

Financial Update for 2018

We must be nearing the Annual Homeowner Meeting (October 9) since it's my turn to write an article for the KVTA Newsletter. As the Treasurer of KVTA, the first thing most people will want to read is that there will be no dues increase for 2019. From our increase three years ago, we've made many improvements to the property while maintaining our Reserve percentage to well above other associations.

Projects from Reserves for 2018 included the refurbishment of the tennis courts, numerous sprinkler zone replacements, sidewalk repairs and a significant amount of tree trimming/removal in areas which have become overgrown. We will continue with sidewalk repairs and sprinkler zone replacements during the next few months. Board member Dave Kaiser has been instrumental in identifying sidewalk and landscape improvement opportunities to prioritize our focus.

Our Operating Fund continues to rise for 2018, especially our water bill. For the first eight months of 2018, we have spent \$115,117 which is 15% more than the same period last year. Inflation is also very apparent with our day to day operating expenses. We are projecting to end the year above our targeted budget, but by reducing our Reserve spend next year we won't need a dues increase and will evaluate needing one for 2020 during the second quarter.

Joe Johnston
Treasurer

COMMUNITY INFORMATION (www.knollsvillage.com)	
Clubhouse Reservations 2701 E. Geddes Place	Oct —Dec Linda Ward— 303-999-6471
	Jan—March Kathy Kurtz —720-398-8684
	April—June Pam Hansen—303-757-1576
	July—Sept Mimi Iverson— 303-794-2494
KVTA Board Meeting	Tuesday, Nov 6, 2018 —6:30 pm
Newsletter Deadline Wed, Oct 31 before noon	Nan Matthews nan@themattgrp.com; 303-843-6414
Emergencies in Common Areas KVTA Message Center	303-304-8976 303-796-0540

The Open Gate

Ads are free, but you must be a Village resident to advertise. Email your ad with your name, address and phone number to: nan@themattgrp.com; drop your ad in the black box by the bulletin board at the clubhouse; or call 303-843-6414. For Sale ads will appear one time and service ads will be published for 3 months and must be renewed to start in January, April, July and/or October. The deadline to place an ad is the 1st day of the month.

CAREGIVER NEEDED

Knolls Village residents seeking caregiver. We would love to find someone for Wednesday mornings 6-9AM to allow primary caregiver to attend weekly meeting. In addition, we are looking for someone to check in for a couple of hours on the weekend and to substitute during the week, when regular caregiver is unable to be there. Tasks: Laundry, light housekeeping/organizing, meal prep., companionship, assistance with exercise and walks in neighborhood. Please call 303-475-8575

Your Neighborhood Independent Travel Agent

Taking the first step in planning a trip—whether that's buying a plane ticket or figuring out where you're going to go—is always the hardest. I can help! Like us on Facebook for travel tips and ideas @BeaconTravel LLC
720-645-3836
lindahedges.inteletravel.com
linda.beacontravel@gmail.com

For Sale – Make An Offer

Two bookcases
One four-drawer chest
Twin bed - almost new mattress and springs plus sheets
Toddler bed
Small white storage chest
Call Liz Martin if you are interested -
303-721-8730

Garage Space Needed

Seeking garage space to store classic car. Long term spot desired.
303-773-6967
manning_mike@yahoo.com

Repairs to Remodel

Specializing in bathrooms and kitchens. Tile, counters, cabinets—we do it all—handyman services—painting to water heater replacement. 25 yrs experience. Call M.W. Inc. (Mike) at 303-949-3930



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The Back Gate Villager

The Streets at Southglenn

SPOOKY STREETS

Friday, October 26, 2018 4:30—7:30 pm

PARADE OF COSTUMES

Join our Halloween parade in your spookiest get up

SCARE AWAY HUNGER

Bring a canned food item for Food Bank of the Rockies and receive a complimentary treat

ENTERTAINMENT STAGE

Enjoy music and magic at our stage at Commons Park

FACE PAINTERS AND BALLOON ARTISTS



**ACC Covenant Corner – Working Together to
Keep Our Community Vibrant!**

A few reminders for your consideration this month.

* **All Architectural Improvements and Exterior Changes** to your Townhome must be approved by the ACC before any work is done; this includes Radon Mitigation and gates. Please fill out the Application Form and mail it in or place it in the Box by the Clubhouse. We will try to get you a response within a few days, but it is better to get approval than to have to redo work once it is complete.

* **For Sale Signs** are not allowed in windows or in front yards – they can only be placed in the small area behind your Townhome by the side of your garage.

* **Window Air Conditioners & Fans** must be removed by October 15th

* **Halloween Decorations** must be taken down in a timely manner, but no later than November 15th

As always, we appreciate the way we all work together to keep our community beautiful!

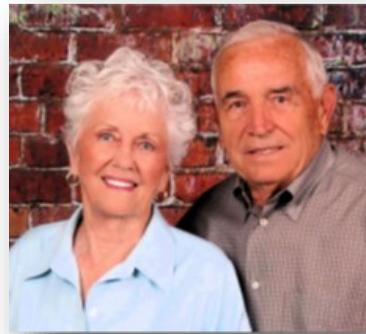
Bookkeeper Position Available

The Board of Directors is seeking a part-time, full-charge bookkeeper to handle all of the accounting needs of the Knolls Village Townhouse Association. This position will report directly to the Board and works with our CPA firm to prepare financial statements and tax returns at the end of the year.

An associate's or bachelor's degree in a field such as accounting or business is preferred. A combination of education and experience will be considered. QuickBooks experience is required.

For more information or to submit your resume, email bookkeeper@knollsvillage.com

MEET YOUR NEIGHBORS



**Dick and Betty
Theis**

Originally from the Midwest, Dick worked at Honeywell's aerospace division in management positions and was transferred to Honeywell's Colorado facility in 1969. Dick and Betty's family of five children lived in Littleton and Centennial before the two of them moved to the Village four years ago. "We had friends who lived here and felt it would be the perfect location, since we could walk to the grocery store, shops and the library."

Dick and Betty met on a blind date when they were in college – Betty at The College of St. Catherine's in St. Paul and Dick at the University of Minnesota. While Dick was in the army, they lived in Germany for over three years, bringing home a daughter born in the Heidelberg US army hospital.

They came from very similar family backgrounds, since both their fathers were dairy farmers. Betty's family had four girls and three boys, but she indicated that the girls didn't get too involved in the daily chores. Dick on the other hand commented, "My dad did have milking machines, but once my brothers and I were old enough, we did the milking."

Dick took early retirement from Honeywell, and he and Betty have spent the next twenty years camping and traveling. "After earlier trying family backpacking and a couple of tent campers, we then bought a small RV and went from coast to coast, border to border plus Canada to Mexico. Our most ambitious driving trip was for our 50th wedding anniversary when we drove to Fairbanks, Alaska, a 6,000 miles round trip." Together with another couple and their RV, they stayed in provincial parks and RV sites along the way. "Enjoyed" the 1,400 mile Alcan highway through Canada. The Alaska trip included a flight from Fairbanks to Prudhoe Bay and encountering grizzly bears in Denali National Park. Betty commented that a highlight of the trip was a stop on the drive from the oil fields back to Fairbanks at the community of Coldfoot, meeting and learning about the people who lived in the Alaskan wilderness subsisting on hunting and trapping.

In addition to their driving excursions, the Theis' have traveled much of the world. Their tour group of choice was Grand Circle Travel whose focus is adventure trips for Americans over 50 years in age. Dick and Betty have been to Europe, Egypt, Central and South America plus China and Southeast Asia. Favorites included Thailand and Cambodia, and all the rest.

The Theis' have five children and seven grandchildren all of whom live in the Denver area except their oldest daughter who lives in Seattle. "She is a serious hiker who along with five other women just trekked to the base camp at K-2. She has been to the Himalayas over half a dozen times."

Dick indicated that when you move to Colorado from the flatlands, a goal is to climb mountains. "I managed to climb about 18 of our 14,000 footers, but our son Karl beat me having climbed all 53 of our 14ers." Dick is also an avid photographer - took the picture of the baby owl nesting in a tree highlighted in our April 2018 newsletter.



KVTA BOOK CLUB



Prompted by the recent PBS bio on Mark Twain, the KVTA Book Club has selected *Tom Sawyer* for their November 15 meeting to be held at 7 p.m. at the home of Karen Garrus, 7392 So. Knolls Way.