

The Open Gate

To list an item for sale or place an ad for your services, email your ad to admin@knollsvillage.com or call 720-583-2495. Deadline is the first Tuesday of each month. For sale ads will appear one time and services ads will appear for three months.

Residential Maintenance & Remodeling

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

*** Mary Kay ***

Skin Care, Facials, Classes & Parties
Free Fall Catalogs Available
Call Diane 720.934.0190

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

Reduce Joint Pain

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

Neighborhood Handyman

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

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

Seamstress & Floral Designer

Alterations, custom pillows & home decorating projects. With the holidays quickly approaching, let me help design your home decor.
Lana Moyer - 720.280.4312

1st Call Heating & Air

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

Better View Window Cleaning.

15 years in business, fully insured
720.300.3670
betterviewcleaning@gmail.com

Leticia's house cleaning/babysitting
720.291.6469

In-Home Computer Repair and Service

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

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

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

FBN Roofing

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

For Sale

White Kitchenaid Stand Mixer
Hardly used. \$150
Call 303-770-2937

The Back Gate Villager

Issue 106

Message from the President

November 2014

Where to begin? First let me tell everyone that the Board approved a budget for 2015 which allows us to maintain our monthly dues next year at the current level of \$145 while still moving ahead on several necessary capital improvement issues beyond just keeping our neighborhood looking good.

The season of winter is approaching and Blade Runners will be back to mow lawns, but of equal importance, gather up leaves and pine needles before snow. A note to all residents . . . this would be a good time to have your gutters checked and cleared, to prevent ice flows from building up at the edges of the roof-line, which can then melt and leak into your home.

Notice how much earlier it has been getting dark. Warren and his crew will be repainting edges of steps on our sidewalks to allow everyone to better see when approaching steps, up or down, and another good reason to leave a light on at the front of your home overnight. Sadly, our own KVTA community experienced a break-in and burglary recently, making a decision to 'light up' this community even more important by adding to the security and safety for you and your neighbors. Calculating the extra cost of electricity at a couple of dollars each month seems worth avoiding an unwanted stranger in my home.

The ACC committee is now completely reorganized, thanks to Chairperson, Anita Zukas. She, in conjunction with her team members, developed a simpler, safer, and more stream-lined set of procedures for our 'walkers' when they tour and evaluate their assigned set of townhomes in our "Covenant Controlled Community." This procedure assures the well maintained, tidy and consistent appearance throughout the neighborhood thereby protecting all our home and property values.

I do hope to be able to meet some more of the twenty or more new residents who have purchased here since the beginning of this year when strolling with Lexi, as she and I take walks in different areas at different times of day.

On behalf of your Board of Directors, I would like to extend best wishes to all our residents for a safe, warm, and Happy Thanksgiving, whether you are travelling or staying at home this season ... Dick



SOUTH SUBURBAN EVENTS

website: www.ssprd.org

Thanksgiving Break Camp, Mon-Wed, November 24-26, 7 am-6 pm, Ages 5-10

For the convenience of our families near **Goodson Recreation Center, 6315 S. University Blvd in Centennial**, children can be dropped off at Goodson by 8 am daily for transportation to **Lone Tree Recreation Center, 10249 Ridgeway Circle in Lone Tree** for fun camp activities all day, including swimming. Then, children can be picked up at **Goodson** between 5 – 6 pm. Parents must provide a morning snack and lunch each day. We will provide an afternoon snack. Participants must bring a swim suit and towel each day. For all required paperwork and necessary information, please contact Mary Kaminski at 303-708-3518 or 303-435-8242 at maryk@ssprd.org.

Let's Talk Turkey, Friday, Nov 21, 6:30-8:00 pm, Carson Nature Center, 3000 W Carson Dr., Littleton.

Join us for a relaxing evening as we talk turkey! We'll have a short program on wild turkeys, and then present a free, award-winning documentary: *My Life as a Turkey*. Refreshments included! For further information, please contact victorias@ssprd.org.

Turkey Burner Fitness Jam, Thursday, November 27, 8:30 am – 10 am Douglas H. Buck Recreation Center, 2004 W. Powers Ave., Littleton Goodson Recreation Center, 6315 S. University Blvd, Centennial Lone Tree Recreation Center, 10249 Ridgeway Circle, Lone Tree.

Burn off those calories before your Thanksgiving Feast! Drop-in fees apply; regularly scheduled drop-in fitness classes are cancelled. For more information, contact kelseyw@ssprd.org.

Black Friday Fun Run 5K, Friday, November 28, 10 am, deKoevend Park, 6301 S. University Blvd, Centennial.

This is the last event of the 2014 South Suburban Race Series. See current race series [standings](#). All ages and abilities are welcome. Family oriented games and activities also offered. Pre-registration fee is \$25, \$15, for ages 14-under, (day of race \$30/\$20) and includes race T-shirt and goodies. Children 6 and under are free (no shirt included). Register by Friday, November 14 to guarantee T-shirt size. Weather hotline 303-794-3338 will be updated after 6 am on race day. **Register online:** <http://www.runningguru.com/Event/BlackFriday>. For more information or to sponsor this race, please contact reedd@ssprd.org.

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.

AHS CHOIR AND ORCHESTRA



A HOLIDAY CONCERT will be held on **December 10 & 11** at the school. Tickets are free, however, reservations are required. Contact the school 303.347.6000 or Kelly Parmenter 303.347.6070—in



There are many opportunities to volunteer at your community. At present there are two positions open on the Architectural Control Committee. Contact Anita at 720-489-0302.

Many other committees could also use your help: Clubhouse, Finance, Special Events, Pool and Tennis. Find more information on the web site www.knollsvillage.com.



REMINDERS FROM THE ARCHITECTURAL CONTROL COMMITTEE



Village at the Knolls is a covenant controlled community. The covenants are designed to help us maintain the standards we all appreciate about our community. As we walk our neighborhood, we see some common issues we'd like to share with you so we can work together to keep our community in tip top shape!

If you have any questions about these reminders or other items in the covenants please feel free to contact us by leaving a message at 303-796-0540.

If you haven't already removed your window air conditioners, please do so. The covenants allow them from May 15th through October 15th.

Window well covers are not required, but are highly recommended for everyone's safety. The covenants require that grates/covers be flat and in good condition. In order to keep up the quality of our community, cracked, broken or cloudy window well covers will be removed by Warren and his team when necessary.

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, December 3rd at 6:30 pm	
Emergencies in Common Area	303.304.8976	
KVTA Message Center	303.796.0540	
ACC (Architectural Control Committee) Meeting - October 27, 6 p.m. at Club House		
Newsletter Deadline	Friday, December 5th Contact Cindy Kiel	admin@knollsvillage.com 720-583-2495
KVTA Website	www.knollsvillage.com	

Highlights of the 2014 Annual Meeting of the Knolls Village Townhouse Association

The annual meeting was held on Tuesday, October 14, 2014 at the Association's clubhouse.

Listed below are some of the many maintenance priorities that were addressed this past year and capital improvements completed during 2013-2014. Costs exceeded \$500,000 while our reserve funds were maintained.

- Replacement of KVTA-owned Columbine Way and East Geddes Place (between South Knolls Way and South Knolls Way)
- Replacement of two driveways and adjacent parking areas
- Replacement of 20 sprinkler system zones
- Repairs were made to tennis courts and swimming pool
- Clubhouse exterior and fencing around swimming pool were painted
- Exterior painting of 124 townhomes
- Clubhouse roof replaced and landscaping updated
- Miscellaneous concrete repairs and new lighting was installed at various locations throughout the complex.

As you know, the Village is 35+ years old and with age, capital improvements understandably increase. Thus far, we have been able to keep maintenance fees at an admirable \$145 per month.

The 2015 budget was presented by Joe Johnston, Treasurer and is based upon \$145 per month for the maintenance fee and painting escrow. No monthly dues increase is planned for 2015.

An election was held to elect three Directors to replace Richard Campbell, Joseph Johnston and Scott Ward. All three Directors stated their desire to serve on the Board for another three-year term. There were no nominations from the floor. A motion was made and seconded to approve the slate of candidates presented and the motion passed.

Guest speaker, insurance agent Melissa Collins spoke to homeowners about the need for having adequate insurance coverage for townhome properties that are rentals for both the homeowner as well as their tenants.

Many good things have happened in the Knolls Village this past year. Please visit the website from time to time to see what's new at www.knollsvillage.com.

Because each owner helps maintain their property, we are proud to say real estate values in the Village did not significantly suffer during the recent recession. Let's keep up the good work! Thinking forward to 2015!

KVTA Board of Directors