

The Open Gate

Come on in. This page belongs to each of you. It is an editorial page for you to contribute, a place to meet your new neighbors and to sell your "stuff" with a 3-line ad for residents only, at no charge.

Resident Ads

New Gates or Fences
To replace the old ones
Call: Don 303-771-5913

3 lines or fewer for ads
Like ad above
Knolls Village Residents only

Deadline is April 2nd
for the April 9th issue

e-mail me your ad
haroldarnold@earthlink.net

Visit

www.knollsvillage.com
Fred Langford is the new web site manager. You will see changes in the next few weeks as the site is up dated.

You'll be proud

Those Pesky House Eating Birds Are Back and they love to chew up your house. Solutions? Try hanging a plastic owl or a great looking snake. They say either one will keep those pesky things at bay. At least that's what the "great white hunter" says. So give it a try.
by Martin Jepkes

Volunteer an article or an idea

e-mail or bring by our home at
2627 E Fremont PL
303 804-9940

Reminder :
April 2nd Deadline

The Back Gate Villager

Issue #1

March, 2005

KVTA Quarterly Meeting

**April 5 7:30 p.m.
at the Clubhouse**

KVTA Board

Bob Evans	Interim President
Ken Holloman	vice President
Kathleen Sutton	Secretary
Barb Arnold	Treasurer
Martin Jepkes	Director
Loren Rohl	Director
Barbara Stokes	Director

Board Message

The issues of focus for the Board during the winter months was to prepare for the next phase of our painting, complete the asphalt paving started last year, some minor landscaping improvements and reduction in operations expenses for the pool season. As a wet spring approaches, mother nature provides benefits, but the community is encouraged to conserve water consumption. This conservation impacts our bottom line significantly as irrigation for our grounds begins in May and ends in October. Remember, approximately \$7,500 of our monthly revenue is set aside for the water budget. Success in operations expenses enable us to plan for the future vitality of the community.
by Bob Evans

NEW FORMAT

*'Hope you like the new look. It is our goal to keep you informed about happenings in the area. We call it the "Back Gate Villager" because that is where it will be delivered 10 times a year. The next issue will appear in your gate April 9th. Delivery people are needed; happy faces would be a plus. **The benefits are great!** You will get a little exercise, meet new friends and help the Village. I think **we should have a party** - this will be so much fun.*

*Please call Harold Arnold
303-804-9940*

Thank you

Donna Whitney for the heroic task producing the Villager newsletter for all those years! Best wishes to the Whitney family in their new home from all of us in the Knolls Village.

KTVA Message Center
303 796-0540

Emergencies in Common Area
303 230-2348

Record of Motions:

January: None

February:

Accepted contract from Brannan Sand and Gravel Co, for asphalt repairs at no additional cost to association.

Authorized \$1,200 for tree trimming by Arbor Garden Tree & Landscape Service.

Authorized \$150 to purchase a new vacuum cleaner for Clubhouse

Approved purchase of \$100,000 two year Treasury Note at current yield of 3% to 3.25% plus or minus.

March:

Approved contract from Platte River Capital Projects, Inc. for exterior painting of the 76 homes in the 2005 paint cycle.

Authorized funds for two pool attendants to attend the Tri County Health Certified Pool Operator Course.

Approved the transfer of surplus from the 2004 operations fund to the reserve fund.

Accepted the audited financial statements prepared by the association CPA, as corrected.



We planted 23 trees throughout the complex replacing most of those removed over the last few years

Do you need to replace your porch, patio or sidewalk between garages? We will have Eloy Sacedo and his crew from Decostamp Concrete Co. in April replacing sidewalks and driveway pans. If you would like a bid on cement work please leave a message with **Warren Deutsch at 303- 796-0504**

Meet your new Directors



Kathleen Sutton who lives with her husband Jack at 2566 E Fremont Ct.



Loren Rohl who lives with his wife Becky at 7394 S Knolls Way

Committee Chairs

Elda Pfretzschne r	Clubhouse
Marilyn Heinle	Hospitality
Don Boyson	A.C.C.
Treasurer	Finance
Fred Langford	Web Page Publicity

*I am only one,
But still I am one.
I cannot do everything
But I can do something;
And because I cannot
do everything
I will not refuse to do
the something I can do.*

- Edward Everett

Exterior Painting 2005

After review of the proposals received, Platte River Capital Projects, Inc. has been awarded the contract to paint the 2005 cycle of 76 homes starting mid-April, weather permitting. The homes to be painted this year are as follows:

2700 to 2790 East Fremont Place,
2401 to 2797 East Geddes Avenue and
2606 to 2798 East Geddes Avenue.

The paint committee and paint company carpentry division have walked the area and inspected the homes to be painted. There are 45 in need of repair. They will receive a bid for the repairs. It is the homeowner's responsibility to keep their property in good condition. Homeowners may:

1. accept the bid
2. make the repairs themselves
3. have repairs made by a carpenter of their choice

Saturday, April 2, there will be a meeting at the Knolls Village Clubhouse from 10:00 to 11:00 AM. The paint committee and representative of the paint company will explain the process and answer questions. Residents of the village are all welcome, though the meeting is primarily for those in the 76 units being painted this year.

The Architectural Control Committee

The ACC is an active, year round committee involving fourteen of your neighbors who are concerned about the upkeep and appearance of The Village at the Knolls.

Each month, with the exception of December and January, the committee members walk their assigned areas and note any needed repairs, cleanup and/or violations of our neighborhood's covenants and restrictions.

A letter is delivered by hand or mail, setting forth the noted problems and requesting the owner to make the needed repair, replacement or cleanup within a stated time period.

The issues are discussed at the ACC monthly meetings and any "gray" areas are debated and researched until a consensus is reached.

The ACC is "Striving for pride in the Village" and the neater, cleaner and maintained our homes appear, the greater our appeal to the market and the more we current residents will enjoy living here - this is the purpose and function of the Architectural Control Committee.

by Don Boyson, Chairman