



**Look for the Labels**

Knolls Village homeowners should receive their mailing labels for 2003 KVTA dues by mid-month. If you don't have them by Christmas, leave a message at 303-796-0540.

**Winter Woodburning Restrictions**

The Winter High Pollution Season runs from Nov. 1, 2002 - Mar. 31, 2003. Smoke from wood fires emits small particles into the air that can be inhaled into the lungs and contributes to Denver's "Brown Cloud." Please help keep the Denver region healthy and clean by following any restrictions. Call 303-758-4848 or visit the Air Quality Index site (<http://apcd.state.co.us/psi/>) to find out if a "Red" advisory is in effect.

**FYI for Doing Business in the City of Centennial**

The City of Centennial provides a handy website (<http://www.centennialcolorado.com/formsLicenses/>) to locate all forms to meet the needs of those residing or doing business in the City of Centennial. The forms are divided by category for ease of access. Some of the forms come from Arapahoe County and the State of Colorado. For explanations on specific forms, you should contact the appropriate agency. All forms are accessible with the use of Adobe Acrobat.

**Happy Holidays!  
Have a Safe and Happy  
New Year!**



**President's Message**



**By Bob Evans**

The Knolls Village Townhouse Association enjoys a comparative advantage in dues because it does not provide for roof replacement, its insurance and other exterior maintenance. This enables us to have a reduced assessment structure for operations and reserve levels. Further, this is why our dues will remain relatively lower by \$75-\$150 per month compared to other homeowner associations in the metro area. The Board is aware that the new documents are a chore to get through. Please take the time to review the change to covenants and consider our future needs for maintenance and reserve levels.

The November meeting brought many interested homeowners out to the Mission Hills Church. Many homeowners cast their ballots after the meeting. We will be collecting signatures at the meetings on January 14, February 11 and March 11 at 7:00 p.m. at the KVTA clubhouse. Signatures must be assembled by March 31, 2003. The collection of signatures in this manner helps reduce the cost of recording the outcome with the county. We want to encourage the absentee owners to return their consent forms by March 31, 2003 and a thank you to those who have mailed their forms.

The purpose of the request for changes to our governing documents after 26 years is about your expectations to maintain our community. To maintain our property values, the Association needs contemporary legal tools for collection of assessments; the ability to establish a realistic budget coupled with the ability to reasonably assess properties to fund necessary maintenance and reserves; uniform compliance for the appearance of our community; and contemporary administrative process to interact with owners of income properties.

We have eight homeowners that owe \$4,693 in dues. One homeowner has arrearages of \$1,100. The bulk of **Article VI** addresses the collection of dues with contemporary legal tools for our attorney. Our operating budget is put under considerable stress when these dues are not submitted. The failure to pay in a timely manner becomes a subsidy for non-payers, for their water, snow removal, trash collection, pool and grounds maintenance. Borrowing from your reserve account to pay your water bill is not sound business practice and is a breach of common sense.

Water, grounds maintenance, trash collection and amenities require resources. These categories consume over 60% of our operating budget. These expenses increase each year. The CPI element in **Section 6.1, B** is a cap on your dues increase in the absence of a new budget increase. This mechanism does provide some incremental increases in revenue to help offset the increases in our operating budget. The costs of operations increase each year but revenues have not kept pace with the needs of the community. Two recent examples are service increases in trash collection and insurance. The deferment or avoidance of maintenance will put the community in jeopardy and impact our home values.

**Continued on p. 2**

# KVTA Calendar January



- 1st** **HAPPY NEW YEAR!**  
**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.
- 7th** **KVTA Quarterly Homeowners Meeting:**  
7:00 p.m. at the Clubhouse.
- 14th** **Special Homeowners Meeting:** Q & A:  
Amendments to the Covenants. 7:00 p.m. at the Clubhouse.

## February

- 1st** **KVTA Homeowner's fees are due!**
- 4th** **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.
- 11th** **Special Homeowners Meeting:** Q & A:  
Amendments to the Covenants. 7:00 p.m. at the Clubhouse.

## March

- 1st** **KVTA Homeowner's fees are due!**
- 4th** **KVTA Board Business Meeting**  
7:00 p.m. at the Clubhouse.
- 11th** **Special Homeowners Meeting:** Q & A:  
Amendments to the Covenants. 7:00 p.m. at the Clubhouse.
- 31st** **Ballots on Amendments to Covenants due.**

©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](mailto:Kvtanews@aol.com) or leave a message at the KVTA Message Center, 303-796-0540.

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

**Article IX** clarifies the mutual responsibilities of exterior maintenance between the homeowner and the Association. It provides the compliance mechanism necessary to maintain a uniform appearance and home values throughout the community. We still have people that have not painted their homes after the last paint cycle. Regrettably, these individuals have chosen to subject themselves to legal action. This consumes the time of our volunteers, the Board and our legal counsel. Article IX corrects that failure to paint and shifts the responsibility to the Association like other communities in the metro area.

**Addition to Article X** provides the Board an administrative process and clarifies responsibilities of owners of income properties.

Please give these amendments to our covenants your objective consideration.



## Committee Update

Knolls Village has a healthy reputation within the larger community as a place that is well maintained, well managed, and has sustained property values. It's considered a pleasant place to live and enjoys a high demand for its properties. This status exists because dedicated homeowners through the years have come forth willingly to volunteer their time and serve this community.

Our Association needs a Recreation Committee chairperson for the upcoming season. We need people for the Hospitality Committee if we are to continue with social events. The Architectural Control Committee is always in need of good people. Put your skills to work - this community needs you. Sign up for a committee today!

The Pool Committee is taking applications for pool attendants for the 2003 season. This is a good work opportunity for a college student or a retiree - a summer working with a great support staff, no late nights, great location - what more you ask for in a summer job! Responsible adults with a commitment for working the entire pool season (Memorial Day through Labor Day) should leave a message at 303-796-0540.



## Record of Motions

A regular meeting of The Knolls Village Townhouse Association was held on Tuesday, Sept. 3, 2002 and the following motions were passed: 1) To explore the hiring of an engineer to propose solutions for the clubhouse cooling system; 2) To present the proposed 2003 budget to the homeowners at the annual meeting on October 8, 2002; 3) To project the reserve expenditures for 2003 at \$46,000.00; 4) To pay bonuses to five pool attendants to total \$1,450.00. 5) To spend up to \$1,500.00 for cobble along S. Knolls Way; 6) To accept the edited ACC's guide for homeowners, publish the guide and distribute it to new homeowners. The guide will also be available to homeowners requesting a copy.

A regular meeting of the KVTA was held on Oct. 1, 2002 and the following motions were passed: 1) To Deposit 1/12th of the annual water budget into a savings account on a monthly basis; 2) To form an ad hoc committee to plan for the maintenance and repair of the alleys and streets. The plan will include time lines and funding options and will have a deadline of 3/31/03 for a report to the Board; 3) To postpone the removal of the upper tennis courts and subsequent landscaping of the area until watering restrictions have been lifted.

A regular meeting of the KVTA was held on Tuesday, Nov. 5, 2002 and the following motions were passed: 1) To join CenCON and pay the \$45.00 membership fee; 2) To approve the budget for 2003 as presented at the annual meeting; 3) To approve the contract from Arbor Garden for the removal and trimming of 13 trees and stump grinding for \$4,380.00 and approve the spending of up to \$500.00 for replacement trees; 4) To accept the proposal from Bill Omeron to audit the association records and prepare the association's tax returns for 2002 for an estimated fee of \$1,600.00 to \$1,800.00.

# KVTA Proposed Budget for 2003

## OPERATIONS FUND

	CY 2002 Budget	2002 YTD Inc & Exp	CY 2003 Prop. Budget
<b>INCOME:</b>			
Gross Assessment Income	\$380,480.00	\$280,637.00	\$380,480.00
Accrual Adjustment		-3,127.00	
Interest Income	700.00	71.77	120.00
Other Income - Misc	0.00	235.00	
Other Income - Late fees	0.00	1,440.00	
To Reserve	-\$11,465.00		-\$11,465.00
<b>TOTAL INCOME =</b>	<b>\$370,715.00</b>	<b>\$279,256.77</b>	<b>\$369,135.00</b>

## EXPENSES:

Gnds Maint - Contract	\$ 104,375.00	\$ 75,561.67	104,375.00
Gnds Maint - Other	10,000.00	1,660.91	6,000.00
Sprinkler Repairs	17,650.00	6,822.82	14,195.00
Snow Removal	13,725.00	4,767.50	12,025.00
Water & Sewer	86,250.00	64,580.08	88,925.00
Trash Removal	21,500.00	16,074.00	21,500.00
Swimming Pool Expense	23,500.00	19,614.08	23,500.00
Tennis Courts	1,000.00	25.09	500.00
Clubhouse	500.00	840.98	700.00
Payroll - SocSec/Medicare	4,185.00	2,888.85	4,185.00
Telephone	1,500.00	939.88	1,200.00
Public Utilities	8,730.00	4,400.86	9,230.00
Depreciation	1,300.00	0.00	1,000.00
Office Expenses	2,000.00	1,213.43	2,000.00
Legal & Audit	5,000.00	7,854.95	6,500.00
Accounting/Secretarial	10,800.00	7,180.60	10,800.00
Insurance	11,000.00	10,767.00	14,000.00
Payroll - Maint.*	40,500.00	36,297.00	40,500.00
Miscellaneous	800.00	1,615.50	2,000.00
Income Tax	3,000.00	2,925.00	3,000.00
Publicity Committee	2,500.00	937.01	2,000.00
Social Committee	900.00	1,008.45	1,000.00
<b>TOTAL EXPENSES = \$</b>	<b>370,715.00</b>	<b>\$ 267,975.66</b>	<b>369,135.00</b>

## RESERVE FUNDS

	CY 2002 BUDGET	2002 YTD	CY2003 Prop Budget
<b>INCOME:</b>			
Dues Receivable	\$ 11,465.00	\$ 7,645.00	\$ 11,465.00
Interest Income	18,000.00	6,075.22	7,500.00
<b>TOTAL INCOME =</b>	<b>\$29,465.00</b>	<b>\$13,720.22</b>	<b>\$18,965.00</b>
<b>EXPENSES:</b>			
Recreational Facilities:		\$ 3,094.90	\$10,000.00
Streets & Sidewalks:		\$ 5,596.35	\$26,000.00
Water System/Landscaping:		\$ 40,092.59	\$10,000.00
<b>TOTAL EXPENSES =</b>		<b>\$ 48,783.84</b>	<b>\$46,000.00</b>

## Community Notes



### Arapahoe County Offers Household Hazardous Waste Collection Program

The Arapahoe County Sheriff's Office is providing residents of Unincorporated Arapahoe County and the City of Centennial with the opportunity to properly dispose of HOUSEHOLD HAZARDOUS WASTE. This program will accept paint (7 gallon max.), batteries, pesticides, fluorescent light tubes, polishes, aerosol cans, motor oil, oil filters, solvents, herbicides, cleaners and gasoline/fuels.

To participate in the program, residents must call the disposal hotline at 1-800-449-7587 to arrange for a collection container and disposal instructions. The program will allow for waste to be picked up at your home, by appointment. Those participating in this program are required to pay only a \$20.00 co-pay to defray the cost of this project. The project was made possible through the use of funds seized during criminal investigations by the Sheriff's Office. This disposal program is intended for residential waste only, commercial waste will not be accepted.

For more information, contact the Emergency Management Coordinator, Lt. Roger Hoffner at 720-874-4188 or email Rhoffner@co.arapahoe.co.us.



### Recycle in the Christmas Spirit

South Suburban Parks and Recreation will recycle Christmas trees from Dec. 26 - Jan. 12. Residents can dispose of Christmas trees at the Willow Spring Service Center, 7100 South Holly Street or at Cornerstone Park parking area, off of Windermere Street south of Bellevue Avenue. All lights, ornaments, garland and tinsel must be removed. Flocked trees, leaves, branches or other refuse will not be accepted at the recycling sites. During the recycling effort, trees will be mulched and free mulch will be available shortly after the recycling process begins. Residents can obtain mulch Mon. - Fri. from 7:00 a.m. until 3:30 p.m. at the two sites. Call 303-798-5131 for more information.

## Volunteers are the Heart of our Community



**A Big Thanks** to all the volunteers who made courtesy calls to homeowners to remind them about the special November meeting. Thanks to Ann Bowser, Marjorie Bullock, Bill Duckworth, Lloyd Eicher, Marge Goedert, Ardis Haugen, Gloria Jensen, Ann Kingery, Ilene Lea, Lowell Leigh, Anne Swedborg, and Bernadette & Chris Wadowich-Stead.

# Community Ads

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