

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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Warren's Update

One main walkway will be replaced and a few spot repairs will be made to concrete walkways this month. Kenny's Concrete will be doing the work for the Association. Kenny's Concrete is also interested in bidding on private work for individual homeowners. Please call them at (303) 972-1156 for an estimate.

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Deadline: Deadline for the September Newsletter is Friday September 9th. Call Kathy Quirk at 303-871-9727 or email kathy_quirk@yahoo.com

Hair Cut Special Salon influence
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Ask for Janet Brown at 303-779-1022

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DOCTOR PLUMBER
Eric Sanders
720.276-3000

Needed
The Knolls Back Gate Villager
Newsletter Editor.

I will be retiring from this position as soon as someone else volunteers to do this job each month.

If you are interested or want more information, call Kathy at 303-589-5310

For Clubhouse Reservations

2701 E. Geddes Place
July-September
Joy at 303-771-6250

The Back Gate Villager

Issue #67

Message from the President

August 2011

I had planned to walk around our complex with Barb Arnold, our AAC chair, to examine all the roofs within our complex. The purpose of this was to recommend a professional roof evaluation to any home owners with visual damage. It has since been decided that ALL home owners should have a formal roof evaluation completed due to the rather severe hail storm that occurred a couple of weeks ago. Several home owners have already had roofing companies inspect their roofs and many of us do indeed need to file claims in order to have our roofs replaced in the coming weeks As you know, the roofs of our townhomes are the responsibility of each home owner, therefore you will not want to ignore getting your roof inspected, as possible future damage from wind or heavy rain, can lead to attic water and ultimately ceiling damage. There are a number of accredited roofing companies that will provide a free evaluation of your roof. Remember, 'an ounce of prevention equals a pound of cure'!

Our swimming pool has been a rather busy place this summer. We have had frequent late afternoon storms which have caused the pool staff to close the pool. Please understand that the pool staff must first and foremost, consider your safety, and when conditions are overly crowded, the staff must ask that all floats and other pool toys be removed so that they can better view the swimming pool area.

We are nearing completion of the tree and bush trimming, and the next project will be the some sidewalk replacement. Mature landscaping often leads to shifting or breaking up of sidewalks around our lovely grounds. Again we are concerned about the physical safety of our residents.

At this time, I would like to remind everyone of our final scheduled community coffee which will again take place at our clubhouse. Please join us at 9 AM on Saturday, August the 20th to share in conversation, and enjoy coffee, donuts and pastries with your neighbors.

Cont on p2

ACC Meeting
August 15th ..
6:00 PM

KVTA Board Meeting
September 5th
7:30 PM

KVTA Message Center
303 796-0540

Emergencies in Common Area
303 304-8976

Cont from p1..

The Streets of Southglenn are more beautiful than ever, and offer many special events in the evenings. We are blessed to have shopping, movies and restaurants within walking distance of our homes! Add to this the Dry Creek trail and Cherry Knolls Park and we should feel very fortunate to be a KVTA homeowner.

Be safe and enjoy all that our village has to offer ... all the best, Dick

POOL NEWS

I would like to start with an addition to the pool rules that will be effective immediately but will not be written into the rules until the 2012 season. Due to high bather load especially on the weekends and resident complaints we will no longer host any party's poolside for groups larger than 25. We will also limit poolside parties to a 2 hr limit. During parties please only occupy the gazebo and grassy areas for your guests so as to not monopolize all loungers during your event. Please inform all guests of our pool rules and the behavior that we expect within the pools and surrounding areas. First and foremost be mindful and courteous of your fellow swimmers. You are welcome to bring additional loungers for your guests as long as they are removed when you leave.

Another area of concern has been homeowners sending guests to the pool without the homeowner. We will now expect the homeowner to check in any guests and we will be firm on the 6 guest limit during high bather load. We will also limit the number and size of flotation devices as they have become a hazard. The pool staff will pull additional adult swim sessions when they feel a need to get things under control and settled down.

During the past few weeks we have experienced an unfortunate bowel episode in the

big pool, twice. This is not only a health risk to swimmers but has caused two pool closures and much work by the staff to clean and disinfect to ensure a healthy safe pool. On both occasions we suspect that the offender could have not been a person under the age of ten. In light of this we implore you to remind all family members and guests that toileting, whether it be bowel or bladder belongs only in one place.... the toilet, so PLEASE use the facility bathrooms for all your toileting needs.

I would like any feedback from anyone who has reserved the clubhouse and has had an unwanted interruption by any pool staff member. Unfortunately from time to time we have pool business or retreat from a storm that deems necessary to use the clubhouse for a very short period of time. We apologize to any we may have bothered or offended. If you reserve the clubhouse and wish no interruptions by the pool staff please call me in advance and I will insure that no staff member will come into the clubhouse during your reservation. Thank You for all your cooperation and understanding and please continue to enjoy our wonderful facility for the remainder of the season! Jean Oatman/Pool manager Hm 720-200-0899 Cell 720-384-3584

ARCHITECTURAL CONTROL COMMITTEE

It is the plan of the Board President and an ACC member to walk our entire area to examine the condition of shingles on our roofs. In the May newsletter, we asked that everyone look up to check the condition of your roof, both townhouse and garage. Several roof replacements have occurred this spring and summer. Additional roofs appear to require replacement. If yours is one of those, you will be receiving a letter. Continued on p3

KNOLLS VILLAGE "PATIO TOUR" Saturday, September 24th

... Olivia Bechtel has organized a "Patio Tour" within the Village for Saturday, September 24th... from 9:00 a.m. to noon. The purpose? To visit with neighbors and see the various ways each has created their patio with decking, extra room, shading, décor, seasonal flowers, etc.

... So far, approximately 15 patios will be open for viewing... **more welcome!** Phone Olivia (**720.855.1385**) if you would like to be added to the list... the more the merrier!

... Meet at the Club House for coffee at 9:00 am and pick up a map of the homes that will be on the tour.

If it's a rainy, snowy day, we will reschedule for next year; otherwise, Fall flowers should be at their finest!

A HARDY THANKS TO LOREN ROHL !

He's our "Ice Cream Man" ! Loren has provided Meadow Gold ice cream for several years for our Ice Cream Social. It wouldn't be an Ice Cream Social without ice cream! We are grateful for his generosity and the tasty product of **Meadow Gold!**

The Sunday, July 10th (2 to 4pm) event was a good time... with build-your-own sundaes, a tattoo artist for the young-at-heart...and great musical entertainment by *Fred Whitecotton* and *MeJackson*. The rain came in at 4:00 pm and chased us all away—Perfect timing! *your Hospitality Committee*

Attention Homeowners

I had a very scary situation at my home last evening and wanted to share the information with our community---

In the middle of the night my Kidde Gas and Monoxide alarm woke me from a deep sleep. I jumped into action and opened the windows and the alarm stopped.

I reset it thinking it could have just gotten dust in it which can cause it to alarm. I slept with the windows open and no further alarm, but in the morning I called XCEL to check for leaks just in case. I was shocked to have them tell me the gas valve on the furnace was indeed leaking. They said it was likely the original valve and the older style valves fail over time. They promptly changed the valve at no cost and checked for Monoxide as well. Two valuable lessons--- everyone needs an alarm and getting XCEL to do a free check of your furnace and water heater to ensure there are no deadly gas leaks is a good idea since the original gas plumbing was put in 33 years ago. A gas explosion would not just damage one unit and possibly take the lives of the residents--- it could make a much bigger impact on the entire community. Bonnie Mattox

ACC Cont. A "THANK YOU" to all homeowners who have been submitting ACC application forms prior to starting your home improvement projects. There is not a 30-day wait for approval. Call if you have questions and we'll process requests expediently. Also to those of you who have responded to noncompliance letters by correcting the situation, we appreciate your efforts. It takes the cooperation of everyone to keep our Village looking its best, which in turn helps to maintain our property values. Barb Arnold 303-804-9940