

Five-Year Plan

2009-2014

The Knolls Home Owners Association

Developed by

**The Knolls Board of Directors
Colorado Springs, CO 80922**

**Revision 2
30 Jan 09**

Revision	Date	Reason
Revision 1	7 Oct 07	Update
Revision 2	30 Jan 09	Update

1. Purpose:

As with any Homeowner's Association the Knolls' Board of Directors (hereafter known as the Board, volunteer and work for the betterment of the HOA. They are people that are raising their hand and get themselves elected to the Board. Elections for these positions are held every October.

The five-year plan for the Knolls was created to help provide a plan, a look ahead if you will, for the Board as well as the Knolls Home Owners Association (HOA). The specific purposes of this document is to plan and achieve our goals and objectives for the Knolls for the next five years.

2. Scope:

This document applies to Board and the Knolls HOA located in Colorado Springs, CO. At no time will this document override the city of Colorado Springs or that of the state of Colorado rules, laws or ordinances. If there is a conflict between this document and the rules, laws and/or ordinances, this document will give way to the City and State.

3. Board Mission Statement:

The Board is dedicated to provide all members of the Knolls HOA an environment that ensures a pleasant neighborhood in which to be proud of, while recognizing the autonomy of each individual homeowner.

4. Goals:

Upgrade the landscaping of Peterson Road easement from Tee Shot to Golf Club Road.

Add boulders and flower planters to each of the landscaped common areas to add to the beauty of the Knolls.

Add not more than 2 each street lamps a year in areas deemed necessary as identified by the Knolls HOA and agreed to by the Board.

Update the master plan annually to extend the plan to the future year and update our current goals

5. External Limiting Factors:

Yearly elections of the Board of Directors

Limited funds

Limited availability of manpower though volunteers

The will of the Knolls Association as determined through four yearly General Membership Meetings.

Limited participation of the Knolls HOA in the General Membership Meetings.

Contract agreement with the Springs Ranch Master Association.

Outside rules and regulations of the City of Colorado Springs and the state of Colorado

6. Priorities:

In order to bring our vision to reality, accomplish these goals, and respond to external factors we have identified, the following priorities will be applied:

Landscape the East side of Peterson Road North of Tee Shot and South of Gulf Club no later than 2010.

Add trees boulders and other landscaping materials to the common landscaped areas to increase the beauty of the Knolls.

Pay the city to install no more than 2 street lamps a year in mutually agreed to location between the HOA and the Board.

Update the master plan annually to extend the plan to the future year and update our current goals

7. Plans:

a. Landscape the area on the East Side of Peterson Road between Tee Shot and Golf Club

i. Priority: High

ii. Planned date: 2010

iii. Objective: Beautify the corner in an effort to enhance the Association.

iv. Cost: Not to exceed \$18,000.00

b. Add trees boulders and other landscaping materials to the Common Areas

i. Priority: Medium

ii. Planned Date: 2011

iii. Objective: Placing of landscaping materials within the Ascendant Drive Common Area thus finishing off the landscaping of this area

iv. Cost: \$6000.00

c. Install no more than two street lights a year in a location mutually agreed to by the Board and the HOA members.

i. Priority: Medium

- ii. Planned date: Yearly
- iii. Objective: Eliminate dark dangerous areas within the boundaries of the Knolls and to enhance the neighborhood appeal.
- iv. Cost: Not to exceed \$3,000 a year

8. Completed Work

- a. Common Area Rock
- b. Common Area Landscape on Hillock
- c. Corner of Peterson Road and Tee Shot Rocked
- d. Tee Shot landscaping
- e. Addition of boulders, trees and flowers to the Hillock common area.