



# THE VILLAGER

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Fall 2002

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## Neighborhood Notes

WASTE MANAGEMENT asks that Village residents bag all their garbage. This helps to prevent loose garbage from blowing in the wind when it is dumped into the truck for disposal.



ADS OR NOTICES may not be posted on the mailboxes in our neighborhood. They are federal property belonging to the U.S. Postal Service and it is against the law. Community notices may be posted at the KVTA Bulletin Board for 2 weeks. Please limit size to a 3 x 5 note card or smaller.

SLOW DOWN and enjoy the scenery! The speed limit on our neighborhood streets is 25 m.p.h. Please be mindful of the large number of walkers, both 2- and 4-legged, in our community.

PARKING AROUND THE SCHOOL: At the September 5th City of Centennial Council meeting, the Council unanimously passed the Parking Permit Ordinance. The amended version of the ordinance will be posted on the City of Centennial website at [www.centennialcolorado.com/newsRoom/](http://www.centennialcolorado.com/newsRoom/) as soon as it is available.



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.

## President's Message

By Bob Evans

The summer months provided visible stress to our acreage but our general appearance, all things considered, seemed to hold up remarkably well. Warren and Harold were vigilant about the watering schedule and sprinkler system, producing some overall economies for homeowners this summer. Your Board worked on the issue(s) of long-term economies and general planning for the Association. The challenges confronting our future are inter-dependant such as the increased cost of our liability insurance and the risk exposure of the common properties.

Our covenants are the guidelines for our volunteers. Embedded in our covenants is the authority for our Architectural Control Committee (ACC). After 25 years our individual properties are impacted by the elements and daily usage. The appearance of the community and our quality of life is the goal for the ACC. Recently, a homeowner selling his unit took exception to the ACC 6 month letter regarding repair and replacement. A time consuming and unnecessary exercise prevailed. The end result of this was that the court upheld and validated the six (6) month letter of architectural standards issued by the ACC. Our homes are connected and the overall appearance makes a difference in our property values. Please don't take the 6-month notice personal but work with the ACC for the mutual benefit of all our homes and the community.

We are at a threshold after 25 years and require updating in our governing documents to provide our community the management tools for our future. The Board has spent a significant amount of time preparing the proper replacement and amendment(s) to our outdated guidelines. Presented below is the rationale for these necessary changes.

### RATIONALE FOR COVENANT CHANGES

The Board and all the homeowners have the same primary goal, i.e. maintaining \$70 million in property values through management and maintenance of the Association properties. To accomplish these objectives, it requires changes in our documents of governance that were created in 1978. The changes in the Covenants that the Board is presenting are an amendment to the Declaration of Covenants and Restrictions that concern *Assessments Article VI, Article IX :Exterior Maintenance or "Single Source Painting" and addition to Article X Rentals*. These requested changes are targeted and will bring the Association current with Colorado Statute. This path was chosen to avoid the significant expense of rewriting our entire governing document(s) after 25 years as an association.

Benefits of the Replacement to the provisions of *Assessments Article VI* will:

1. Allow the board to implement a workable budget, along with the ability of assessment to meet the budget requirements
2. Gives the Board additional flexibility and tools to collect delinquent assessments
3. Provides the Association's attorneys more legal tools regarding our fiscal affairs
4. Supply the Association's current operating account and/or reserve account at least a minimum annual Cost of Living Adjustment (COLA)

*Continued on p. 2*



## KVTA Calendar

### October

- 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. 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.
- 8th KVTA Annual Homeowners Meeting:  
7:30 p.m. at the Clubhouse.  
Tentative Agenda:  
CALL TO ORDER  
BOARD ELECTION  
COMMITTEE REPORTS  
PROPERTY MAINTENANCE  
ELECTION RESULTS  
HOMEOWNER COMMENTS & QUESTIONS

### November

- 1st KVTA Homeowner's fees are due!
- 5th 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.  
Election Day

### December

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

### President's Message - con't. from p. 1

Benefits of Amendment to the *Maintenance provisions of Article IX* will:

1. Maintain uniform appearance of the town home units which is aesthetically beneficial and helps in maintaining property values.
2. Association avoids disputes with individual homeowners over the timing of painting individual town home units
3. Association may benefit from cost savings due to volume discounts that may not be available to homeowners (thereby keeping the ultimate cost to the homeowners lower)
4. Eliminates the homeowners responsibility for dealing with painting contractors
5. Removes the potential for individual homeowner liability
6. Convenient establishment of uniform compliance thereby removing any extra maintenance or legal expense for all concerned

#### Benefits of the *Addition to Article X*

1. Provides the Association with a copy of all leases
2. Establish minimum(s) for lease document
3. Improves financing options of Owners
4. Informs Tenants of Association behavior expectations



Please read and consider these changes when they are made available after legal review. The vitality and future of the community needs your thoughtful and timely response to these proposals.



### About the Budget

By Don Rothschild

The KVTA 2003 Budget, as recommended by your Board, will be presented at the Annual meeting. Inasmuch as there has been no change in our Maintenance Fees, there is no change in the total amount of the budget.

But some of our basics are going up in price.

It was necessary to allow for Denver Water's 3.1% increase (\$2,675) in rates and a \$3,000 increase in our insurance costs. Xcel has stated that the gas rates will go down and electricity will go up, but we don't yet know how this will affect us. Other budget increases are based on past experience.

To compensate for these increases, we have lowered budgets on items like snow removal and grounds maintenance which have been historically over-budgeted. The risk in doing so would be unexpectedly greater snowfall and removal costs and unanticipated grounds maintenance costs, such as those caused by tree damage from our drought or heavier-than-usual winds and snows.

We continue to place 2-1/2% of Maintenance Fees into the Reserve Fund

which serves to maintain property values by ongoing upgrades, replacements, and landscape modifications. These costs have been historically maintained to run about 10% of the total Fund.

Because of budget constraints, we are unable to make salary adjustments for our valued employees who do grounds maintenance, work at the swimming pool and our bookkeeping and stenographic jobs. Inasmuch as we have no other source of revenues, this will have to wait until we can afford it.

To address these omnipresent increases, your Board will be proposing an amendment to the covenants allowing increases in fees when necessary within the limits of the U.S. national cost of living index. This will make it simpler for the homeowner and the Association to meet these periodic, regular increases, while preserving property values and serving this community.

If you have any questions regarding your Budget, please feel free to contact me. Don Rothschild, Treasurer, 2875 East Geddes Place, 303-773-8784, rothfiles@aol.com

Annual Association Meeting  
of the Knolls Village Townhouse Association  
2701 E. Geddes Place, Centennial, Colorado 80122

Time: 7:30 PM Tuesday, October 8, 2002  
Place: Village Clubhouse, 2701 E. Geddes Pl.  
Purpose: To elect three Board Members and to discuss  
other pertinent matters that may come before  
the assembly.

The nominating committee presents the following list of candidates for the Board for the term of three years each, commencing in October 2002. Profiles are on page 4 of this newsletter. Nominations may be made from the floor of this meeting provided that such persons have given their consent to run and are homeowners in good standing.

- 1) Mary N. Berlin      2) Susan Johnson      3) Steve Pirazzi      4) Robert Spurling

Please vote for three candidates. Ballots with more than three votes will be rejected. Detach the Ballot (p. 4) where indicated and either bring the ballot to the October 8, 2002 meeting, or mail it in as your Absentee Ballot for this election. Return absentee ballots to the Association by Monday, October 7, 2002. Be sure to sign the ballot. Note: Only Unit owners of record are eligible to vote. One vote per unit.



## Candidate Information



### Mary N. Berlin

Mary has lived in the Village for 12 years. Her husband, Lou, and she decided to make this their permanent home after they were married in July 2000. They love the location and beauty of the Village. Mary recognizes that there are many issues facing our Village as it ages and want to be a part of intelligent decision-making as issues are identified and resolved.

With an undergraduate degree in Business/Math and a graduate degree in Marketing and Finance, Mary also served as chair of the Finance Committee for the YWCA of Northern Rhode Island. She has 14 years experience as a Sr. Marketing Manager for Citibank and 6 years experience as a mathematics teacher.

Some of the areas Mary would like to work on are continuing community-building activities, proactive leadership and maintaining a balance of ideas and thoughts.

### Susan Johnson

Susan has been a resident of the Village since August 2000. She moved here with her daughter, Teri Anne, after downsizing from the home in Southglenn for 14 years. So many factors contributed to her desire to live in The Knolls: location, mature landscaping and quality and care of the buildings, to name a few.

For the past six and a half years Susan has worked at a large financial services company. She spent over five years as the executive assistant to the EVP/CIO of the corporation. She presently continues to work in the executive recruiting department, which has responsibility for recruiting executives for the company worldwide.

Susan considers Knolls Village a great place to live. She feels we need to continue to look for ways to ensure the quality of our homes and our neighborhood. Ease of communication is essential. The website is one new idea that helps with that. She feels a strong need to continue to look forward to preservation and enhancement of our village.

### Steve Pirazzi

Steve has been a KVTA Resident since 1991. He moved to the Village for its quietness, greenery, and neighborhood feeling. Last year he filled a vacancy on the current board of directors to assure that we can all count on these qualities in the future.

As a current KVTA board member, Steve's primary goal has been to assure that the board maintains and improves our living environment while adding value to our community, our homes and our lives. This effort comes in outward improvements (such as landscaping), infrastructure improvements (such as replacing aging stairs and repairing streets), and internal improvements (such as improved organization of KVTA policies, procedures, long-term planning, and communication).

If reelected to the board, Steve will assure that the Board will continue to achieve these goals in a fiscally responsible manner, opting for those actions that maximize our neighborhoods collective benefit within the Village's financial realities.

*Con't. on p. 4*

Candidates - con't from p. 3

## Robert Spurling

Robert Spurling has been a homeowner in Village of the Knolls since 1998. He is a retired real estate investor and have lived in the area since 1976. As an absentee homeowner, he served on the Board of Directors for Knolls West Townhouse Association twice in the past. I currently serve as committee chairman for the Landscape Committee in Knolls West.

He believes in a conservative fiscal policy and continuation of strong self-management of our association. He supports strict enforcement of KVTA Covenants in order to maintain our property values and enhance our reputation as a great residential environment.



*"No man is good enough to govern another man without that other's consent."*

**Abraham Lincoln**



©2002. The Villager is published quarterly to keep residents and owners apprised of new information and present issues of common interest. Comments, ideas, and suggestions are always welcome. Call Donna Whitney at 303-771-2791, e-mail to Kvtanews@aol.com or leave a message at the KVTA Message Center, 303-796-0540.

## Committee Updates

### Architectural Control

The ACC committee is working hard through personal contact with homeowners to assist them on repairing and maintaining our aging townhomes. The committee has also received Board approval on the ACC Guidelines booklet. This guide to repairs and replacements will be very useful to homeowners, landlords, and realtors. It will be distributed in the new homeowners packet as well as posted on the web for viewing and printing.

The Architectural Control Committee is looking for a volunteer to assist the committee as a distribution secretary. Any resident or homeowner who has a background in word processing and e-mail capability would find this a rewarding contribution to the management of our community. Contact Don Boyson at 303.771.5913 or leave a message at the Association Message Center at 303.796.0540.

### Recreation Committee

It was a difficult year for staffing at the pool. Joe Wannamaker resigned as pool manager in early June and Ron Brazda resigned as Recreation Chair in July. Residents Joe Mottl and Shelly Cleveland assumed co-managerial roles and Mark Cleveland and Patrick Vine were

added to the pool attendant staff.

Over two hundred families registered for the 2002 season. Pool attendance was 72 in May, 818 in June, 1130 in July, and 783 in August. That's for 101 days of swimming!

Considering the turmoil created by the attrition in staffing, the pool staff is to be commended for its job in managing to provide a functional and fun pool season.

REMINDER: Our neighborhood is a great place - one reason is the volunteers of our community that serve on the various committees in our Association. Renters or owners may volunteer on the KVTA committees. Volunteering on a committee is a fantastic way to get to know the community and neighbors while providing a needed service.

## KVTA Personals

A local Mahjongg club needs more members! If you are looking for a group to join or if you would like to learn how to play Mahjongg, please call Joan Derrington @303-770-3572.

FOR SALE: Floral drapes and valences for master bedroom of Williamsburg ranch unit. Also beige wooden blinds for dining room window. Call 303-773-2753 for information.

# BALLOT

Return to: Knolls Village Townhouse Association  
2701 E. Geddes Place, Centennial, Colorado 80122  
by October 7, 2002 (by mail) or bring to the October 8 meeting.

Vote for three (3) candidates for Director by placing an "x" in front of your choices.

- Mary N. Berlin**       **Susan Johnson**       **Steve Pirazzi**       **Robert Spurling**

Your Village Address: \_\_\_\_\_

Signed: \_\_\_\_\_

Phone number: \_\_\_\_\_

Note: The activities of the Association are conducted by volunteers on the following committees. If you would like to participate in one of these, please check off the box of the committee of your choice. Be sure to add your phone number so that you may be called concerning any meeting times.

- Architectural Control       Finance       Hospitality       Pool       Publicity/Newsletter



## There's No Doubt, It's a Drought

Homeowners and residents may not be aware that our water is supplied by Denver Water since we don't personally receive a water bill. We are subject to the current Water Use Restrictions imposed by Denver Water. Restriction that apply to Village residents are as follows:

Effective September 1, 2002:

- The three-hour watering period on designated days will be reduced to two hours.
- No outdoor watering will be allowed on Sundays during September. Customers will be required to skip their designated watering day when it falls on Sunday.
- Penalties for violation of water use restrictions will be doubled.
- Operation of all outdoor water features will be prohibited.

Effective October 1, 2002:

- Watering of turf and lawns will be prohibited. This prohibition will continue in effect until the Board determines water supply for the next irrigation season. Hand watering and drip irrigation of trees, shrubs and perennial gardens is not prohibited, and the Board specifically encourages customers to use deep watering methods to preserve the health of trees and shrubs.
- Washing of personal vehicles will be prohibited since there will be no more "watering days" after October 1.

### Drought Surcharges

A surcharge per thousand gallons of water that increases with higher usage shall be imposed on water use occurring after September 1, 2002. The general principle behind the surcharge is that the fee is imposed on water use in excess of 70% of normal winter use.

- Drought surcharges applying to the Village at the Knolls: Winter use is determinable, then the drought surcharge is imposed on consumption above 70% of average winter use. For commercial customers, who do not exhibit "average" behavior, the surcharge is based on comparison to water consumption during the same period in 2001. Customers who use 30% less water than last year will not be subject to a surcharge. An increasing surcharge is imposed on consumption of more than 70% and more than 100% of last year's levels.

It is important for all residents to do their best at conserving water. Here's a handy list from Denver Water to help reduce the Village's water consumption.

#### Bathroom

- Fix all leaky toilets, faucets and pipes.
- Install a low-flow showerhead and take only a 4-minute shower or 3-inch bath. (Showers use less water than baths.)
- Flush toilets only when necessary.

- Replace your high-water use toilet with a new low flow one.
- Insulate your water heater and water pipes so you waste less while waiting for hot water to flow.
- Catch water in a bucket or watering can while waiting for hot or cold water and add to house plants., or use to flush a toilet.
- Turn off the water while shaving, brushing your teeth, and lathering in the shower.
- Shave with a small amount of water in the sink rather than running water.
- Put a water displacement bag or plastic bottle in each toilet tank.

#### Kitchen and Laundry

- Wash vegetables and fruits in a bowl or basin using a vegetable brush; don't let the water run. Use water on house plants.
- If you have to pre-rinse dishes, soak them instead of running water.
- Chill drinking water in the refrigerator instead of running the faucet until the water is cold.
- Defrost food in the refrigerator, not in a pan of water on the counter or in the sink. Besides saving water, it's less likely to breed bacteria.
- Run garbage disposals only when necessary. Compost your food waste instead.
- Replace your inefficient clothes washer with a highly-efficient horizontal-axis clotheswasher.



## Record of Motions

June 4, 2002 meeting: A motion was passed to obtain a proposal from an expert in heating and air-conditioning to correct the clubhouse system. Warren Deutsch will contact several sources. A motion was passed to solicit bids for removal of the upper tennis courts and the relandscaping of that area.

July 2, 2002 meeting: There were no motions or policies passed.

August 6, 2002 meeting: A motion was passed to purchase a new winter cover for the small pool for up to \$450.00. A motion to increase the budget for new trees from \$200.00 to \$700.00 was passed. A motion was passed to terminate its relationship with

Doug Rockne, landscape architect. A motion passed that the cost for single-source painting be estimated at \$12.50 per month for the purposes of presentation of the covenant changes. A motion was passed that the Association install a voice messaging system with three voice mail boxes as proposed by Qwest on June 10, 2002.

# Community Ads

\$5.00/month Residents  
\$10.00/month Non-residents



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