

**FROM SCOTT WARD  
PRESIDENT OF THE HOMEOWNERS' ASSOCIATION**

Hello Everyone,

Too often the garage is used as storage space. If you have not used an item in your home in the last year, take a closer look and decide if you will ever use it. If the answer is 'I may not,' then think about passing the item out of your house.

I am guilty of keeping stuff in my garage that I have not used in a year. The tools I inherited from my father are great examples. All our units have a two-car garage designed for parking both cars - not for storage. Our community is not a vehicle storage facility. We as a community are unable to store vehicles no matter the life situation, and there is no special circumstance.

Soon we all have an opportunity to pass on our stuff. On June 1 we're having a community garage sale. Each resident will be able to open their garage and sell items.

Also, we are having Dumpster Days on June 8 and 9.

A recent snow proved how deeply buried our cars get when left outside. The perfect place for your car is in your garage.

Our townhouse community means that several families are living in the same building. Even though Writer built sound protection into each unit we must be mindful of our neighbors. The space behind each townhome can impact our neighbors without our knowing. Is your back yard filled with things that create a habitat for animals (mice/rats rabbits)? Is the tree in your backyard shedding leaves into your neighbor's yard?

Fortunately, or unfortunately we cannot always see the contents of a backyard. I am asking all individuals to be mindful of situations that impact us all.

Thank you, Scott

<b>COMMUNITY INFORMATION</b> ( <a href="http://www.knollsvillage.com">www.knollsvillage.com</a> )	
<b>Clubhouse Reservations</b> 2701 E. Geddes Place	Jan—March Kathy Kurtz —720-398-8684 April—June Pam Hansen—303-757-1576 July—Sept Mimi Iverson— 303-794-2494 Oct —Dec Linda Ward— 303-999-6471
<b>KVTA Board Meeting</b>	Tuesday, Apr 2, 2019 —6:30 pm
<b>Newsletter Deadline</b> Fri, Mar 26 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.

<p align="center"><b>Your Neighborhood Independent Travel Agent</b></p> <p>We are a full service travel agency specializing in working with busy people to create their Unique All-Inclusive Land or Sea Vacation. 720-645-3836 <a href="http://www.BeaconTravelLLC.com">www.BeaconTravelLLC.com</a> <a href="mailto:Linda@BeaconTravelLLC.com">Linda@BeaconTravelLLC.com</a> Facebook @BeaconTravelLLC</p>	<p align="center"><b>Do you live in a two story townhouse in the village? Do you have a problem with stairs?</b></p> <p>I have a brand new Bruno Chair lift for sale. The original price is \$3,200. I would like to sell this chair lift for \$2,200. I can arrange installation. Please call if you are interested. Kathleen Sutton 720-934-1923.</p>
<p align="center"><b>Wanted to Buy Stationary Bike</b></p> <p>Will need to see before purchase. Please call Charlotte, 303-770-5708</p>	<p align="center"><b>Repairs to Remodel</b></p> <p>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</p>
<p align="center"><b>For Sale</b></p> <p>GE 5 cubic foot chest type freezer Call: 303-796-9649</p>	<p align="center"><b>Professional Painting and Drywall Repair</b></p> <p>Honest, Responsible and Reliable Call or email Charlie 310-420-0582 <a href="mailto:byrnscharlie@gmail.com">byrnscharlie@gmail.com</a></p>
<p align="center"><b>Honest, Friendly, Reliable Mechanic Who Specializes in Asian Imports</b></p> <p>ASE Certified. Specializes in Toyota Lexus, Nissan Infiniti, Honda &amp; Hyundai. Timing belts, wheel bearings, oil changes, filters, brakes, tire rotations, tune-ups &amp; more. Competitive pricing - 15 years experience. Call, text or email Jonathan <a href="tel:(719)423-9372">(719) 423-9372</a>, <a href="mailto:4playfabrication@gmail.com">4playfabrication@gmail.com</a></p>	



*The Back Gate*  
**Villager**

**What's Happening in the Real Estate Market?**

*We felt that getting insight on the current market from some of our local real estate brokers would be helpful to everyone. Below is the first of what we hope will be a bi-monthly article. We encourage other real estate professionals to submit their comments for the May issue. Please send to [nan@themattgrp.com](mailto:nan@themattgrp.com)*

**Location, Location, Location: Trails, Schools, SouthGlenn**

Last year 21+ townhomes in the Village at the Knolls sold, and prices were amazing. Prices ranged from \$325,000 to \$400,000.

To compare the difference in pricing:

The unit for \$325,000 had only one bath upstairs, was mostly original with almost no updates and an unfinished basement.

The \$400,000 unit was an updated ranch with a finished basement. The kitchen had new cabinets, newer appliances, partially opened dining room, hardwood floors in kitchen and dining room. New doors throughout, new carpet and fresh paint. Basement was 80% finished. Baths updated.

There was also a 2-story that sold for \$395,000 that was basically brand new.

Updating does help in getting a higher price. However, before updating, the seller might want to get some professional advice as to the best place to spend their money, i.e. kitchen, bath, basement, etc. This will help them determine that the money invested will result a better sales price.

Two additional reasons our community draws buyers: the excellent maintenance of the grounds and low HOA dues. Hats off to the board for a job well done.

Cathy Fox, The Realty Fox, 303-947-5866

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

A few things for your consideration this month.

**The ACC is recruiting!** We have an opening on our committee and would love for you to join us. We have a great group and we accomplish a lot for our community with minimal effort. Our first meeting is in April, so if you are interested, please give me a call. Anita Zukas 720-489-0302.

**Trash Cans and Recycling Bins:** Please be thoughtful of your neighbors and put your trash cans and recycling bins away on the day the trash is picked up.

**Recycling Call to Action:** Why not start out the New Year right by recycling? Recycling is included in our HOA contract with Waste Management, and it is simple to do. You don't even need to separate glass, plastic, paper anymore, all you need to do to get started is call Waste Management at 800-482-6404 to order your Recycle Container at no charge to you. The trash and recycle schedule can be found on our Website at: [http://www.knollsvillage.com/trash\\_pickup.htm](http://www.knollsvillage.com/trash_pickup.htm). Let's all do our part to Recycle.

**Out of Compliance Letter Reminder:** If you received an Out of Compliance Letter from the Architectural Control Committee last year and have not resolved the issues listed in the letter, we have not forgotten you! We will be making follow-up calls to discuss resolution timelines so we can close the 2018 issues before the Committee starts walking again in the spring.

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



The KTVA Book Club will meet at the home of Cathy Fox (6902 So. Knolls Way, 303-947-5866) at 7:00 p.m. on Thursday, March 21, to review *The Forgotten Garden* by Kate Morton. Interested readers are welcome to join this group.

*Every day in Centennial, hundreds of volunteers pour their time and hearts into serving worthwhile causes. They are the nameless people behind the scenes whose efforts help make the world a better place for those in need.*

There are as many volunteer opportunities as there are talents among residents, and finding the right fit is a matter of knowing where to look. Whether you're interested in adopting a street, bringing hot meals to local seniors, or seeking deeper involvement in the community, the following is a list of respected nonprofit organizations with an established track record of giving back in Centennial.

### Adam's Camp

6767 S. Spruce Street, Suite 102, Centennial, CO 80112

Adam's Camp provides a variety of intensive, personalized, and integrated therapeutic programs for children with special needs and their families, as well as recreational programs providing social connections and growth in independence for youth and young adults with special needs.

### Bags of Fun

7200 S. Alton Way, B-130, Centennial, CO 80112

The nonprofit's mission is to deliver a Bag of Fun to every sick child whose health and happiness is both compromised and threatened. The group exists to "bring joy, laughter and relief to every child fighting a life threatening disease or condition."

### National Stroke Association

9707 E. Easter Lane, Centennial, CO 80112

National Stroke Association provides stroke education and programs to stroke survivors, caregivers and the healthcare community.

### South Suburban Park Foundation

6631 S. University Boulevard, Centennial, CO 80121

Their mission is to maximize outdoor opportunities benefiting south metro communities, including Centennial, by envisioning, promoting, financing, facilitating and completing trails and greenways by creating and strengthening strong collaborative partnerships.

### TLC Meals on Wheels

7300 S. Clermont Drive, Centennial, CO 80122

Mailing address: PO Box 3108, Centennial, CO 80161

The mission of TLC Meals on Wheels is to enrich the lives of seniors and others in the South Metro Denver Area by providing nutritious meals and services that promote dignity, well-being, and independence.

### Volunteer with Arapahoe County

5334 S. Prince Street, Littleton, CO 80120

Take an active role in your government, make a difference in the lives of your neighbors, and extend the reach of services into local communities.



## TIME FOR SPRING CLEANING???

### Knolls Village Community

### Garage Sale

Saturday, June 1, 2019

8:00 am—3:00 pm

We will have balloons and arrows pointing down the alleys to everyone's garage sale. In addition, there will be ads in the Denver Post, on Craig's List and signs on University.

In order to know where to put up the balloons, you need to sign up ahead of time. **Please call or email Nan Matthews,**

**303-843-6414 or [nan@themattgrp.com](mailto:nan@themattgrp.com) no later than**

**May 15, 2019**

with your name, address, phone and email.

## SNOW SHOVELING HELPERS

*[The following person responded to our request for people to help out with snow shoveling. If you want to be added to the list, email the BackGate Editor [nan@themattgrp.com](mailto:nan@themattgrp.com), and she will put your information in the next Issue as a resource for our community.]*

### Josh Adams 303-478-9414

I'm willing and able to do any and every yard available during any amount of snow and at any hours necessary, i.e. early morning, late night etc. pending what the snow dictates.

**\$20 per yard** will cover the whole day which will include multiple shovels if snow continues to fall throughout the day.