

NEWSLETTER

KNOLLS ESTATES HOA

Spring 2024

COMMUNITY NEWS INFORMATION

Greetings to all community members. Your community Board of Directors would like to reach out and provide some valuable information regarding our community. The calendar year 2023 was very interesting with a lot of activity resulting in many accomplishments. Let us first start off by saying that your Board of Directors is comprised of five community volunteers with the sole purpose of working to make our community better. We want to make our community stronger and more livable with the help of all our community members. We still have a lot to work to accomplish in 2024 and beyond. We encourage your thoughts, support and participation as we continue to move forward. We encourage you to check out the website at www.knollsestates.com for current information and updates that include meeting minutes for each month along with much more community news to keep you informed.

NEW COMMITTEES

In 2024 we established some new committees with the intention of creating more community involvement in decision making. A new budget committee was formed to oversee the proposed annual budget and make recommended changes. Also, a new CC&R committee was established to review the proposed updated CC&R's and make some recommended changes to the Board in an effort to get a new document approved by the members. Our current document is thirty years old and should be improved with new language provided under state HOA law. Even though our document is outdated, current state law statutes super-cede any older laws. We are trying to make some changes to the discretionary elements of the document to allow more flexibility for homeowners. We are also looking at updating our current By-Laws that have not been amended since 2008.

BUDGET, DUES, RESERVE STUDY

For the first time since our HOA inception, a dues increase program has been adopted and implemented. We know that this is not a completely popular decision, but is necessary for the continuing maintenance needs of the community. We are also in the process of determining a new reserve study that will be applied to assure we are building adequate dollar amounts into our reserves for future maintenance needs.

COMMON AREAS AND ROADS

Common area and road maintenance are high profile concerns for the community. Within the last four years all of our common areas have been cleaned up and most areas of briars and scotch bloom have been removed. This is a tremendous help in mitigating fire danger in the summer and fall months. However, grass and weeds continue to grow seasonally and we will continue to address the tall grass situations in many of the ravines and steep hillsides. This is difficult work and many landscape companies are reluctant to bid. One business did give

us a quote that was between \$70K to \$100K for three months of work. We continue to look for available resources to help with the seasonal clean up that is more affordable.

The roads in Knolls Estates are the responsibility of the HOA with the exception of Dovetail and a portion of Scardi Blvd. In terms we can all understand, each homeowner is responsible for approximately 80 feet by 12 feet of road surface adjacent to their home. For homes on corner lots that could mean double the amount of road surface responsibility. Asphalt repair or replacement is very costly. In the last four years all of our roads have been crack sealed and a coat of asphalt sealer has been applied to all surfaces. This should help extend the life of our roads for some years. Early this summer, approximately 300 feet of road will be replaced on the east portion of Culver Loop at the intersection of Scardi Blvd. For some reason there is significant failure in this section of roadway. This repair alone will cost over \$40K. Our objective is to preserve and extend the road life as much as possible and repair the problem areas incrementally so as to help reduce the financial burden on homeowners. We are hopeful that the dues increase schedule will help build the reserves necessary to help with this issue.

COMMUNITY EVENTS

Our social committee has planned several events throughout the year. The committee is also providing some refreshments at our monthly meetings for members in attendance. Here is a schedule of events,

Sutherland Community Garage Sale (June 7-8)

July 4th Golf Cart Parade (July 4th 6pm-8pm)

Knolls Estates Annual BBQ – September 14, 11am – 2pm

Christmas Light Contest (December)

We encourage you and your families to participate in any or all of these events in the spirit of community fun and enjoyment.

SAFETY PREPAREDNESS

Safety is an important issue and our Safety Committee is working to keep our community informed with current information. The theme for 2024 is “A Lasting Legacy” with a mission statement of: “The life you have built is worth protecting”. A monthly focus is presented each month and is listed on the community website. Being informed in advance is a key element to being prepared to survive if a natural disaster occurs.

CONCLUSION

Remember, our monthly meetings are held the third Wednesday of each month. Hopefully, some of our meetings will be held in the HOA park weather permitting.

In conclusion, we would like to say that recently this Board has been attacked by some very slanderous accusations from some of our members that are completely unfounded. Members concerns and grievances are always heard and considered. Working together usually creates a more positive outcome. We are listening to the community and we encourage your participation. This Board was elected to serve the members of this community and that is our clear objective. We are all stakeholders in this community and we want to continue making Knolls Estates one of the best communities in Douglas County.

Best wishes for a great summer and beyond!

Best Regards, Your Knolls Estates Board of Directors