

# 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.**

**Handy Dale** 303-779-8261  
general handyman repairs

**Game Nite** is over for the season. If there is interest, this activity will resume in the spring.

**Recommended by Homeowner**  
Perferred Mechanical  
A/C, Heating, Plumbing, Hot H2O  
Heaters Fair Free Quotes call Steve  
303 995-4376 or Ken 303 995-4325

I know it's September but, I'm thinking **Christmas Caroling In the Village.** Is there interest? call Harold 303 804-9940

Arapahoe High School Silent Auction October 29th 5:00 to 8:30 pm The proceeds will benefit student activities.

**Need a new gate or fence?**  
Call Don 303 771-5913

**Deadline is Oct. 1st**  
for the Oct.8th 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

## Creating a Warm Community Spirit

Here are a few ideas I want to share and encourage others to share as well. We are acquainted with our neighbors on each side of the alley and have a roster with our names, addresses and phone numbers - a helpful tool. We have enjoyed an annual Christmas potluck/brunch, a progressive dinner and working together in our garden areas. We keep communication open to share times of joy, sickness, and concern. One recent "random act of kindness" was when Jean and Bob Crouch and Carol McCall secretly planted flowers for Phyllis Wolf's front and back garage area. We love our neighbors and strive to create a warm community spirit. What ideas can you share to help us to do a better job?  
Dorie Shaffner

## CLEAN GUTTERS ARE A MUST

Some of the gutters of our homes and garages are so clogged they are growing plants. Clogged gutters run over when it rains and wash the soil away from under porches, steps, and walks - causing them to sink. Clogged gutters are often the cause of water in your basement. Clogged gutters are not good!!

## Welcome Our New Neighbors

Fred Gray 7375 S. Knolls Way  
Vicki Gorman 7374 S. Knolls Way  
Davis Williams 2586 E. Fremont Ct.  
Lana Smith 2812 E. Geddes Pl.  
Patricia Ronald 2709 E. Geddes Pl.

## REMINDER

This is the first month of our dues increase to \$105 per month

# The Back Gate Villager

Issue #6

September, 2005

## The President's Message

Believe it or not summer is winding down already. We had a great summer here at the Knolls Village. The Hospitality committee put on a great I/C Social in July and I just came from the Labor Day Barbeque which was most enjoyable. We had great turn outs at both events and if you missed them I would strongly suggest that you put them on your calendar for next year. You will not be disappointed. It's fun meeting new people and seeing those folks we just don't take the time to visit. Thanks again to the Hospitality Committee. Labor Day also brings the pool to a close for the winter. Thanks go out to the pool staff who I believe did a great job with the pool this year. Our next project is the elections which take place at our October Annual meeting. We have four candidates so far running for three Board positions. I encourage everyone who has an interest in our community to consider running. If you are interested please contact our Board Secretary - Kathleen Sutton. Kathleen can be contacted through our website at [www.knollsvillage.com](http://www.knollsvillage.com). Until next month, keep smiling and enjoy the month of September.

## To Reserve The Clubhouse

Contact  
Ilena Lea 303 771-6965

**KTVA Message Center**  
303 796-0540

## Crime Alert

**Have we had robberies ? Yes**  
**Are they still occurring ? Yes**

June and the first week in July we had 12 robberies and 2 car thefts in the Village. When delivering the flyer from Arapahoe County Sheriff's Office, it was amazing how many garage doors were not fully closed as well as many back gates were left open. Remember when we were kids and thought we were invincible? Some of us must still feel that way about break ins and robberies. After the Sheriff's Flyer, many garage doors and gates are still open. We must not continue to invite crime into the area. **The Village has been found to be an easy target for robber's.** Please shut and lock both garage doors, shut the back gate and turn on your front and back lights. This might not stop all robberies but, it will surely help. Harold Arnold

## ACC Meeting

Mon. Sept. 19, 7:00 pm.

## KVTA Board Meeting

Tues Oct. 4rd, 6:30 pm

## Neighborhood Coffee

Sat. Oct. 8th, 9-11 am

## Meet the Candidates

## KVTA Annual Meeting

Tues. Oct. 11, 7:00 pm

## Elections

**Emergencies in Common Area**  
303 230-2348

### Break In

I had a minor break in my garage, and a few items were stolen. It was, I am sure, when I left my side garage door unlocked. They knew exactly what they wanted. So I feel they had scoped out the situation quite well. In any case, I am much more careful now and lock the side door. Please do the same.

Jill Marsh

**Last month we asked the 31 people delivering the Back Gate Villager and the Architectural Control Committee of 12 people** to survey their area as if they were a possible home buyer - list the positives and negatives they see. Here are the results.

#### Positives quotes:

“Area is lovely, Clean and trim, Love the big trees and green grass, Residents seem to take pride, Very attractive, The large trees are the jewels of this community, Grounds look great, Landscaping gives open space look, Very attractive, Quiet and serene area

New paint scheme is esthetically pleasing”

#### Negatives:

Many wrote of the overgrown juniper shrubs. The areas between the garages with steps and side walks deteriorating and weeds growing look uninviting and need to be improved. Some sidewalks and alleys still are in need of replacement.

I presented the results of this survey to the Board of Directors. Harold Arnold

The survey results indicated the overgrown and aged junipers are a top priority. We have at least 600 junipers. Removal cost is around \$100 each. You can see this is a very large project and will need to be done in stages.

It should be noted that the area between garages is homeowner responsibility.

### Painting 2005 is finished

In 2006 we will be painting 81 homes. Which will include all homes not painted east of Knolls Way Tentive start time will be August. You will be informed on needed repairs in April 2006.

#### Touch-Up-Paint

This year, the painting committee decided to store a supply of each of the paint colors in the lower level of the clubhouse with a list of each home's color's by name and by Kwal's code #. The paint will be available to homeowners by contacting a member of the painting committee.

#### WOW! A big thank-you from the

**Hospitality Committee** for the record attendance (150+) at this year's annual Labor Day Barbecue. And also to those who attended the Ice Cream Social in July. No matter how much preparation we put into planning an event, it isn't a success unless there are guests. Your attendance, which made both of these events successful, enjoyable happenings in our community, is appreciated.

Our next and final event of this season will be a second complimentary “Coffee & Donuts” event at the Club House on Saturday, October 8, 9-11 a.m. and meet the Candidates running for the board. We hope to see many of you there.

Marilyn Heinle, Chairman  
Hospitality/Community Events

Projects continue in the Village. **Crack filling** of the repaired alleys will begin soon. Seal coating of those alleys will not be done this year due to lack of funds.

#### Check It Out

Senate Bill 100 which became law in June of this year is now on our web site. For news of activities in the community, go to the web **knollsvillage.com** and click on “**KVTA news by e-mail**” in the box in the middle of the home page.

## Architectural Control Committee

The following concerns were addressed at the August monthly meeting :

**Rear Patio Gates** Patio gates may not be replaced anywhere other than the existing location at the rear (patio) end of the garage. Gates must be built of wood with either flat, dog-eared or arched top closely matching the neighboring gate.

The only exception is where the walkway between garages serves only one home - in this situation, a replacement gate may be installed closer to the alley, subject to hte approval of the immediate neighbor and located clear of the gas meter. If painted or stained, the gate must match the field color of the garage/house.

**Garage Doors** - New garage doors must be painted the field color of the garage as soon as possible following installation. Older-doors **orginal wooden should be replaced if they are sagging, buckling or other disrepair** and certainly prior to the repainting cycle of your section of the Village. Don Boyson, Chair ACC - 303/771-5913

**Lighting struck** one of our giant cottonwood trees in front of 7345 S. Knoll Way. It will be removed very soon.

#### Record of Motions Since July Mtg

Voted to terminate the painting contract with Platte River Capitol Projects and approve the project to be completed by Real Painting Co. Increased the monthly painting fee to \$15.00

Voted to crack fill repaired alleys  
Approved increase to damage deposit for using the clubhouse  
Approved purchase of refrigerator and microwave for the clubhouse.  
Approved intent to redeem the Association's lien on a property in foreclosure

Approved removal of a large cottonwood tree which had been struck by lightning  
Acknowledgement of SB100 to be part of the Knolls Village Townhouse Association governing documents.

**We Will be Electing Three** directors for the Board on October 11th. Be sure to vote.

#### The Candidates are:

**Cheryl Scher**  
**Dick Campbell**  
**Don Rothchild**  
**Bob Lea**

All homeowners will receive a bio on the candidates and a ballot in the mail.

Meet the candidates in person at the Neighborhood Coffee, October 8, at the Clubhouse.

We have excellent **Tennis Courts**. Help us take care of them. The plastic trash baskets repeatedly are broken so they will not be replaced. Enjoy your game of tennis and please leave the courts clean.