

The Open Gate

Come on in. This page belongs to each of you. It is a editorial page for you to contribute, a place to meet your neighbors and to sell your "stuff" with an ad for residents at no charge.

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GREAT HALLOWEEN ITEMS!!

GARAGE SALE
September 16th and 17th:
8:00 am
2404 East Fremont Court
Many choice items: Furniture, knick-knacks, etc.

Deadline: Deadline for the October Newsletter is Friday October 7th. Call Peggy Donegan at 303.660.4808 or email: peggy.donegan@comcast.net

Thank You to all who helped me with the newsletter over the past 4 years. Its been a pleasure working with each of you. It is now time to move on and I hand the reins to Peggy Donegan.
Kathy Quirk, Editor

Enjoying The Ice Cream Social

**Grand Opening
La Polleria**
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7422 S University Mention this Ad and receive a **10% discount**.
Expires 9/30/2011 Thank you Maria for arranging this!

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For Clubhouse Reservations
2701 E. Geddes Place
contact the following:
October-December:
Kathleen at 720/482-9356

The Back Gate Villager

Issue #68

Message from the President

September 2011

Finally some relief from the hottest August in Colorado history ... Our pool will be closed as of Sunday, September 11th. We kept it open an extra week at the request of a few regulars and hope you were able to get in a final swim. It has been a terrific season at the pool and we have seen a much greater use than in previous years. It is nice to know that such a wonderful resource like this is appreciated and being used by more of our KVTA families and more frequently. I want to extend a special thank you to Jean Oatman and her pool staff for their efforts on behalf of the board and thank you as well to all the residents who came out during the swim season this year. It is impressive, to me at least, to see so many residents working to make the garden beds in front of their homes reflect a special sense of pride by adding plants and bushes on their own. Pride in one's own home, as well as in our KVTA community, are just two reasons why our properties have held up well in respect of real estate values. I am unable to find any other local neighborhoods which look better, or are being maintained better, than here. Again, simply as a reminder, Warren, and our grounds maintenance contractor, Blade Runners, are to be congratulated on their efforts during this abnormally hot summer in maintaining our park-like beauty which has always been our strong suit.

My comment in last month's newsletter regarding having your roof evaluated was simply a suggestion that everyone consider doing so, especially since the hail storm already has affected a number of homes throughout the complex insurance-wise and professional appraisals are free. In speaking with several homeowners following the August newsletter, it came to my attention that many of you were not even aware that our neighborhood was hit by hail. Working away from your residence all day or perhaps being on vacation during that day, some of you are only now beginning to realize you may indeed have an insurance claim. It certainly cannot hurt to check for yourselves especially where KVTA has no responsibility for your roof.
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ACC Meeting
September 19th ..
6:00 PM

KVTA Board Meeting
October 4th
6:30 PM

KVTA Message Center
303 796-0540

Emergencies in Common Area
303 304-8976

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This next month (October) we may be looking for homeowners who might wish to become directors since our election will take place at the October meeting (on Tuesday the 4th 6:30PM at the clubhouse). Please feel free to call me personally (303-378-1558) if you wish to discuss what is involved should you have an interest in joining those of us who shall be staying on the board. I would remind all residents, whether a homeowner or a tenant, to consider attending a board meeting to observe what we do. Nothing very complicated, I promise, and we do our best to keep meetings to 2 hours (out by 8:30PM). In closing, my best wishes for a beautiful fall season to everyone at our KVTA complex .. Dick

Warren's Update

About 12,000 feet of 6 and 8 inch sewer mains maintained by the Knolls Village have just been cleaned. These are the lines which each individual townhome ties into and then connect to South Arapahoe Sanitation District lines at the outflow. Individual homeowner's lines between the townhomes and the mains are the responsibility of each homeowner to maintain. The cleaning of the sewer mains was completed with few problems, which is an indicator that that the sewer system is in good condition overall.

During the cleaning, it was noted that tile grout had been flushed down a sewer line and there was an odor, possibly from solvent in one manhole. The grout was jetted out, trapped and removed at a down stream manhole. Neither grout nor solvent is allowed to be disposed of in the sewer system. Both could cause costly damage or problems to the individual homeowner's line or the sewer main.

We will do a video inspection to see where the grout came from and that it was

cleaned out completely from the main to be sure that there is nothing which could cause a sewer backup.

POOL NEWS

The end of summer is upon us and when you get this newsletter the pool will have already been closed. We had a great and **HOT** summer with pool attendance at a record high. On behalf of the pool staff and myself I would like to thank all of you for a wonderful safe summer, we will miss seeing all of you on a daily basis! We had a number of new residents come and enjoy the pool this summer and it was so nice to meet all of you, I hope you enjoyed the facilities. A big thank you to Maryann Mishoe for teaching the water aerobics class, as it was a big hit this year with record attendance as well. The pool is such a great place to meet and stay in touch with your neighbors I hope any of you who didn't make it down this year can join us next year. If you have any suggestions or ideas to make next year even better please give me a call I would welcome any ideas, concerns, or complaints. As a homeowner as well as the pool manager I am both concerned for my fellow neighbors and the well being of our community, so please don't hesitate to call or just stop by sometime. Last but not least a big thank you to Warren and Joe Johnston for their never ending support to myself, the staff and general managing of the facilities. To all of you who brought me coffee in the morning, **Bless You!** Have a safe and wonderful winter! Jean Oatman/Pool Manager 720-200-0899

Happy Labor Day a Little Late !!!!!!!!!!!!!!!



Knolls Village Book Club

The next selection for the Book Club is Devil in The White City by Erik Larson. A story of murder, magic and madness at the 1893 Chicago World's Fair. The next meeting will be held on Thursday, November 10th at the home of Karen Garrus at 7392 South Knolls Way. Please let Karen know if you are attending at (720) 489-5737. Hope to see you there. The last book Lost in Shangri-La was a huge success.

IT'S TIME !

Your Hospitality Committee has enjoyed planning events for the community—it's been a rewarding three years . And, now it's time for new energy to carry on the "good times." As of January 2012 the committee will need new members and new leadership. If you would like to get involved, please contact Ann Kingery @ 303.779.0045.

PATIO TOUR Saturday, Sept 24th 9:00 a.m.-noon

The Village had a patio tour a few years ago... and it was so much fun, we are doing it again! We hope you will join the touring to see a variety of patio designs and décor. It might be a bit late for flow-ers, but fun none-the-less! The Plan: come to the club house at 9:00 a.m. to get a cup of coffee and a map showing the patio addresses. Roam the Village at your own pace. Approximately 15 residents have signed up to show. If you would like to be added to the list, it's not too late. The more the merrier! **Contact: Olivia Bechtel at 720.855.1385** (If it snows or rains we will reschedule for next year.)

ARCHITECTURAL CONTROL COMMITTEE

Attention Homeowners: Some roofs in our area were damaged by hail this summer. It is our suggestion that you contact your insurance provider to have both your townhouse and garage roofs examined by an expert.

If you do need a new roof, be sure to fill out the Application Form for Architectural Improvements. You may print one from our web site, knollsvillage.com. Select governing documents, ACC Application for Repair PDF, or blank forms are available in the bulletin board beside the black mailbox on East Geddes Place. Submit the application and we will help you with the approved type and color of roofing material. These applications are kept on file and can be a record of exterior home improvements that may be helpful at the time of sale.

Choose a reputable roofing company and discuss the following with your roofer: Are all employees on the job covered by Workers Compensation Insurance? (If they are not insured by Workers Comp, the homeowner is liable for any and every injury that might occur on your property) Ask your roofer to obtain a building permit from the City of Centennial and give it to you. (The permit will prompt an inspection by the City Building Inspector to certify work done on your home was done correctly.)

Our wonderful Colorado Autumn is soon to arrive – the perfect time to inspect the exterior of your home and make the necessary repairs before the harsh winter is upon us. Barb Arnold