

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.

Gutters Cleaned

Mike Bush 303 694-4090

Have you lost a CD case with 7 or 8 CDs?

Call : Steve or Dori Schaffner
303 694-3913

Earn an income by shopping with friends and family! Ground floor opportunity! Pure Swiss skin care and wellness products.

Call Nancy 720-200-9266

Handy Dale 303-779-8261
general handyman repairs

Christmas Caroling In the Village.

Is there interest? We have two people so far one singer and one not.
call Harold 303 804-9940

Need a new gate or fence?

Call Don 303- 771-5913

Deadline is Oct. 29th

for the Nov. 5th issue.

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

e-mail your article or ad to
haroldarnold@earthlink.net
or call 303-804-9940
thanks, Harold Arnold

Fun Stuff

My name is Connie Schroeder and I live in The Village at the Knolls and have been here 2 years next month. It is a nice place to live and seems like a safe place to raise my 15 year old daughter. I have what I think is a great idea. I thought it would be great fun to have a **pumpkin carving contest for Halloween.** The families who want to participate could put their lit carved pumpkins out on Halloween night where they could be seen by folks driving through the Village. Maybe we could have prizes. If not, just honorable mention in the next newsletter.

Connie Great Idea!

We now have judges and prizes.

1st Place \$20.00

2nd Place \$10.00

3rd Place \$5.00

The judges will cover the entire Village between 5 and 7:00 pm
You might watch for the judges and give them a treat.

Thanks to Ken and Donata Holloman for repainting our Village entrance sign



The Back Gate Villager

Issue #7

October, 2005

The President's Message

I wanted to spend time this month thanking those residents that participated in Harold Arnold's (newsletter editor) survey. Harold asked his newsletter carriers to write their thoughts on the positives and negatives about Knolls Village Townhouses. His intent was to get an opinion from our homeowners about how they feel about the appearance and atmosphere of our community and then pass those thoughts onto the Board for our consideration when making decisions about how we spend our resources.

For me personally, as I serve as your President I feel strongly about my responsibility to represent what the homeowners want and not necessarily what I want. It is however apparent from the responses that Harold received that the residents who responded are very interested in maintaining appearance and protecting property values which fits right into what I believe we need to do.

The one item that consistently was talked about was landscaping. There were several positive thoughts as well as several negative thoughts. The second biggest item that came up was the streets and sidewalks. Both of these items are fortunately at the top of the Boards list of improvements needed. I hope everyone can be patient with the pace of improvements in these two areas as they are both extremely expensive repair items. As a homeowner myself I often wondered why repairs couldn't be made at a much faster rate. It wasn't until I became a Board member and became familiar with our financial situation did I realize why our pace of repairs is what it is.

As we move forward in our grounds repairs and improvements please be patient With us. we truly are moving as fast as our funds will allow.

Until next month, keep smiling and remember to say HI to your neighbors!! Loren

MEET THE CANDIDATES THIS MORNING

in the Clubhouse at the Neighborhood Coffee from 9:00 to 11:00

Cheryl Scher

Dick Campbell

Don Rothchild

Bob Lea

KTVA Message Center
303 796-0540

Emergencies in Common Area
303 230-2348

It's a Great time of the year...

the fall colors, the cool nights, warm days, walking in the leaves. It is also time to prepare for winter. **Disconnect your hose.** This prevents the water line from freezing, causing the pipe in your basement to crack. The result of that cracked pipe is water in your basement next spring when you turn on your hose. **Clean your gutters.** When they are clogged with leaves and debris, rain and melting snow can't follow the desired route. Instead the water overflows. This results in the eroding away of the soil under your porch, steps and sidewalk, as well as those of your neighbor. Water can also enter your window wells and cause damage to your basement. It is very important to have the water drain away from your house.

Back Gate Villager

We have a few openings for delivery on Saturday morning, once per month to approximately 12 back gates. call Harold 303 804-9940

Welcome Our New Neighbors

Louis and Pamela Knight
2799 E. Geddes Place
Daniel and Phyllis Martin
2637 E Geddes Place
Lindell Real Estate
2616 E Geddes Place
Eric Stainbrook
2504 E. Geddes Place

Plan to Attend the Annual Meeting

October 11th., 7:30. Voting for the directors to the Board is to be done by secret ballot. The ballot you received in the mail is the only one you must use.

Littleton Historical Museum

Here is something which you might find interesting.

Today October 8th 10:00 am to 3:00 pm The Harvest Festival

Saturday October 29th 6:00 to 8:00 pm Victorian Halloween on the 1890 farm

Our Water Bill for July and August was a record High.

\$ 25,793.95

For the same time period in 2004, the cost was \$ 16,528.00. Rates are set to increase 8% beginning in January. We all need to conserve water.

Crack Filling has been completed for this year - sometimes looking like a jigsaw puzzle, but this keeps water from draining under the alleys and the asphalt from deteriorating.

Crime Continues

It has not stopped yet. Sunday night we had 3 more mailbox break ins. The police informed us if checks with your signature were left for mailing, the motive could be identity theft. If you do mail checks for bill paying in your mail box, do so shortly before the mailman arrives. It's not wise to leave mail in your box overnight.

The window of a car parked in one of the parking areas was broken. A purse left on front seat of car was stolen. Please don't leave anything of value visible in your car.

To Reserve The Clubhouse

Contact
Ilena Lea 303 771-6965



Elda Pfretzschnier

If you have used the clubhouse in the last 15 years you have met Elda. She became a Village resident July 4th 1989 and volunteered in 1990 offered her help on the club house committee she stayed 15 years because she wanted to meet fellow residents and She has. Elda served on the board 1996-1999 were she was treasure. Currently serving on the finance committee Elda, thanks for choosing the Village at the Knolls in 1989 and making this a better place to live for all.

Skate Boarding

While the Board recognizes that skate boarding is a popular item, we want to suggest that skate boarders be considerate of neighbors and the property of the Knolls Village when riding skate boards. Skate board jumping can damage our property as well as put your safety on the Knolls property at risk. Please be careful!!! Thanks Your Board Members

We need a key board player to play Christmas Carols at the clubhouse in December it will be a lot of fun.
call Harold 303 804-9940

The Knolls Village Townhouse Assoc. Budget for 2006 is the result of careful deliberation by the Finance Committee. The Village has matured and there is need for repair and replacement in many of its parts. We have been spending more than we have been putting back into our reserves. This is not because we have been wasteful. Costs are increasing faster than the rate of our income. The result is that we need to slow the progress of our repairs and prioritize carefully. This will require patience on the part of all of us. We ask your cooperation.

Barb Arnold, Treasurer

Record of Motions Oct. 4

The Board approved the Budget for 2006

Thank You Warren

Water drains from University Blvd., travels down the alleys on Fremont Ct. plus drainage from all the water running downhill on Knolls Way enters the drainage ditch at the north end of our property and ends in the stream along the greenbelt. For years this has been an area for mosquitos, rats, snakes and other stuff. Warren Deutsch has been working to get this area repaired for more than four years. The city of Centennial has agreed that it was their problem and will start construction the week of October 10.

Neighborhood Coffee

Sat. Oct. 8, 9 to 11 am

Meet the candidates

KVTA Annual Meeting

Tues. Oct. 11, 7:30 pm

Elections

ACC Meeting

Mon. Oct. 17, 7:00 pm

KVTA Board Meeting

Mon. Nov. 1, 6:30 pm