

NEWSLETTER

KNOLLS ESTATES HOA

Spring 2025

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 2024 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 2025 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. We have a new website provider and the Knolls Estates website is now up and running, it's easier to navigate and more user friendly. Our monthly meetings will now be held at the Sutherlin Community Center, just as in the past, the meetings are the third Wednesday of each month at 6 pm.

COMMITTEES

Our committees are continuing to evolve. The design committee has been busy with work on approving homeowner requests for home improvements. The social committee has established dates for this year's social activity calendar.

BUDGET, DUES, RESERVE STUDY, BY-LAWS, COMMUNITY RULES

For the first time since our HOA inception, a dues increase program has been adopted and implemented. The dues structure will move to \$70 per month beginning in January 2026. We know that this is not a completely popular decision, but is necessary for the continuing maintenance needs of the community. At this time, no further increase on Dues is planned after 2026. A new reserve study was completed and the primary result indicates that we need to establish adequate reserves each year to address the roads within our community. These funds will be used for additional road repairs in 2025 and going forward.

In April, the Board presented an updated By-Laws document for a month-long review by the community. This document had not been updated since 2009 (one paragraph) full document not since 1995. It was formally presented at the regular May meeting and approved by a large majority of homeowners who attended. The updated By-laws will provide a complete working governing document that contains language pertinent to HOA current law.

The Board has also approved new community rules for the community. You can view them on the community website. This document is pretty easy to read and understand. Please take a short amount of time to review it.

COMMON AREAS AND ROADS

Common area and road maintenance are high profile concerns for the community. A section of failed roadway was repaved at the top of Culver Loop and Scardi Blvd. This section of roadway will be top coat sealed this summer. An additional 630-foot section from 1952 Culver Lp to 1799 Culver Lp will be repaved this summer. This section of Culver loop is by far our worst in our community. This section will approx. be from Arnie Court

down to the intersection at Divot Loop. 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. No burning occurred in 2024 and there are no plans for burning in any of the common areas for 2025 and possibly beyond if we can maintain the current level of maintenance.

The roads in Knolls Estates are the responsibility of the HOA with the exception of Dovetail and a large portion of Scardi Blvd. 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. 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. In regards to safety, we are installing “speed humps” in strategic locations on our streets to slow down vehicles within the community. We give advance notice so please be aware of street sweeping that will occur at various times throughout the year. Email notices are sent out for advanced notification.

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;

- Coffee & doughnuts in the HOA park-June 24, July 22 and August 26, come join us from 9-10 am.
- Sutherland Community Garage Sale June 14, HOA homeowners may participate June 13-15.
- July 4th Golf Cart Parade July 4th 11:00am; Prizes awarded for best decorated carts.
- Knolls Estates Annual BBQ – September 7, 11am – 2pm This year we will offer a raffle with prizes awarded to those community members who attend, need not be present to win.
- Christmas Light Contest December, TBA

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 2025 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. We encourage all community members to participate.

In conclusion, we would like to say that 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!

With Regards,

Your Knolls Estates Board of Directors