

The Open Gate

Email your ad with your name, address and phone number to: admin@knollsvillage.com; drop your ad in the black box by the bulletin board at the clubhouse; or call 720-583-2495. 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.

Seamstress & Floral Designer

Alterations, custom pillows & home decorating projects. With the holidays quickly approaching, let me help design your home decor.

FBN Roofing

Residential & Commercial / Licensed & Insured
Free roof inspection an estimate.
Call Wayne @ 303.797.7740

Snow is around the corner. Time for a winter escape! Call to arrange your vacation today.
Diedre Hammond – 720.568.4663—CWT
Vacations – Your fellow Village resident

Need Small Repairs Around the House?

Need some minor car repair?
Give me a call. I can help.
Brian 720.891.1570

Do you want info on area activity
or need a referral for a vendor?

Give me a call: Cathy Fox
303.947.5866 // www.TheRealtyFox.com

In-Home Computer Repair and Service

Including virus removal, data recovery, speed optimization and much more.
Call Jon at 303.736.9221

Your Resident Realtor, Ken Deshaies, EcoBroker

Home Buyers Marketing, Inc. - 970-485-1891
22 Years Experience – Real Estate Author
Ken@SnowHome.com

Stokes Remodeling LLC

Free Estimates / Licensed / Insured / No project too small.....15 years experience
Michael Stokes: 303.550.5045

***** Mary Kay*****

Sparkle for the Holidays!
Skin Care, Facials, Classes & Parties
Catalogs Available
Call Diane at 720-934-0190

1st Call Heating & Air

Five Star rating on Yelp
Bill McGovern – 303-794-8324

Ladies Holiday Clothes - For Sale

Evening gowns, dresses, separates
sizes 4, 6, & 8.
Worn only once, some never worn.
Call Betty – 303-956-2737

Odyssey Tours – Specializing in Groups

Create your own group or join one of our tours.
2015 Tour – Switzerland and Italy
12 years' experience - call Betty-303-956-2737

Residential Maintenance & Remodeling

Reasonable Rates. Andy Rumbaugh
303.422.5887. Cell 303.906.9140
Village Resident Reference - 303.779.5193

CranioSacral Therapy Sessions

\$30 or 3 for \$75 through 2014.
Pet and house sitting.
Wendy – 720-280-5553

Your Local Real Estate Specialist

Keller-Williams Real Estate, LLC
Bernadette Watowich-Stead—303.601.8922
bwatowichstead@hotmail.com

Neighborhood Handyman

I build ACC approved gates and do landscaping, gutter cleaning and pre-painting fix-ups.
Call Mike at 303.263.4117



Reduce Joint Pain

Tired of aches and pains? Listen to this call:
209.647.1699 – Pin #589803#
Call Marianne – 303.877.0581

The Back Gate Villager

Issue 107

Message from the President

December 2014

What an incredible year this has been, due in large part to a 'wonderful' Board of Directors, a 'rejuvenated' Architectural Control Committee, Warren and his staff, as well as any number of independent contract companies who perform and respond well to all the many service issues which keep the neighborhood and our community in such fabulous condition.

On behalf of all our residents, I wish to say - "THANK YOU" - to all who serve the KVTA Association.

Please take notice of some new trees planted in Booth Woods, thanks to a donation from a homeowner ... the stone re-landscaping in front of an entire row of townhomes on S. Knolls Way ... an end of season leaf and pine needle pick up, preparing the lawns for winter snowfall, which will be here soon enough ... clubhouse Christmas decorations in place ... all contributing to the grounds looking the best I can ever remember ... and perhaps an additional reason for the continuing increases in our property valuations.

Many of the new homeowners who have come to live in the KVTA neighborhood during this past year have done so as a matter of down-sizing and have paid cash for their homes. While some are retired, others have young families with small children, so it is also important for everyone to watch out for the little folk in driveways. As a reminder speed limits in garage areas are **10 miles per hour or less**, and let's all be extra careful to watch for children darting out between vehicles parked on our streets as well.

With winter snowfalls, our driveways will be plowed first, usually before anyone needs to get going to work, KVTA neighborhood streets second, and then sidewalks when accumulations are in excess of 3 inches. CDOT is responsible for University Boulevard, as a main thorough-fare, while the City of Centennial is responsible for all sidewalks along University and will be plowing the walkways with their own special equipment likely within a day following a storm. We will have Blade Runners assist with sidewalks on University, only if the City is un-responsive. Blade Runners will then only be on our property for snow if our staff find themselves unable to keep up in situations of excessive snow accumulations. We would ask all drivers to be extra cautious, during and following snow days, as many residents who do not drive may be using streets to walk in order to get to school, to shopping, or may be visiting within the community.

On behalf of the Board, I should like to wish everyone a very Merry Christmas and a Happy New Year ... please stay warm and dry ... thanks, Dick



SOUTH SUBURBAN EVENTS

website: www.ssprd.org



Skate with Santa and FREE Holiday Ice Shows Friday - Sunday, December 12 -14. South Suburban Ice Arena and Family Sports Ice Arena

Ice skating and winter holidays go hand in hand. That's why we're offering double the fun with chances to skate with the jolly old elf himself and holiday ice shows featuring community members of all ages. The shows are free with a donation of a non-perishable item which will go to the Food Bank of the Rockies.

Don't worry about missing either. Both of our ice arenas will host these events multiple times.

Kid's New Year's Extravaganza

Wednesday, December 31, 8-11 pm. Family Sports Center

No need to call the babysitter this New Year's Eve. Kids (ages 8-13) can ring in 2015 with a night of laser tag, games, bumper cars, ice skating, inflatable obstacle courses, and a sparkling cider toast as the ball drops live in New York.

Sign your kids up now for this safe and fun New Year's celebration.



New Year's Eve at Lone Tree Golf Club & Hotel Wednesday, December 31, 8 pm - 1 am. Lone Tree Golf Club & Hotel

Celebrate New Year's Eve in style! Enjoy hors d'oeuvres, a delectable dessert display, party favors, music, dancing, a cash bar, and a midnight champagne toast.

Don't miss the party of the year! Reserve your spot now.

Reminder!



Village at the Knolls is a covenant Controlled Community. As such, all changes to the outside of your unit must be approved by the Architectural Control Committee **BEFORE** you order materials or begin work.

Please fill out an application and put it in the black KVTA mail box by the clubhouse or mail to KVTA 2701 E. Geddes Place 80122. You can generally expect a response within 7 to 10 days. The process helps us all to maintain the standards that we all appreciate about our community.

The applications are available on the bulletin board near the clubhouse or online at www.knollsvillage.com.



ARCHITECTURAL CONTROL COMMITTEE



HELP WANTED!!

During the month of November we had a volunteer that served as a walker for the Architectural Control Committee and we appreciated the assistance. There is one identical position that remains unfilled.

If you are willing to help by volunteering on the Architectural Control Committee, please call Anita at 720-489-0302.



The KVTA book club will be reading *Boys in the Boat* by Daniel James Brown for discussion at their next meeting on January 14, 2015 at the home of Katie Fralick, 2648 EFP, 303-220-1726. All residents welcome.

The Open Gate

Effective with the January 2015 issue, advertising will only be accepted from current residents of the Village for items for sale or services. There is no charge for advertising and 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.

Email your ad with your name, address and phone number to: admin@knollsvillage.com; drop your ad in the black box by the bulletin board at the clubhouse; or call 720-583-2495.

The deadline to place an ad is the 1st day of the month.

COMMUNITY INFORMATION

Clubhouse Reservations 2701 E. Geddes Place	Kathy Kurtz—720.398-8684 (for events Oct thru Dec) Ilena Lea—303.771.6965 (for events Jan thru March) Linda Fletcher—303.694.6075 (for events April thru June) Joy Stanton—303.771.6250 (for events July thru Sept)	
KVTA Board Meeting	TUESDAY, January 6th at 6:30 pm	
Emergencies in Common Area	303.304.8976	
KVTA Message Center	303.796.0540	
ACC (Architectural Control Committee) Meeting - April 27, 2015, 6 p.m. at Club House		
Newsletter Deadline	January 1st Contact Cindy Kiel	admin@knollsvillage.com 720-583-2495
KVTA Website	www.knollsvillage.com	