

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.

BABYSITTING: Evenings and weekends. Call Brittani Farrell:
720-529-6788

Spring Cleaning the Clubhouse
To Volunteer for Sat., May 7
Call Kathleen Sutton 720-482-9356

Natural anti-inflammatory juice
reduces pain and inflammation.
Roger or Carole 303-694-9061

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

For Sale Nice computer Desk
Ample size **\$15.00**
Martin - 303- 770-5708

HELP !

My house needs CLEANING
please call 303-758-0309

For Rent 7392 SKW,
finished bsment, all appliances
Avail 4/15 Call 303-434-7285

Deadline is April 30
for the May 7th issue
e-mail me your ad
Haroldarnold@earthlink.net
or call 303-804-9940
thanks, Harold Arnold

Break in foiled by barking dogs.
A Knolls Village resident and wife were watching T.V when they heard someone trying to open the back door They thought it was their kids. The dogs began to bark. When the resident arrived at back door no one was there. The Police say " the best way to detour break-in is to have your porch light on. A barking dog is not bad either.

Please turn on your porch lights at night. The cost is only pennies a day.



Meet Jose' Ortiz.

He is here every Friday rain or shine removing your trash with a smile and a "Good morning" to every body he meets. We are fortunate to have a nice person like Jose' providing this service for the Village at the Knolls.

The Back Gate Villager

Issue #2

April, 2005

Important Notice

Trees or large shrubs in the common area behind your garage will be removed in alleys that are to be paved this year. Those remaining thru out the complex will be removed as needed. We must to do this because the roots are damaging the concrete pans and aprons. Drain water is going under the asphalt causing the alleys to erode. This is the reason for the extension to your drain down spouts

The Board of Directors

see page 3 for Article IX 9.1

April Record of Motions

The bid was approved from Lafarge North America, Inc. to complete the 2005 asphalt work in the alleys.

The bid was approved from Decostamp Concrete Co. to replace concrete in selected areas.

CONGRATULATIONS

to **Loren Rohl**, the President of the Board of Directors for the remainder of the year.
Bob Evans had agreed to be the interim president for the first three months and is now a director.

KVTA Board Meeting

May 3, 7:00 p.m.
at Clubhouse

ACC Meeting

May 16, 7:00 p.m.
at Clubhouse

The Hospitality Committee has scheduled the following community events

Neighborhood Coffee	May 14
Ice Cream Social	July 17
Annual Barbecue	Sept.5
Neighborhood Coffee	Oct.15

"The Back Gate Villager"
is now on our web page.

Please mark your calendars and watch for flyers nearer the date.

KTVA Message Center
303 796-0540

Emergencies in Common Area
303 230-2348

We have a vacancy on the Architectural Control Committee

If you would like to help keep the Knolls Village at the best resale value this is the place for you. We meet the 3rd monday of each month

call Don Boyson 303-771-5913

KVTA Board

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

Special Thanks

To all of the people who have offered to deliver The Back Gate Villager. We have 24 thus far which is great. My goal is to have one person for every alley and that will be only 10 more. I am thinking we should have our first party on Friday May 6th at 7:00 pm at the Clubhouse, We'll have wine and cheese and other good things; get to know each other and have a good time. You could also pick up your May issues of The Back Gate Villager for delivery.
, Harold

Water Bill for:

January and February was \$ 6965.00 which is a lot considering this is residential use only. If any of your faucets or toilets are leaking please have them repaired.

Centennial Town Meeting

The item of concern from this meeting for us was the **Southglenn Shopping Center**. We were told that leases are being given for one year only. The mall could be torn down in the future. Sears and Foleys own their stores and would probably stay if the mall was torn down. The thoughts were an open mall would continue to bring in taxes for the region. No low income housing is likely.

by Betty Burick



Thanks for picking up !

Attention Off Site Owners

Because the Back Gate Villager is now seen on our Web Site, the May issue will be the last to be mailed. If you do not have a computer to access our Web Site, please let me know. We will continue to mail your newsletter.
haroldarnold@earthlink.net
Harold 303-804-9940

Declaration of Covenants And Restrictions

Article IX, Section 9.1 Association Responsibilities

The Association shall manage, operate, insure, maintain, repair and replace as necessary all of the following improvements within the Properties.

A. Common Areas. All Common Areas and improvements thereon, including, without limitation, identification and monumentation signs, landscaping, outdoor lighting, retaining walls, perimeter fences and common parking areas, alleys, garage aprons, sidewalks, curbs and gutters, association streets and any drainage structure or facility or other public improvements required by local government entities.

The entire Declaration of Convenants and Restrictions is on our **Web Site** www.knollsvillage.com

April Will be a Busy Month

Asphalt crack fill will be completed on the 26 alleys repaired as part of the 2004 project. Cement repair and replacement will be continued in the alleys.

2nd year of side walk replacement / repair will be continued.

Four more driveways will be completed with new asphalt
7330 to 7360 South Knolls Way
Drive Way between South Knolls way & East Geddes Pl
2802 to 2892 East Geddes Pl
2607 to 2697 East Fremont Pl

Exterior Painting will start for the next 76 units on April 11th, weather permitting. Please make sure that the repairs on your home are completed by then so that the painting can proceed without delay. Any questions on the painting process or requests should be directed to **Chuck Malott** at Platte River Capital Projects, Inc. **Phone 303-204-4151**

The swimming pool is scheduled to open Memorial Day, May 30. Our pool is open homeowners who are not delinquent in paying dues, their guests and tennants who reside in their property. Homeowners must notify the association of their tenant's name, in writing. **This is the year to renew your pool registration** at the Clubhouse on two days: **Wed. May 18, 7:00 to 9:00 pm and Sat. May 21, 11:00 to 1:00 pm.**