knolls Improvement Association
cherryknolls.org

"Striving for Excellence"

Fall 2025

What's Happening, Cherry Knolls?

CKIA October Board Meeting

Tuesday, October 14, 7:00 pm
Sandburg Music Room

City of Centennial Celebration for Nobles Garden Path

October 27, 5:30 pm
Nobles/Arapahoe Entrance

Cherry Knolls Halloween Pit Stop

October 31, 5-8 pm
Cherry Field

CKIA November General Membership Meeting

Need Quorum to vote for your
new Board Members!

Tuesday, November 11,
7:00 pm
Sandburg Music Room

Leaf Drop (still organizing)
Tentative Date, November 15
Cherry Field

President's Corner



As we head into fall, I want to take a moment to thank Steve Linger for his tremendous work and dedication in helping our community navigate the often-challenging task of covenant enforcement. Steve has served on the board multiple times, and his work deserves all of our appreciation. Upholding our covenants is an important part of maintaining the character and appearance of Cherry Knolls.

As you know, CKIA relies upon neighbors who give their time to keep things running smoothly. We currently have multiple board and committee positions opening at the end of this year. If you've ever thought about getting more involved, this is a great opportunity to contribute in a meaningful way. At our upcoming elections, to be held November 11 at 7pm in the Sandburg music room, we'll need a quorum of 30 dues paying households to elect new board members. We hope you will attend!

Thank you, as always, for your engagement and for helping make Cherry Knolls a place we're all proud to call home.

- Jenny Lang

A Note From Your Treasurer:

Thank you to everyone who has submitted your dues for 2025. In addition to the dues payments, many of our neighbors have increased their payments and as a result CKIA has received an additional \$10,220 to apply towards our capital improvement fund. Thank you! These resources are being used to improve Cherry Knolls' infrastructure and keep our property values high.

We still have 6 months of bills to pay, so there is still time to submit your 2025 dues payment. Payment methods: Make checks out to CKIA (no fees!). Place your check in the locked mailbox attached to the fence at the pool entrance. There are three boxes: CKIA Dues go in the box marked CKIA next to SWIM TEAM and POOL. Or, mail your check to P.O. Box 2551, Centennial 80161.

Scan the QR Code to pay dues online.



Cherry Knolls Community Maintenance Report

The perimeter of our community is looking better than ever thanks to recent maintenance efforts! Several improvements have been completed to keep our neighborhood beautiful and well-kept as we move into the cooler months.

The landscaping team has trimmed back overgrown bushes and removed a significant amount of weeds along the outer areas of the community. In Cherry Field, the sprinklers have been turned off for the season to prepare for winter and conserve water.

Additionally, the entrance lights at Elizabeth have been repaired, ensuring our entryway is well-lit and welcoming once again.

We appreciate everyone's patience during this maintenance period and thank our residents for helping keep the community looking its best!

- Steve Airheart

New Neighbor Greeter

We have a new leader for our neighborhood welcoming efforts: Stephanie Logan! Stephanie has lived in three different homes in Cherry Knolls and has always appreciated the welcoming. Stephanie and her husband Fred (swim meet referee for years) raised 5 children in Cherry Knolls. Stephanie is a retired Littleton Public Schools teacher with the Voyager Program and now serves as a needed substitute teacher for LPS.

The current New Neighbor Greeter program was revamped by Sandy Wischmeyer and Sue Carlton-Smith. Cherry Knolls Welcome Bags include a directory, coupons and a newly updated New Neighbor Handbook that are delivered to new homeowners. Thank you and farewell to our most recent New Neighbor Greeter, Leigh Miller.

Since January 2025, we have welcomed 24 new neighbors!

Quorums

Please, we need you to show up!

Our neighborhood organizations: CKIA, Cherry Knolls Swim Club etc. are governed with bylaws that require a quorum to approve or vote on changes.

- CKIA needs a quorum of 30 residents to approve new board members each year at the November Board Meeting. CKIA's meeting will be held November 11, 7 pm at Sandburg. Checking in briefly at the start of the meeting for the vote meets the quorum requirement.

- The Cherry Knolls Swim Club currently needs two thirds of its charter members to make changes to modernize the bylaws and make participation easier going forward. Without that quorum of 148, any official decisions or improvements can not be made. This is an advance appeal to charter members to attend so a quorum is present to make the Cherry Knolls Swim Club more responsive and inclusive.

CONTACT YOUR CHERRY KNOLLS IMPROVEMENT ASSOCIATION

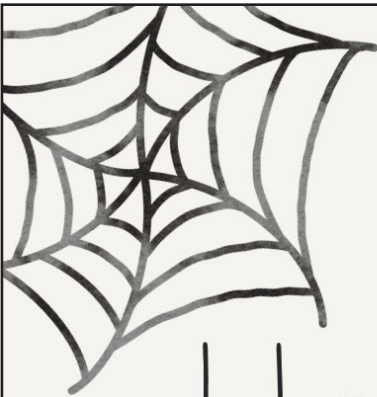
CONTACTCKIA@GMAIL.COM

BOARD MEMBERS

President	Jenny Lang	jknighlang@gmail.com	508-209-7159
Vice President	Kathleen Matthews	kamatthe@comcast.net	303-915-1276
Secretary	Briton Groppa	briton.groppa@gmail.com	773-318-9618
Treasurer	Chris Levkulich	clevkulich@gmail.com	303-596-2952
Communications	Kathleen Matthews	kamatthe@comcast.net	303-915-1276
Advertising	Marc Mandell	marc.w.mandell@gmail.com	
Community Maintenance	Steve Airheart	Steven.Airheart@gmail.com	480-330-6047
Covenants & Arch Control	Steve Linger	steveling@msn.com	303-770-9769
Events & Community Spirit	Erica Ferlin	ericakristin85@gmail.com	724-433-8848
Website/Portal	Ryan Mueller	ryansteven.mueller@gmail.com	831-431-3660
At Large	Lauren Thompson	lauren.mosse@gmail.com	917-991-7727

COMMITTEES

Long Range Planning	Conrad Steller	conrad@stellerrealestate.com	720-435-4454
CENCON	George Hamilton	georgehamilton01@comcast.net	303-809-6001
New Neighbor Greeter	Stephanie Logan	loganclanco@gmail.com	720-341-3557



Please join us at the

Halloween PIT STOP

OCTOBER 31ST  5 - 9 PM

**As the moon climbs high, and lanterns gleam
pass through the fog, where wizards dream.
Come for a scare, come for a fright,
and come for a spooky Halloween night.
Potions and spells drift through the air,
mugs of warm comfort await you there.
Sip cider or cocoa by firelight,
while owls soar through the chill of night.
Stay for a spell, or let your wonder ignite
and vanish again into All Hallows' night.**

featuring:
harry potter and the sorcerer stone
harry potter and the prisoner of azkaban

CHERRY FIELD



City of Centennial Update

Hi Neighbors!!

Join us for **Sip in Centennial** with live music and family activities, Saturday, October 25th from 1PM to 5 PM at Centennial Center Park, 13050 E. Peakview Ave.

For the holidays, put the **Jingle Jam**, Saturday, December 6th, on your calendar!

Having the rank of #1 City in Colorado means we have to be on top of community planning. In September, the City of Centennial, the City of Littleton, Douglas County, and CDOT had a groundbreaking event for the widening of County Line Road. Plan on lane closures

during construction, so alternative routes are recommended. Additional details can be found on the Douglas County website, and questions can be directed to c470trailpedestrianseparation@gmail.com or 303.325.3261.

I recently met with the South Suburban Parks and Recreation Director and Cherry Knolls Park playground construction will be starting in the next few months. This will include an extended pavilion and new play structure based on community input that will be accessible for all users.

Centennial's budget will be adopted on November 10th and is posted on our

website along with all the City's plans. Visit <https://www.centennialco.gov/Government>

Remember to vote on November 4! Local elections are important to your community and our City.

As always, if you have any questions about the happenings in Centennial please reach out anytime.

- Christine Sweetland, Centennial City Council Member District 2
303-754-3359
csweetland@centennialco.gov

4th of July Celebration!



Let's recognize this couple and all they do for Cherry Knolls!



Thank you, Conrad and Jennifer!

Edward Jones > edwardjones.com | Member SIPC



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Chris Bowland, AAMS®, CRPC™
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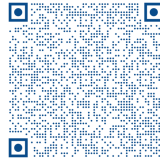
WHAT A GREAT 2025 SEASON *for the* CHERRY KNOLLS NEPTUNES!!

Not only did we move up to B league this season, but we COMPETED...we won all of our Dual meets and hung with Homestead in the Tri-meet. We had 5-year-olds swimming first races as Neptunes and 18-year-olds swimming their last races after 13 years on the team. There were multiple long-standing records broken, countless personal bests and RMLS Top 25 swims; 71 swimmers challenged themselves to swim in Prelims and 58 made it back to Finals! We had epic participation in Fundraising events, and all of our athletes showed sportsmanship in the pool!



Official swim team registration begins in April!
Watch for MANDATORY Intent to Register in January.

*Interested in being a CKST Coach?
SCAN HERE



VISIT THE CKST WEBSITE FOR ALL INFO SWIM TEAM RELATED!

<https://ckswimteam.swimtopia.com/>

Email us at cherryknollsswimteam@gmail.com with any questions.



Three CKIA Board Positions are Open!

We currently have three openings on the CKIA Board as follows:

Covenants and Architectural Control:

This core function protects property values and ensures our neighborhood maintains its harmony. We need volunteers who can ensure our guidelines are applied consistently and equitably for all homeowners, which helps to minimize disputes.

If you've been on the ACC or a similar committee before, your experience with homeowner relations would be a great asset.

Communications/Newsletter Editor:

Clear and timely communication is what keeps our residents engaged and informed about upcoming events, board decisions, maintenance projects, and covenant reminders. If you have

experience in writing, editing, graphic design, social media, or marketing, your talents can help transform our communication tools.

Community Interface-Liaison: This is a crucial role responsible for maintaining clear communication with key groups like the Parent Co-op, CK Swim Club, local schools, and other community organizations. This role involves coordinating shared resources and calendars. If you already know people in the Co-op, clubs, or schools, your existing network is a head start.

If you are semi-retired or retired, consider joining the board even if you served in the past. A board is strongest when it represents all the community it serves!

If you are interested please send an email to contactCKIA@gmail.com

Please call Kathleen Matthews, CKIA Vice President, at (303) 915-1276 if you have any questions about roles and expectations.



**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 Kayla Huff at CKParentsCoop@gmail.com.

CKIA Architectural Control Committee

Thinking of doing a major renovation or addition on your home? Reach out to the Architectural Control Committee before making any major exterior changes. Cherry Knolls, as a covenant controlled community, requires that you complete an Architectural Control Application before working with the

City of Centennial building department. The City of Centennial also directs property owners to discuss any proposals with their neighborhood associations. This form can be found on the Cherry Knolls.Org website under Resources-General. <https://cherryknolls.org/Architectural-Control-Application>.

pdf. An important aspect of this application is to consult with at least three different neighbors adjacent to or within view of your project. Your neighbors see the outside of your home more than you do! Let's keep Cherry Knolls a place we're all proud to call home.

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Leigh Miller
leigh@smartwavesolar.com

Nobles & Arapahoe Entrance Update

The entrance is finally coming to life! After decades of entrenched weeds, our team—working closely with neighborhood horticulture expert John Murgel from the CSU Extension Office—implemented a comprehensive weed mitigation plan. This required several growth-and-removal cycles to eliminate dormant seed banks. The final round of late-summer weed clearance is now wrapping up, paving the way for full completion of the project.

What's been accomplished so far:

- **Trees & Shrubs (Spring):** Nearly all are healthy and thriving. A special thanks to our neighbor Peggy Hanson, who personally hand-watered the plants for weeks until the sprinkler system was functional, ensuring their survival.
- **Pedestrian Path (Early Summer):** In partnership with the City of Centennial, a path was installed to provide recreation, easier maintenance, and access to the long-standing memorial paver patio.
- **Xeric Grass Sod (September):** Native sod was installed around the perimeter, which is looking strong after recent rains.
- **Mulch & Native Seed (October):** The remaining parcel will be mulched, and a final layer of native seed will be spread to stratify over winter—ready to grow in the spring.

Looking ahead:

The entrance will take time to feel fully mature, as we intentionally chose young trees and shrubs for cost savings and better survival rates. Though smaller now, they will establish quickly and provide lasting beauty as they grow. Watching the space mature over the coming years will be a rewarding journey for all of us.

A note of thanks:

This project has been years in the making—over eight years, in fact—and truly a labor of love. Thank you to everyone for your kind words and encouragement along the way. We're excited to finally see the vision coming together and to share this revitalized space with the neighborhood for years to come.

CKIA's Long Range Planning
Committee Chair-Conrad Steller

This year we received the Large Community Grant from the City of Centennial which funded the path through our Nobles Native Garden. The City, including the Mayor, City Council and staff are celebrating with us.

Monday, October 27 at 5:30 pm on site.

TEEN SERVICES

To add your teen's name, please e-mail Melissa Pevarnik at melissapevarnik@aol.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.

NAME	AGE	SERVICE	PARENT CONTACT
Addison J.	19	B*/P	303-868-6682
Ben V.	12	R/S/P/O	303-282-8286 (Jean)
Brody W.	15	L/R/S/P	303-523-0332
Brendan T.	11	L/R/S/P/O	303-885-0204
Calla S.	15	B*/P	720-810-0652
Carson P.	14	L/R/S/P/O	karenbpierce@gmail.com
Dean J.	17	L/R/S/P/O	303-868-6682
Ella A.	16	B*/P	luke.andrea.andrews@comcast.net
Emery S.	12	B*	720-352-8086 or Jennifer@StellerRealEstate.com
Hayden P.	15	B/P	720-512-6347; haydenpevarnik@gmail.com
Jack J.	15	P	sethj41@gmail.com
Jay L.	12	L/R/S/P	720-984-7193 (Andee)
Josh Z.	14	B/L/R/S/P/O	720-582-8250
Julia H.	17	B/P	jujuhohlen3.0@gmail.com
Keira S.	15	B*/P	720-352-8086 or Jennifer@StellerRealEstate.com
Kyler C.	18	B*/P	719-367-2425
Liana F.	13	B	917-817-9209 call/text (Michelle-mom)
Lilly G.	14	B*	staceyannsimmons@yahoo.com
Maddie L.	14	B/P	720-984-7193 (Andee)
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Obryen K.	13	B*/P/O	303-709-8638 call/text; ayrolynkeady@gmail.com
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Teagan S.	20	B*/P	720-862-6762; teagan.i.steller@gmail.com (college breaks)
Trevor P.	13	R/S	303-778-1951; melissapevarnik@aol.com (mom)
Thomas S.	18	B*	720-799-3450 (college breaks)
Vivi L.	12	P	720-333-5996
Will M.	12	B*/L/R/S/P/O	720-333-0243
Zoe Z.	16	B*	720-696-4088

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