

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 4-line ad for residents only, at no charge.

R. TWERK'S PAINTING

Interiors and Artistic finishes
Local references 720-495-3763

New Gates and Fences

to replace the old original ones
call Don 303-771-5913

Handy Dale 303-779-8261

Gardening, trimming, raking,
hauling, weeding, gutter cleaning
painting, general handyman repairs
Worked in our Village for 5 years.

Solid Oak Flag Box - velvet lining,
engraveable plaque, hidden pocket,
brand new, still in box \$50.00

Call Jo 303-290-6338

**There will be no Back
Gate Villager in Aug.
Look for the
September 10th issue**

Deadline is Sept 3rd

for the Sept 10th issue

The Newsletter is always
delivered the Saturday after
the Board meeting so you
have the "Breaking News"

e-mail your ad to:

haroldarnold@earthlink.net

or call 303-804-9940

thanks, Harold Arnold

FIRE HAZARD

If you remember Linda Hicks wrote about a major scare re her electrical box on the patio. When checking the painting on the 40 homes completed there were 3 or 4 homes where the cement patio has sunk and pulled the Excel cable into your home away from the electrical breaker box. This is what Linda was talking about. If yours has pulled away you should get a licensed electrician to make the necessary repairs

Harold Arnold

My Observation

I have been a resident of the Village for nearly 30 years and I feel I know the area well. This is particularly true of the last 10 years since I retired and my dog Rusty and I walk twice a day. From my observation this is a beautiful place. The landscaping is kept-up and the streets and alleys are almost always immaculate. All this requires money and work but is worth the cost and effort. The volunteers and employees who do this work deserve more praise and less petty criticism. Give them a word of encouragement when you feel it is deserved -- I do. Jerry Hedges

Old Eye Glasses

Do you have eye glasses that you no longer need? If so please call me and I will pick up and deliver to the local service organizations to be recycled, and used by seniors who are in need. Thank you for your help in this matter.

Joseph F. Zablotny
2700 E. Fremont Pl.
303-290-0857

The Back Gate Villager

Issue #5

July, 2005

The President's Message

I would like to start off this month by thanking those who have volunteered to be a part of a committee. We had six people sign up to help. That's Great!!! We do however still have openings for the Tennis Committee and the Pool Committee. We have included a sign up sheet again this month for anyone who may not have had the chance to sign up last month. You can either complete the form included in this newsletter or you can sign up on our website at www.knollsvillage.com. It truly is a way to get to know other people in the Village.

I hope you have had a chance to look at the asphalt work and the concrete work which has been completed. It really looks good. I wish we could have done more this year however the work is extremely expensive and it will take time to get all of the needed work completed. This years painting project is 50% completed. We have however experienced some difficulties with the painting contractor and will likely need to switch contractors to get the project 100% completed. I know this project has not been completed in the time frame we originally thought however with the change in contractors we believe we can have the project completed by mid August. We appreciate your patience.

Well, I hope your summer is going the way you planned and I hope your taking those vacations that you so well deserve. Enjoy the pool and have a fun rest of the summer.

name _____
phone _____ email _____
committee _____

Please drop in black mail box or call the message center 303 796-0540

ACC Meeting

Mon. July 18, 7:00 pm.

Mon Aug. 15, 7:00 pm.

KVTA Board Meeting

Tues Aug 2nd, 6:30 pm.

Tues. Sept.6th, 6:30 pm.

Ice Cream Social

Sunday 17, 4 to 6:00 pm

at Clubhouse

Reminder - Mark your calendars now for the annual KVTA Barbecue 4-6 pm on Monday, September 5. Flyers with reservation forms will be distributed to all residents in August

KTVA Message Center

303 796-0540

Emergencies in Common Area

303 230-2348

Crime in the Village

We have had two car thefts in the last few weeks; both older-model trucks. Before that we had home robberies and mail boxes which were pryed open. The point is we must be aware that bad things can happen even here in the Knolls Village. I have said before that we were robbed and the police officer told us the best way to stop thefts is to **leave your porch lights on**. A thief would much rather steal in a dark area, than well lighted one. Let's try something for one week. **Starting tonight, turn on your front and back porch lights.** Then walk or drive around the Village to see the effect of good lighting. Harold Arnold

“Community Garage Sale”

We had 28 participants in the Community Garage Sale. Gene Lindner had a “garage art sale” of his beautiful paintings and wood carvings. I was able to talk to 15 participants and they all said they liked the idea of the neighborhood garage sale, but wished they had a little more notice to get things together. Thank you to all who participated and I hope we will be able to this again next year.

Kathleen Sutton

Media Release

Registered Sex Offender
Information Available On Arapahoe
Sheriff's Web Site
www.arapahoesherriff.org

Painting

The first 40 homes are now completed. The finished product is very good. it was a long time getting to this point. Our new paint contractor, Real Painting Company, will start painting the next 36 homes on Monday, July 11th and should be finished in 30 days or less. The owner / operator of Real Paint Co., Gilbert Ramirez, will be on site with his painters to insure that painting goes as planned. The first building to be painted is 2606 to 2646 E. Geddes Ave. followed by 2655 to 2695 E. Geddes Ave. You will receive notification on your garage door two days before the start of power washing, caulking, priming and then painting.

Welcome Our New Neighbors

Margaret Hasemeyer

2718 E. Geddes Avenue

Walter Schneider

2540 E. Geddes Place

Katie A. Woessner

7345 S. Columbine Way

July Record of Motions

None

KNOLLS COMMUNITY

HONEST & CARING RESIDENTS

My purse was found on Knolls Way and returned to me so fast I hadn't even missed it. Thank-you, Adrian Zallen, your timely response & thoughtfulness saved me from much worry. I am proud to be a member of the Knolls Community. Carol Bocian

If you would like to get news of activities of KVTA, go to your web site, knollsvillage.com, and click on “KVTA news by e-mail” in the box in the middle of the home page.

A Message from your Architectural Control Committee

Trash/garbage cans etc. should not be out for pick up more than 24 hours prior to scheduled collection, which is normally every Friday.

Many front porches evidence voids below the concrete slab where non-dues paying rodents and cats may take up residency. This may result in collapse or cracking of the porch slab. Sealing the voids with boards or rocks is often unsightly and does not work. The only effective way to secure the porch is by pushing dirt and or gravel into the void. This repair is the homeowner's responsibility.

There are many broken or “clouded” covers on basement area window wells, which should be removed -- replacement covers must be flat configuration. However, covers are not required in our covenants, but the lack of cover exposes the window well to flooding and debris. Exposed metal window wells must be painted silver or match the house color.

The shutters on several homes are missing slats or other breakage.

After almost 30 years, many patio gates and fences are in need of replacement or repair.

Finally -- our streets are quite crowded and ARTICLE X of our CONVENANTS states: Boats, trailers, trucks campers or commercial vehicles shall not be parked or maintained in the properties; however, this restriction shall not restrict trucks or commercial vehicles making pick ups or deliveries to or in the properties...

Many thanks for complying with the ACC guidelines, covenants and requirements necessary to maintain the quality of THE VILLAGE AT THE KNOLLS

Don Boyson, Chair - ACC

Thanks Ann Kingery for the two shrubs donated for the main entrance.

Community Entertainment

Hudson Gardens Summer Concerts
www.hudsongardens.org information or tickets 303-808-8565

Littleton Historical Museum
Free Concerts 7 pm Wed thru July
303-795-3950

Town Hall Arts Center - Tickets now on sale for upcoming season
www.townhallartscenter.com or
303-794-2787

Asphalt Replacement

is now completed LaFarge did an excellent job. We are hoping to do three more driveways next year.

“Game Night”

We will have a game night at the Clubhouse every Wed during the summer starting at 6:30 pm. Bring a favorite game if you have one and come join your neighbors in an evening of fun. Coffee and tea will be served. Bring a treat to share.

To someone my age, it is unnerving to hear a Beatle record - introduced as a memory tune