



**PERTINENT INFORMATION FOR CHERRY KNOLLS:
A COMMUNITY STRIVING FOR EXCELLENCE**

A PUBLICATION OF THE CHERRY KNOLLS IMPROVEMENT ASSOCIATION
WWW.CHERRYKNOLLS.ORG

Vol. 01 No. 0910

September/October 2011

Circulation: 720

**City Approves Variance Request For
Perimeter Fence: Construction To Begin Soon**

In a major step forward in the ongoing effort to complete our Perimeter Fence project, the Centennial Board of Adjustment agreed unanimously to grant CKIA's request for a variance to construct an 8 ft. fence from The Salvation Army property near Arapahoe and Colorado Blvd., west to Nobles and Arapahoe. The project has been at a standstill until the variance was obtained. After many hours of discussions and planning with perimeter residents to obtain their signed consent to proceed with the variance request, together we got it done. This is a great example of just how much we accomplish for our great neighborhood if we work together and forge consensus on how to move forward.

CKIA still needs to receive the executed Right of Way Encroachment agreement from the city before we can proceed. This document is in the hands of the legal and planning departments at this time. When I get this agreement, I will make final contract arrangements with the fencing contractor and we will get started. I estimate the start date to be the late September. Perimeter residents are asked to go ahead and get started trimming their trees to allow for the 8 ft. fence height, and to allow enough room for the workers to erect the fence. Failure to get this done timely will hold up the project, so I ask for your cooperation.

The perimeter fence project is a testament to the pride Cherry Knolls residents have in their neighborhood, as it is being built entirely with volunteer dues and special contributions. I am pleased and proud to be a part of this important step forward for Cherry Knolls, but there is much more that needs to be accomplished. The truth is, unfortunately, we don't have the funds to complete the Colorado Blvd. section this time. If more neighbors would pay dues and contribute additional funds to the project, I can see that the Colorado section could be built within two years! Please thoughtfully consider what you can do to show Centennial that Cherry Knolls residents have pride.



Arapahoe place residents Neal Greenwood & John Gillen rest after erecting zoning variance sign

— Respectfully Submitted by Jeff Dark

\$250.00 Reward: CKIA Board Responds To Rash of Vandalism

In a decisive and unanimous response to a wave of senseless and destructive vandalism in and around Cherry Knolls, your CKIA board has approved my request to offer a reward of \$250.00 for information leading to charges being filed and conviction of anyone who commits any act of vandalism or defaces property in and around Cherry Knolls. This includes not only our perimeters that have been hit, but

homes within the neighborhood, Cherry Field, the pool, and Cherry Knolls Park.

In the last several weeks, we have had two of our Cherry Knolls signs vandalized by someone stealing a letter from them. These letters must be custom made, and cost nearly \$200.00 each to make and install. Additionally, vandals have spray painted one of our stone monuments, as well as a number of locations in Cherry Knolls Park. Two fifty-gallon drums of used cooking oil were recently dumped off the side of the hill at Cherry Knolls Shopping center, in total disregard for the environment.

The people of Cherry Knolls need to know that their board is taking decisive action to stop these awful acts from occurring. Perhaps some would say, "it's just kids", but regardless of who it is, these perpetrators are capable of causing thousands of dollars in damages Cherry Knolls just can't afford. Perhaps parents should have a discussion around the dinner table as to just how wrong these acts are, and that serious consequences will result for the persons caught.

Needless to say, that in addition to criminal charges, CKIA will demand financial compensation to repair damages and (if kids are involved), parents will be liable. To report any act of vandalism, please email me at president@cherryknolls.org, or contact the Arapahoe County Sheriff at 303-795-4711.

Any information received will be held in confidence, and payment of reward made upon a conviction. If \$250.00 isn't enough to stop this, I will ask the board for more.

— Jeff Dark, President CKIA

**Next Cherry Knolls
Board Meeting**
Tues., September 13th, 7-9 pm
Sandburg Elementary School
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Cherry Knolls Improvement Association (CKIA)

www.cherryknolls.org

Contains contacts, links, past newsletters, minutes and other useful information.

- President** Jeff Dark
- Vice President** Scott Ranallo
- Secretary** Cindee Moyer
- Treasurer** Rod Talley
- Members at Large** Janet Dark
Bryan Hinckley, Jim Scully, Gail Wells

Committee Representatives

- Architectural Control** Jeff Dark
- Babysitting Co-Op Liaison** Laura Smith
- CENCON Representative** Gail Wells
- Covenants** CKIA Board
- Directory** Cindee Moyer & Janet Dark
- Long Range Planning** Jeff Dark, Conrad Steller II
- Newsletter Editor** Jeff Dark
- Newsletter Publisher** Colorado Lasertype
- New Resident Host** Jamie Cartwright
- Perimeter/Entries** Jeff Dark
- Website** Jim Scully
- Immediate Past President** Pete Egan

General Membership Meetings:

The second Tuesdays of May and November.

Regular Board Meetings:

The second Tuesdays of September through May.

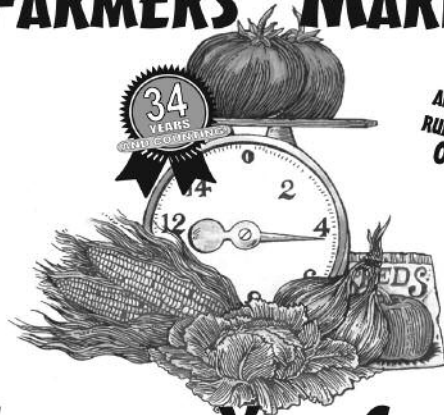
Meetings are normally at Carl Sandburg Elementary School, 7-9 pm. Everyone is welcome!

The *Cherry Knolls News* is published 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. 6th. **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 president@cherryknolls.org. 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.

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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WEDNESDAY • Littleton
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THURSDAY • Wheat Ridge
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SATURDAY • Southwest Plaza
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Fourth of July Fun

The Fourth of July party at the Cherry Knolls was once again a big success. We were grateful to have Arapahoe County Sheriff's Office and Littleton Fire Rescue lead the parade safely through the neighborhood. It was a hot day but the skies stayed dry and there was a great turnout for the parade and pool party. It takes a lot of volunteers and donors to make this party happen and for this great neighborhood tradition to occur. CKIA would like to thank the following people for all they contributed:

- The Cable family, Egan family, Jeff Dark, and Rod Talley for help with traffic control during the parade.
- Farmer's Insurance Group and Jennifer Madsen for supplying can coolers for everyone.
- The Steller Group and Conrad Steller for also providing drink koozies.
- The Cherry Knolls Swim Team and Carrie Warren-Gully for supporting the food and concessions.
- The Baby-sitting Coop and Pamela Kilfoyle for coordinating the games for the kids ages 6 and under.
- Chase Bank and Dave Trefz for supplying the coins for the kids pool dive.
- Pete Egan who handled mc duties during the Big Splash and Frisbee Toss competitions.
- The Cherry Knolls Swim and Tennis Club for making the pool available to all Cherry Knolls residents.
- The staff and lifeguards of Cherry Knolls Swim and Tennis that spend their time ensuring the safety of everyone who attends.
- All CKIA residents who support the Fourth of July party through their dues.

— Scott Ranallo, CKIA Vice President

Gail Wells Joins Open Space Board

Cherry Knolls Cencon rep, Gail Wells, has been appointed to the Centennial Open Space Advisory Board and has decided to resign from the CKIA board in November to focus on her new appointment. She is seeking input from Cherry Knolls residents on Centennial open space issues. Any Cherry Knolls neighbors interested in becoming the next Cencon rep can contact Gail or any board member for more information. Thanks!

— Gail Wells, 303-220-9821, g.wells@ecentral.com

Paige Robertson Steps Up, Joins CKIA Board

I am happy to report that longtime Cherry Knolls resident, Paige Robertson, has stepped up and volunteered to accept a vacancy on the CKIA board of directors. Her nomination will be voted on at the September 13 meeting. Paige responded to an article I wrote earlier this year, "A Great Neighborhood Needs Your Help". In that article, I wrote that "things don't happen, people have got to make them happen". Paige and her husband Rob have lived in Cherry Knolls since 1987. Paige went on to say, "it's an honor give back to the community that was such a great place to live and raise her son". I am confident that Paige's thoughtful and calm demeanor will make her a positive asset to the CKIA board. Paige will be running for reelection at the November board election.

I am sure that there are many others in Cherry Knolls who feel the same way as Paige about a desire to serve. The question is, will they step up like Paige has done?

— Jeff Dark





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Secretary's Report **by Cindee Moyer, CKIA Secretary**

By now all dues paying members should have received the 2011 Cherry Knolls Directory. If there are any issues with your information, contact me at **303-220-9105** or by email at **cmden10@aol.com**.

Big thanks to **Janet Dark**, CKIA board member for her assistance with the directory this year, and to **Sandy Wischmeyer** (who handled the formatting and design for MANY previous years) for helping me figure out what to do! **Michele Craig** of Snapdragon Graphics LLC is the new designer of our directory. She did a great job and was terrific to work with. The printing was done by Signal Graphics on S. Broadway who as usual do exceptional work. Finally, thank you to our advertisers who helped fund the directory this year:

- Ernie Cordova of Architage Inc
- Ben Kristopeit of Meadowlark Lawns
- Conrad Steller for
The Steller Group/Keller Williams Realty
- Bryan Hinckley of Massage Envy
- Liam & Natalie Crowe of G'day Pet Care
- Van Morrow of Re/Max Alliance DTC

Architectural Control Committee (ACC):

Please remember that as per the covenants, all sheds and outbuildings must be approved **PRIOR** to placing them on your property. Putting up a shed without approval can and has resulted in sheds having to be moved. You are really protecting your best interest when you apply for approval. There is an application on the **cherryknolls.org** website that you can email to **president@cherryknolls.org**, and generally receive approval in less than a week. Requirements are not overly strict with the primary goal of keeping your neighbors happy, which I really think most people want to do anyway. Don't make an expensive mistake and erect sheds without first getting it approved by the ACC.

— Submitted by **Jeff Dark**

2nd Annual Chalk Art Festival

The Arapahoe Community College Foundation will host the Chalk it Up to Education Festival at Arapahoe Community College in Littleton on **Saturday, September 10 from 10:00 a.m. – 7:00 p.m.** Over 80 artists, both student and professionals, will create works of art along the sidewalks of the campus green. Two professional artists have been chosen to display their chalk art works on the sidewalk; Mythica Von Gryffin, and Carolyn Gunther. Also, there will be a variety of bands playing, guests may purchase food and/or other products and services from vendors.

The Main Campus of Arapahoe Community College is located on the east side of Santa Fe at College Drive, 5900 South Santa Fe Dr., just south of historic downtown Littleton. To learn more about this festival, go to: **www.chalkituptoeducation.com**.

Notice

As per the bylaws, Article III, section 3.
Nomination and Election Procedure

At least (60) days prior to the General Meeting in November, the Board of Directors shall select a nominating committee from among the voting members, which committee shall have the duty of soliciting nominees to replace such members of the Board of Directors whose terms shall expire at the General Meeting.

Nominations can be made by contacting Jeff Dark by email, **president@cherryknolls.org**.

Treasurer's Report

By Rod Talley, CKIA Treasurer

January 1, 2011 thru December 31, 2011

The current CKIA income and expense statement is enclosed for the membership's review. The statement shows that expenses are running at or below budget for all categories except the 4th of July party and CKIA insurance. Recent unforeseen expenses include dead tree removal along the Perimeter as well as a costly refurbishing of the sprinkler system at Cherry field. Additionally, the cost of repairing the CKIA entrance sign at Colorado and Nobles that was vandalized was not anticipated.

OPERATIONS

	Thru 8/12/11			
	2010	2010	2011	2011
INCOME:	Budget	Actual	Budget	Actual
Directory Ads	1,500.00	2,266.00	1,500.00	1,370.00
Dues (428 paid in 2011)	50,000.00	51,135.00	50,000.00	50,775.00
Fourth of July	1,500.00	??	0.00	
Newsletter Ads	4,000.00	3,259.00	0.00	
Miscellaneous	15.00	65.39	15.00	2.74
TOTAL INCOME	57,015.00	56,725.39	50,015.00	52,147.74

EXPENSES:

	(dues letter, etc.)			
	2010	2010	2011	2011
Administration	2,250.00	1,451.07	1,500.00	724.18
Babysiting Co-op	550.00	550.00	550.00	550.00
Directory	3,000.00	3,420.64	4,500.00	4,154.94
Fourth of July	1,800.00	1,376.76	1,400.00	1,718.46
Holiday Lights	3,400.00	3,533.53	500.00	
Insurance	6,500.00	5,420.00	4,500.00	
New Neighbor Greeter	200.00	0.00	200.00	
Newsletter	4,000.00	3,760.30	0.00	
Common Area Maintenance:				
Perimeter	17,500.00	23,867.50	4,000.00	1,473.37
CK Garden Club			500.00	320.72
Cherry Field Maint.	10,000.00	11,059.34	6,050.00	3,287.00
Cherry Field Water			2,855.00	2,855.00
Elec. Utilities	1,700.00	1,375.13	1,450.00	574.94
TOTAL EXPENSES	50,900.00	55,814.27	28,005.00	20,300.61

NET INCREASE-

OPERATING 6,115.00 911.12 22,010.00 31,847.13

CAPITAL IMPROVEMENTS

	(112 paid)			
	2010	2010	2011	2011
Fence Contributions	9,000.00	12,360.00	6,000.00	7,825.00
Capital Improvements Made	56,600.00	1,881.74		573.24

NET INCREASE

CAPITAL IMPROVEMENTS 10,478.26 7,251.76
TOTAL INCREASE IN FUNDS 11,389.38 39,098.89

ACCOUNT BALANCES:

Balance January 1, 2011	70,279.70
Total increase in funds	39,098.89
Balance August 12, 2011	109,378.59
Checking account	55,270.70
Money Market account	54,107.89
	109,378.59



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Cencon Report: June 27, 2011
by Gail Wells, Cencon Representative

Sheriff's report: More DUI enforcement is planned for this summer. If you encounter a crime in progress, please call 911 and let officers respond to incidents. Frequently folks committing crimes are under the influence and armed. There have been some citizens who have gotten in over their heads trying to intervene recently. Please keep your garage doors down and your cars locked, the summer theft season is underway.

Arapahoe Library District: Summer reading program is underway and runs through July 30th. Next book sale is paperback sale July 9th and 10th at Eloise May Library followed by the Streets of Southglenn sidewalk and book sale July 15th to 17th.

South Suburban Parks and Rec: Free concert July 10, 2 to 5 p.m. at DeKovend Park. Coupons for golf are on the website. 10% off monthly and annual passes 1st week July. Blood Screenings July 20th and 22nd, \$40/person. No reservations required. 3.5 million in facilities improvements across the district this summer at DeKovend, Holly Pool and many other sites. Centennial Link trail is also being worked on this summer. Collector/antique road show at Buck rec center coming up July 22, \$5. 1 – 4 p.m., reservations required. Goodsen Rec Center is one of 11 sites with the weigh and win kiosks which pay people to lose weight. 3200 people are already enrolled, and team competitions will be starting up soon.

City of Centennial: Summer nights at the movies: city will sponsor 3 this summer. After reviewing the results of a phone survey, council has decided not to bring a transportation bond to a vote this year, so transportation/road projects will proceed as planned. Council member Bosier was convicted of theft and misrepresentation to a police officer and got a letters of reprimand and censure. The matter is now considered resolved and closed.

Community Association Institute roundtable discussions for HOAs are being planned for 3rd week of September.

Cencon HOA discussion time: Discussion concerning the new cell towers and associated buildings being constructed at Dry Creek and Colorado and Dry Creek and Holly. The work is being done in the roadway right of way, and city staff was notified as required, but the neighborhood HOAs were not, and that has caused some problems.

Employ-A-Youth

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, phone number 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 board or Colorado Lasertype.

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Cencon Report: August 22, 2011 Meeting

Sheriff's office: www.arapahoesherriff.org. Dry ice bomb exploded in Foxridge and caused injuries to an officer. Five juveniles and one 18 year old are in custody. Fatal bicycle/car accident on Quebec, increased DUI through Labor Day. Extra coverage around IKEA at least through Labor Day. So far it has drawn the biggest crowds for any opening in the US.

Arapahoe Library District: www.arapahoelibraries.org. Friends of the library used Book Sale at Koebel September 7 - 11. You can now text a librarian to ask for help in addition to calling, emailing, and walking in. District will be able to maintain service levels even though revenues have dropped 10% by using savings from previous years.

Fire Districts: www.littletongov.org/fire. Busy July with lightening strikes and fireworks. Please be careful, school is back in session! Wear your bicycle helmet!

South Suburban Parks & Rec: www.sspr.org. Fitness fun van debuted in August. The van can be scheduled to different parks and schools. About 600 kids are taking advantage of the golfing free offer, and the program will continue into the fall. The public art program is initiating an art on loan program at very low cost. New concussion law will go into effect January 2012 and will require training for coaches.

City of Centennial: www.centennialcolorado.com. Discussed the city public works contract with CH2M Hill. The phone number to report public works issues is 303-325-8000. The city is moving ahead with improvements including changing out incandecent bulbs for LED's, making school signals solar powered, lots of road maintenance and improvement projects. City would like feedback from citizens on what's working in public works and what we would like to see done differently in the future. Centennial home improvement project (HIP) is launching to help people reinvest in their homes through education, assistance and incentives. They will be happy to come out and present to any HOA.

— Submitted by Gail Wells, Cherry Knolls Cencon Representative

Covenants Corner:

Drought punishes Cherry Knolls Lawns

Recent prolonged drought has made maintaining lawns "neat and well-kept", in accordance with Cherry Knolls Covenants section 10, a challenge. Watering your lawn in Cherry Knolls is NOT optional. This is a legal "contract" that all homeowners made when they bought a home in Cherry Knolls. The covenants state, "Lawn areas must be watered in sufficient amount and frequency to maintain a healthy and natural appearance". I realize that the sticker shock of the monthly water bill is unpleasant, but believe me, you don't want your lawn to die. The condition of your lawn has a major impact on the value of your home and others in the neighborhood. You can buy a lot of water for the \$5-10,000 that it will take to re-sod your lawn. Additionally, watering a re-sodded or re-seeded lawn requires much more water than maintaining the lawn you have. There are a number of things you can do to keep your lawn green without spending a fortune. Not cutting the lawn too short helps keep the lawn from not drying out quickly between watering cycles. Aeration and fertilizing also help by allowing the water to penetrate the lawn and maintaining a nice appearance with as little water as possible. Repairing your sprinkler system as needed makes sure the water is going on the lawn and not down the street. "Spot watering" areas that need watered the most with a sprinkler can cut down on water bills rather than watering the entire yard with the sprinkler system. The board and I request that residents do their best to keep lawns looking reasonably green since Denver Water has not declared us in a 'drought' emergency.

— Submitted by Jeff Dark

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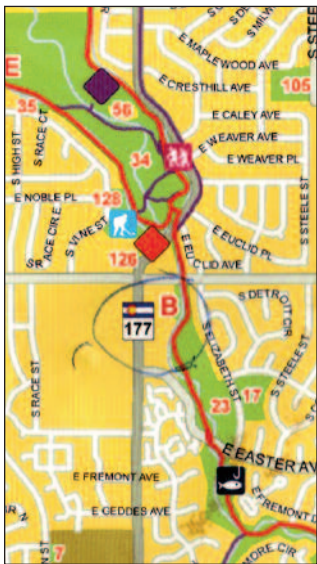
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Preserving Cherry Knolls Park Open Space (AND CLEANING UP A MESS AT THE SAME TIME)



Cherry Knolls Park and Adjacent Proposed Open Space. Source, S.S.P.R.D.

I believe that most Cherry Knolls residents value our neighborhood's proximity to Cherry Knolls Park, as it is one of the amenities that make this a great place to live. Our park is quite unique in the metro area because of the natural beauty of the creek, and large Cottonwood trees that almost make you feel like you are in the mountains, instead of being in a large city. Not only does the park enhance our quality of life, but you can bet it does something positive for our home values as well. However, most people don't know that much of the land belongs to the Cherry Knolls Shopping Center, and not to South Suburban Parks and Rec. As the map shows, nearly the entire area to the left (west) of the creek is private property.

I have two major concerns that I would like concerned Cherry Knolls residents to address. First, despite the natural beauty of the area behind the shopping center, the property has not been maintained, resulting in more of an eyesore than an asset. The list of problems is long but include very tall (8 ft.) weeds, trash, broken glass and other hazards including exposed utilities, pipes, wiring and dead trees. Unsightly graffiti has been sprayed on the fence, which is falling down and has large areas of missing pickets and sections. Additionally, the hillside has and continues to be home for an increasing amount of homeless people. While I have compassion for the homeless, I really don't want them living practically in my back yard. This is not a positive image for your neighborhood.

In a few words, I know I am not alone when I say that I want this **mess cleaned up**. Basically, the entire hillside is abandoned, and completely unmaintained. I have previously contacted ACS Property Management regarding taking care of these problems, but they were unresponsive. I intend to ramp up my efforts on these issues, as well as pursue cleanup of this area and repair of their fence under City of Centennial code enforcement. I could use your help in this endeavor.

Ultimately, a long term solution is needed to address these issues permanently, and to protect the area west of the creek from any type of commercial development with the envisioned **redevelopment of the Cherry Knolls shopping center**. It is for this reason that I propose that the land west of the creek and the hillside below the shopping center be acquired by a consortium of South Suburban, City, and Arapahoe County and managed as **open space**. Cherry Knolls Park is just too nice to allow continued deterioration resulting in de-valuing of our neighborhood. Preserving the land for the future should be a priority, and I urge interested residents to contact me jdarkfpc@aol.com so that we can move forward with the Cherry Knolls Open Space proposal I have offered.

— Jeff Dark, President CKIA



A homeless man takes up long term residence on the hillside by Cherry Knolls Park



Hillside overlooking Cherry Knolls Park, showing weeds, graffiti and dilapidated fence

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"Don't think. Thinking is the enemy of creativity. It's self-conscious, and anything self-conscious is lousy. You can't try to do things. You simply must do things."

—Ray Bradbury

"Go for it now. The future is promised to no one."

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