



PERTINENT INFORMATION FOR CHERRY KNOLLS: A COMMUNITY STRIVING FOR EXCELLENCE

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

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Welcome Your 2012 Board Members

Our November CKIA meeting had a very strong turn out and six residents stepped forward to serve as new Board members. Of these six new members, five will serve a two year term. The CKIA Board maintains rotation of its members, so that no new Board is being served by all newly elected Board members.

Following is a brief bio on each new Board member, as well as our three returning members (in alphabetical order). Please take a moment to contact your 2012 Board members to offer your ideas and support. Together we make Cherry Knolls a strong community.

RETURNING MEMBERS:

Bryan Hinckley, 6785 S Adams Way

"I have lived on Adams Way for four years with my wife, Cynthia and two boys, Brendan and Chandler. We love living in Cherry Knolls – our neighborhood has great established trees, the funky pool house, and great schools within walking distance of home. The best part of our neighborhood is that our neighbors are our friends. We like knowing that our neighborhood is a safe place for our kids to play and roam because no matter where they are, there is someone that knows them and is watching out for them. I am looking forward to serving this second year of my term on the CKIA board – supporting our neighborhood traditions and finding new ways to grow and develop our community."

Scott Ranallo, 7040 S Cook Way

"It is exciting to live in a neighborhood with so much tradition and character. My wife Melanie and our two boys (age 7 and 4) have lived in Cherry Knolls for almost 2 ½ years. We really appreciate the pride in the neighborhood and all the amenities of the surrounding area. The number of original homeowners in Cherry Knolls is really a testament to what a special place this is. This will be my second year serving the CKIA board and I look forward to continuing the Cherry Knolls traditions and finding ways to improve this great community. My family plans on living in Cherry Knolls for many years to come and I am committed to maintaining the standards that have been kept for over four decades. Maintaining home values in today's tough climate is difficult, but a strong CKIA supported by all residents will help Cherry Knolls continue to be a desirable place for people seeking home and community."

Rod Talley, 6985 S Garfield Way

"My wife Nell and I moved to our home on S Garfield Way forty years ago and have been here ever since. We fell in love with this wonderful neighborhood immediately. This will be my third year as a Board member and Treasurer. I want to use my knowledge and experience gained as a CPA to help the association carry out its work to keep Cherry Knolls the great place that it is."

continued on page 3

Does a Common Waste Service Make Sense?

(Follow Up to November Newsletter)

Scott Ranallo, CKIA Vice President

Much positive feedback has been received around the "one truck/one day" goal presented in the last newsletter. To date all of the comments received have been positive. While Cherry Knolls homeowners applaud this goal there have been some questions that I will attempt to answer.

Why is CKIA encouraging the use of one company to service all of the neighborhood's needs? There are many benefits to a "one day/one truck" initiative including:

- Reduced wear and tear on the streets as well as improved street life.
- Less noise in the community
- Improved safety for motorists, pedestrians, and kids
- Decreased carbon footprint.
- Improved aesthetics (fewer cans blowing down the street on a windy day and empty containers are returned to garage by Pro Disposal with standard service)

Can't CKIA put the garbage service out to bid? No. CKIA is unable to put the garbage service out to bid, as it is not authorized to negotiate this service for individual homeowner's. Nor can CKIA collect for or manage the payments of local waste service.

continued on page 2

Next Cherry Knolls Board Meeting

Tues., January 10th, 2012, 7-9 pm

Sandburg Elementary School

Everyone is Welcome!



Common Waste Service, continued from front page

Can the bylaws be changed to allow CKIA to negotiate and manage trash service for Cherry Knolls? Yes. CKIA bylaws could be changed with proper procedure to allow an Association managed service to exist. However, in 2009 the community voted down a proposal that would have changed the bylaws to include provisions that would have allowed CKIA contracted service.

Can CKIA contact all garbage companies for their most competitive rate and post them in the newsletter? Yes. CKIA could contact the waste companies similar to an inquiry by an individual subscriber. A CKIA community rate would be difficult to establish without an idea of how many subscribers would participate. In addition, individual services and discounts can impact the homeowner's rates.

Why did CKIA decide to work with Pro Disposal? CKIA contacted Pro Disposal to pursue a community partnership as they currently service 50% of Cherry Knolls homes. This would allow the "one truck/one day" goal to be reached quicker than working with a service that has a smaller market share. In addition, Pro Disposal has worked with other communities in the area on similar goals utilizing a community partnership. An added benefit is that the company is Colorado owned and operated.

How do I know that Pro Disposal has the most competitive rates? The only true way to compare rates is to contact the companies directly, but also consider the benefit to the community of a "one truck/one day" goal when comparing rates. Rates vary depending if you have recycling and garbage or recycling only, if there is a prepayment discount, if a fuel surcharge is applied, or a loyalty discount is applied. All factors should be considered and not just the base rate.

What can I do to help Cherry Knolls limit the number of garbage trucks in the neighborhood? Contact Pro Disposal to find out about their services, community rates and subscriptions. You can also work with your neighbors to have your entire block reach the "one truck/one day" goal. It is the choice of each individual homeowner who they hire for waste service. CKIA's hope is that we work as a community to limit the number of trucks in our neighborhood on a weekly basis.

If you have any questions that haven't been answered here please contact **Scott Ranallo at 303-221-1676 or scottranallo@comcast.net**. To get information on Pro Disposals rates and services contact Pro Disposal at **303-791-3827**.

Cherry Knolls Improvement Association (CKIA)

www.cherryknolls.org

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

- President** Scott Ranallo
- Vice President** Bryan Hinckley
- Secretary** Leigh Miller
- Treasurer** Rod Talley

Committee Representatives

- Architectural Control** Jerry Summers
- CENCON Representative** Bill Hastings
- Directory** Cindee Moyer & Maggie Byrnes
- Newsletter Editor** Paige Robertson
- Perimeter/Entries** Keith Woodward
- Website** Leigh Miller
- Immediate Past President** Jeff Dark

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.

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— Paul Dudley White



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2012 Board Members, continued from front page

NEW MEMBERS:

Maggie Byrnes, 6880 S Steele Street

“My husband, Torry Larsen, and I moved here from central Denver almost twenty-four years ago with our two-year-old, Andy; we needed a bigger house because Mike was due shortly. We loved the mature trees, the schools, the park and greenbelt, and the unique neighborhood.

I hope to represent the older folks who have lived here a long time (and may be getting ready to downsize) by maintaining Cherry Knolls’ charm, diversity, and friendliness.”

Bill Hastings, 6845 S Cook Way

“My wife, Ann, and I have lived here for 35 years and raised our children who are now grown and have families of their own. We live on South Cook Way just up from the swimming pool. I have always liked Cherry Knolls from the first time I saw it. With its diversity of young families and seniors and everyone in between; variety of architecture, and mature landscaping, I think it is still one of the best neighborhoods in the South Metro area. I volunteered for the board because I thought it was time to give back a little and to work with other board members and all Cherry Knolls neighbors to continue the good work the past board has done and help keep our neighborhood the outstanding community that it is.”

Leigh Miller, 6713 S Detroit Circle

“My wife Kate, my son Oliver, and I moved to Cherry Knolls a little over a year ago, and we are delighted to be here. My wife and I both were attracted to the neighborhood because of the variety of styles of houses, the established trees, and the great schools. As a Board member, I look forward to hearing from the well-established residences and learning from their abundance of experience, as well as bringing a fresh perspective of my own.”

Paige Robertson, 7050 S Steele Street

“My family and I have lived in Cherry Knolls for 24 years and have owned two homes in the neighborhood. We were first attracted to the area because of the proximity to the park and its miles of open trails, as well as the quality and beauty of the homes, large lot sizes, and mature landscaping. After living here for a while, it became very apparent that the neighborhood is unique because of the wonderful folks who call Cherry Knolls home. I am excited to be a member of the Board and look forward to serving the community.”

Jerry Summers, 6840 S Steele Street

“We moved to Cherry Knolls in June 1974 from the Texas Panhandle. Our daughters Sheila and Sohne attended Sandburg, Newton, and Arapahoe schools, where their mother Sharon taught for 30 years, and who continues to substitute. I worked in the O&G industry until retiring in the late 90’s. I enjoy music, art, architectural heritage; not much travel anymore. I love our beautiful, diverse community and look forward to giving back.”

Keith Woodward, 6756 S Detroit Court

“Heather and I have been living in Cherry Knolls for three years, with our son Drew (11 yrs) and our new addition Addison (11 months). We think Cherry Knolls is a great neighborhood and would like to do all we can to keep this a great place to raise a family.”

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Fence Project Moves Forward Despite Weather and Problems

Jeff Dark, Long Range Planning Committee

I am sure most everyone has taken notice of the new sections of fence that have been installed on Arapahoe Rd. I have had a number of positive comments on how nice the fence looks, and perimeter residents are excited to see the fence finally being built.

The construction has however been slowed due to a number of issues, winter weather for starters. A couple of weeks after the construction started, I noticed that knot holes were falling out of some of the 8 ft. tongue and groove pickets. Because I really didn't want "holes" in our new \$ 65,000.00 fence, I brought this issue to the attention of Standard Fence owner Mark Scavo. A decision was made to halt the project until replacement pickets could be obtained. Additionally, the workers had run into a number of buried concrete "pods", from previous fences. These can be time consuming to dig them out, but must be



done. There has also been some concern that the grade is not straight, resulting in minor undulations of the fence. The goal is to minimize this, without major re-grading, requiring considerable earthmoving and substantial additional cost.

While working closely with Standard Fence, it is my intention to build a quality, attractive fence, and do it within our budget! If the weather is not too bad, we should be finished sometime in January.

Let it Snow, Let it Snow...

Brian Hinckley

Perhaps you like the extra exercise gained by shoveling snow – or maybe you're lucky and have a neighbor with a snow blower that wakes up at the crack of dawn and treats the block to a plowed sidewalk... We all agree that our yards will benefit from the extra moisture, and NO ONE enjoys SLIPPING on an ICY SIDEWALK!

Remember that it is your responsibility to clear the sidewalks adjacent to your property. Snow removal is more than just a matter of common courtesy – it's public safety. That is why it's part of the Cherry Knolls covenants and the Centennial city codes. Please clear the snow from your sidewalks "within 18 hours of the beginning of any snow accumulation, or within 12 hours of the end of any snow accumulation, whichever occurs first." Whether you choose to use it as an extra workout, or hire a youth listed in this newsletter... By whatever method works best for you, please help make winter wonderland walking safer for us all.

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Treasurer's Report

By Rod Talley, CKIA Treasurer

January 1, 2011 thru December 31, 2011

OPERATIONS	Thru 11/30/11			
	2010 Budget	2010 Actual	2011 Budget	2011 Actual
INCOME:				
Directory Ads	1,500.00	2,266.00	1,500.00	1,370.00
Dues (437 paid)	50,000.00	51,135.00	50,000.00	51,725.00
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	2.17
TOTAL INCOME	57,015.00	56,725.39	50,015.00	53,097.17
EXPENSES:				
			(dues letter, etc.)	
Administration	2,250.00	1,451.07	1,500.00	814.14
Babysitting 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	144.00
Insurance	6,500.00	5,420.00	4,500.00	4,642.00
New Neighbor Greeter	200.00	0.00	200.00	0.00
Newsletter	4,000.00	3,760.30	0.00	
Common Area Maintenance:				
Perimeter	17,500.00	23,867.50	4,000.00	1,792.12
CK Garden Club			500.00	320.72
Cherry Field Maint.	10,000.00	11,059.34	6,050.00	5,834.50
Cherry Field Water			2,855.00	2,855.00
Elec. Utilities	1,700.00	1,375.13	1,450.00	747.25
TOTAL EXPENSES	50,900.00	55,814.27	28,005.00	23,973.13
NET INCREASE-				
OPERATING	6,115.00	911.12	22,010.00	29,124.04
CAPITAL IMPROVEMENTS				(113 paid)
Fence Contributions	9,000.00	12,360.00	6,000.00	7,970.00
Capital Improvements Made	56,600.00	1,881.74		15,253.24
NET INCREASE				
CAPITAL IMPROVEMENTS		10,478.26		(7,283.24)
TOTAL INCREASE IN FUNDS		11,389.38		21,840.80
ACCOUNT BALANCES:				
Balance January 1, 2011		70,279.70		
Total increase in funds		21,840.80		
Balance October 25, 2011		92,120.50		
Checking account		92,120.50		
Money Market account		0.00		
		92,120.50		

Kids at the Heart of Sandburg Auction 2012

Julie Vincelette

Our 7th annual dinner and auction will be held Friday, February 24, 2012 at the Columbine Country Club. With your continued support, your neighborhood school can maintain district-recognized research-based Library instruction, one-of-a-kind hands-on Science and Technology programs, para-support in Reading and Math to improve student/teacher ratios and specials such as P.E., Art and Music. We are currently looking for tangible items and underwriters for the auction. Please contact **Vickie Marquez**, Auction Co-Chair, at vickie3500@yahoo.com or **303-224-9223**.



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**Carl Sandburg Kindergarten and
Preschool Information Night and Registration**

Nancy Linger

Parent information night, for Preschool and Kindergarten, will take place **Tuesday, January 24th** in the Sandburg media center at 6:30 p.m.

Kindergarten Registration: Monday, January 30 and Tuesday, January 31

Enrolling your child in kindergarten in Littleton Public Schools is easy! Parents may begin the process any time after January 24, 2012 by filling out the registration forms with the district online (www.littletonpublicschools.net). Or, parents may choose to fill out the registration forms at Sandburg on January 30 and 31, 2012. Sandburg’s registration hours are 9:00 a.m. to 4:00 p.m. on Monday, January 30 and Tuesday, January 31 and from 6:00 to 7:00 p.m. on Monday, January 30. All Parents should bring the following items with them to the school:

- Proof of address (house contract, deed, or lease agreement)
- Birth certificate OR passport
- Immunization records

Parents who are unable to attend kindergarten registration on January 30 and 31, please call Nancy Linger at 303-347-4675. Questions? Contact the LPS Central Registrar, 303-347-4360.

Snow Buddies

“Snow Buddies” pairs volunteer snow shovelers with seniors who need help keeping their homes safely maintained. Get involved today!

FOR VOLUNTEERS:

Grab your shovel and assist a senior in Adams, Arapahoe, Denver, Douglas or Jefferson counties with snow removal this winter. Call: Volunteers of America, Snow Buddy Program at **303-297-0408** or email snowbuddies@voacolorado.org to be paired with a senior in your neighborhood.

ATTENTION SENIORS:

Volunteers of America, Snow Buddy Program may be able to pair you with a volunteer in your neighborhood to help with shoveling for the winter season. If you are 60 or older and reside in Adams, Arapahoe, Denver, Douglas or Jefferson counties, please call **303-297-0408** for more information.



Beautiful Holiday Lights and Very Cold Hands

A heart felt thank you to the handful of Board members and their spouses who braved the frigid cold weather to hang holiday lights and wreaths on Sunday, December 3, during a Broncos game.



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Cherry Knolls Improvement Association (CKIA) Meeting Minutes

Meeting #8 – 2011. November 8, 2011

Prepared by: Cindee Moyer

Meeting called to order by Jeff Dark at 7:06 p.m.

ATTENDANCE: Board Members: Jeff Dark, Rod Talley, Cindee Moyer, Paige Robertson, Janet Dark, Scott Ranallo, Jim Scully, Gail Wells, Bryan Hinckley. Others: approximately 35 other residents attended.

1. Approval of Minutes. October 11th board meeting minutes approved.

2. President's Report. Fence Project – Will be spending about \$1,000 to trim trees in the right of way for the fence project on Arapahoe, including trimming trees in the Nobles / Arapahoe open area and Elizabeth / Arapahoe entrance. CK will owe approximately \$50,000 for the fence on Arapahoe when completed. Standard Fence was supposed to start construction last week. Jeff Dark called the owner and they had not yet received the materials. The boards are 8 ft which take longer to receive. They also were a bit behind because of the weather. They anticipate starting this week. Trees will be trimmed by CKIA in the right of way and residents have completed their tree trimming. Jeff stated that if residents pay dues in similar numbers and the Board continues to be conservative in its spending, we should have a sizeable amount to spend on the next section of fence in two years.

Holiday Light hanging will be done by CK volunteers on 12/3/11. If you can help, please meet at the Nobles/Arapahoe entrance that Saturday at 11 a.m.

3. V. P.'s Report. Trash company – CK has no power to mandate a trash company. Since Pro Disposal has 50% of the neighborhood Scott Ranallo stated he believes it should be the company of choice. There is more chance of savings for residents by increasing Pro's numbers rather than moving the neighborhood to another trash

company. There was discussion on whether CK should still get bids from other trash companies, not just Pro Disposal. The new Board will take up the issue and put more information in future newsletters.

4. Secretary's Report. No report.

5. Treasurer's Report. So far, 435 residents have paid dues for \$51,555.00 and 113 residents have contributed \$7,970.00 to the fence project. Total expenses for the year so far are \$22,901.13. Cash on hand in checking is \$93,322.50.

6. Long Range Planning Report. See President Report

7. Newsletter Editor Report. Next issue will go out the first week of January 2012. Cutoff for articles is December 8, 2011. Jeff Dark will continue to be Newsletter Editor for the January edition but the new Board needs to get a replacement for the March newsletter (cutoff February 15th).

8. Architectural Control Committee Report. Multiple sheds approved by Jeff Dark.

9. Covenant Issues. Covenant complaint about commercial trailers and heavy equipment parked on the street excessively. A letter was sent to the resident and as the issue is not completely resolved, Jeff Dark will follow up.

10. Website. There was discussion of which business owners constitute 'supporting' Cherry Knolls for the purposes of a list on the CK website (which 'list' has not been updated in some time). The new Board will take up this issue in the future. Jim Scully is stepping down as Web Master and the Board will need to appoint a new Web Master.

11. Perimeter Committee Report. See President's Report.

12. CenCon. Gail Wells described the types of issues

continued on page 9



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CKIA Meeting Minutes, continued from page 8

discussed in the Cen Con meeting which is held on the 4th Monday of each month (excluding December). The Mayor attends this meeting and it is an opportunity for neighborhoods to air complaints and discuss issues specific to them. There is detailed discussion regarding City proposals, with each neighborhood representative able to voice concerns, ask questions and then take the news and information back to the HOA. Gail Wells will be stepping down as CenCon representative, so the Board will need to appoint a new representative for CKIA.

13. Board Election. Paige Robertson and Maggie Byrnes introduced themselves at the meeting as prospective Board members for 2012. Jeff Dark called for nominations from the floor and the following residents volunteered to serve: Leigh Miller, Jerry Summers, Keith Woodward and Bill Hastings. A vote was held and all six nominees were voted onto the 2012 Board. The quorum requirement per the Bylaws is 30 voting members, but only 27 households were present. As is precedent in past Board Elections, a motion was made to accept all nominees. Motion was seconded and all present agreed to accept the nominees. The new Board will vote on new Officer and committee positions at the December 13th meeting.

14. Adjournment. The meeting adjourned at 8:38 p.m. The next regular CKIA meeting is December 13, 2011 at 7 p.m. at Carl Sandburg Elementary School.

Employ-A-Youth

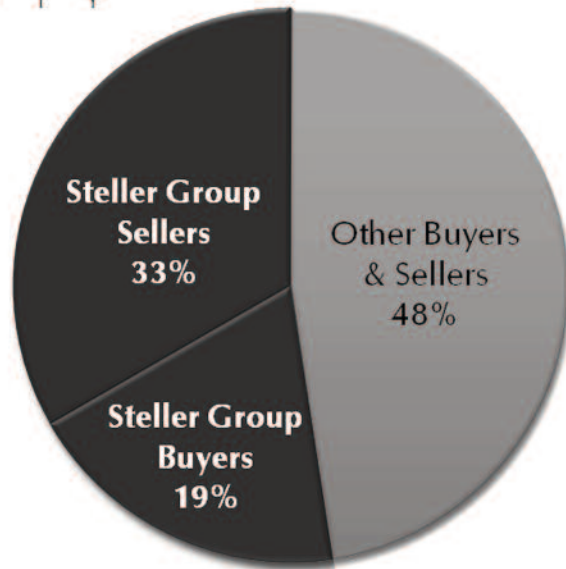
To add your teen's name, please email **Colorado Lasertype** at getinfo@coloradolasertype.com and leave the following information: the **neighborhood you live in**, your age, phone number and the categories you would like included. Categories: **(B)** Baby-sitting, **(*)** Red Cross Certified for CPR, **(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.

Amelia C.	13	B*/P	720-254-8894
Grant C.	12	L/R/S/P/O	720-254-8894
Claire D.	14	B*	303-741-2024
Gannon G.	12	B*/P	303-864-7414
Logan G.	13	B*/P	303-864-7414
Emily H.	13	B*/P	303-770-3878
Anna K.	10	P	303-703-9713
Charlie K.	15	S/P/O	303-796-0350
Jonathan K.	16	L/S/P/O	303-796-0350
Natalie K.	13	B*/P	303-796-0350
Andrew S.	18	P/L/O	303-770-7353 / 303-709-6586



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