



# THE VILLAGER

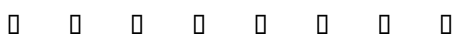
Vol. 25, No. 2

Summer 2002

Visit [www.knollsvillage.com](http://www.knollsvillage.com) • KVTA Message Center: 303-796-0540 • Emergencies in Common Areas: 303-230-2348

## Board Elections Coming Up In October

Homeowners interested in running for the board, please contact Lorraine Black @ 303-773-2753.



### 2002 Board of Directors

- Bob Evans ..... President
- Dick Stokes ..... Vice President
- Don Rothschild ..... Treasurer
- Lorraine Black ..... Secretary
- Fred Langford ..... Director
- Steve Pirazzi ..... Director
- Jack Buckwalter ..... Director

### Committee Chairs

- Architectural
- Control ..... Don Boyson
- Finance ..... Don Rothschild
- Recreation ..... Ron Brazda
- Hospitality ..... Marilyn Heinle & Terra Pickett
- Publicity ..... Donna Whitney
- Garden Club ..... Marilyn Heinle

### Miscellaneous

- Association phone ..... 303-796-0540
- Maint. manager,
- Warren Deutsch (pager) 303-230-2348



Visit the KVTA website at



[www.knollsvillage.com](http://www.knollsvillage.com)

Don't forget to register on-line if you would like to receive the Newsletters and Neighborhood Announcements via e-mail.

## President's Message

By Bob Evans

Amending the covenants is a process that requires time. The purpose of this effort is to ensure flexibility to the Association as the community matures and changes. The board and all homeowners have the same goal of maintaining the value of our homes through management and maintenance of Association properties. The change to amendments that we will put forward are Article VI regarding Assessments, Article IX regarding Single Source Painting, and finally an amendment concerning Rentals/Landlords.

Amendment to the Assessments provision will allow the Board to implement workable and realistic annual budgets with reasonable restrictions (e.g. cost of living increases) and the ability to assess to meet budget needs. This will further provide the Board and Association attorneys the flexibility necessary to solve our financial obligations for the future.

The Amendment to Article IX will maintain uniform appearances benefit-

ing our property values; avoid disputes with homeowners over the timing of painting individual units and eliminate the homeowner's responsibility for dealing with painting contractors. This convenience will enhance the quality of life for our homeowners and provide Association counsel the tool to formally correct any painting errors or disputes.

Rentals/Landlords Amendment will strive to establish uniformity of expectations and behavior with respect to tenants who reside in the Knolls Village Townhouse Association. It will also address the commercial funding issues surrounding rental real estate.



Planning is critical to our vitality and well being as a community. This summer the Board will continue to address new landscaping needs; replacement of alleys and streets; drainage requirements; and replacement of trees and shrubs. This will require short and long-term solutions that will be prioritized and spread out over several years consistent with our budgetary constraints and the impact on reserves.

## From the Treasurer's Note Pad

By Don Rothschild

As you walk or drive through our subdivision, you have and will notice new construction and modification going on. Along South Knolls Way, the old and ailing stairs have been replaced by a better-surfaced step with an easier height and tread to use.

Currently work around the Clubhouse will provide a safer, better entrance, again, with new steps and deck. In

addition, work is being done to beautify the entrance, as well as to provide a sheltered area for families on the west side of the Clubhouse. These improvements will add greatly to the beauty and usefulness of the area.

The main entrance at East Geddes Avenue is also being enhanced with new planting in the median area,

Continued on page 3

## KVTA Calendar

### July

- 1st KVTA Homeowner's fees are due!** Mail in or drop off at the Association Mailbox at 2701 E. Geddes Pl., next to the KVTA Bulletin Board.
- 2nd KVTA Quarterly Meeting:** at the Clubhouse.  
**Tentative Agenda:**  
**Business Meeting; 7:00 PM**  
**Quarterly Meeting; 7:30 PM**  
COMMITTEE REPORTS  
PROPERTY MAINTENANCE  
HOMEOWNER COMMENTS & QUESTIONS
- 21st Potluck at the Clubhouse, 4PM:** Watch for signs in the neighborhood for more information on this annual event hosted by the Hospitality committee.

### August

- 1st KVTA Homeowner's fees are due!**
- 6th KVTA Board Business Meeting**  
7:00 p.m. at the Clubhouse  
Homeowners are welcome to audit (attend and listen) but in the interest of time, may make comments only as provided in the meeting's agenda.

### September

- 1st KVTA Homeowner's fees are due!**
- 3rd KVTA Board Business Meeting**  
7:00 p.m. at the Clubhouse

## KVTA Personals

**Wanted:** Women interested in playing bridge in the daytime. Contact Ilena Lea at 303-771-6965.

**FOR SALE!** DR set, walnut, Danish modern, 6 chs., table 42" x 33-65" + 3 lvs., buffet/hutch (glass doors) \$400 303-773-0467.

**Babysitting:** High School junior available for babysitting. Please call Meghan at 303-773-6967.

**Wanted:** New or gently used stuffed animals to donate to the Children's Hospital. Call Joe Zabloutny at 303-290-0857 for pick up.

## Managing a Community

Maintaining our community is a job that has a never-ending "to do" list. Warren Deutsch is the Maintenance Manager for the KVTA. You undoubtedly have seen him around our community working at all hours of the day. Here is the description of his work responsibilities. You'll probably need a rest after just reading what he takes care of in our neighborhood!



The MAINTENANCE MANAGER is employed by, and is directed by the Board of Directors of the Knolls Village Townhouse Association. This position is paid at an hourly rate and hours remain flexible during the calendar year depending on the needs of the community. The scope of this function will be outlined as follows:

### RESPONSIBILITIES:

Performs duties and responsibilities as defined by the Board of Directors

#### A. Association Board

1. Reports to the President or Board Designee ("Operations Representative").
2. Attends monthly Board and Quarterly Homeowner meetings. Participation at Board meetings is at the discretion of the President or Designee.
3. Submits a written report to the board covering current projects and common property issues at the monthly meeting.
4. Submits copies (2) of his request for payment of services rendered for approval by the President or Designee. One copy provided to the Bookkeeper, and the second copy provided to the Board. The Board copy will act as a project(s) oversight document subject to review by the Board.

#### B. Evaluation & Supervision of Common Property Maintenance

1. Oversee performance of grounds contractors: a. Communicate with contractor supervisor regarding problem areas, b. Monitor and repair when able the overall functioning of sprinkler system; communicate problems to contract representative c. Coordinate with landscape consultant/contractor(s) on ground covers, pruning and trimming of trees/shrubs, removal/replacement of trees/shrubs, new plantings, landscaping requests of homeowners.
2. Monitor and assess lighting, drainage, the location of electrical wiring, cable, piping, irrigation systems and make recommendations regarding

these categories of maintenance to the Board and/or contractors,

3. Maintain common area structures inclusive of bridges, signs, clubhouse, concrete walkways, stairs, and hand-rails,
  4. Assist Board in identifying prospective contractors, and make recommendations in the solicitation of bids for maintenance projects. Monitors the performance of the awarded contractor in accordance to the contract agreement. Obtains necessary permits if work is done internally.
  5. Oversee seasonal maintenance, to include: a. Winterization of facilities, the preparation for use, and the daily technical operations of swimming pool and tennis courts, b. Assist pool committee in interviewing, selection and orientation of pool manager and pool attendants. Provide maintenance instruction for staff when necessary, c. Direct and oversee snow removal operations according to contract.
- C. Outside Agencies Contact and collect data from local, county, state or regional agencies with regard to information germane to association maintenance projects only.
- D. Homeowners Respond to emergency calls via pager regarding only the common area to include sprinkler repair, drainage, damage to landscape, curbs and sidewalks, Reports questions, requests, complaints, suggestions of homeowners to the Board of Directors or appropriate committee, Maintenance Manager is not responsible for the following: individual townhouse maintenance, personal emergencies of homeowners, calling law enforcement on behalf of individual homeowners in civil issues, matters of vehicle parking, or the resolution of disputes between homeowners.







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