

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 **ad for residents only, at no charge.**

Want more "Green" for Saint Patrick's? Earn a substantial income by telling friends about Swiss skin care and wellness products On line training. Call Nancy 720 200-9266

Notary
Ilena Lea 303 771-6965

Need a New Gate or Fence to replace the old one?
Call Don 303 771-5913

Any interest in starting a new chapter of the **"Red Hat Society"** Please call Marilyn Shepherd 720 488-5575

Need paint for touching up your home before the next painting cycle? The paint committee has most of the new colors. Leave a message at the KTVA Message Center 303 796-0540

CSI Wholesale, Inc.
Carpet, Hardwood, Tile, Countertops for more information Please Call Kathleen Sutton 720 934-4090

If you still have one of the 30 old wooden **GARAGE DOORS** still in use in the Village and need to replace before your home is painted - Tim Toney with Excel Door Co. is very good. 303 507-3606

Welcome Our New Neighbors
Juan Dempere 2555 E. Geddes Place
Louise Myers 2708 E Geddes Ave.

Annual Garage Sale April 21st & 22nd

It's time for our annual "Garage Sale" so let's do some spring cleaning and get rid of some of our clutter. I'm sure there will be many treasures. Open your garage on April 21 & 22 and join in the fun. We will place an ad in The Denver Post and take care of signage into our community. More information next month. Questions? ?
Call Kathleen Sutton 720 482-9356.



Top of the morning on March 17th

Deadline is April 1st
for the April 8th issue.

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

Note new e-mail address
e-mail your article or ad to:
haroldar@mac.com
or call 303-804-9940
thanks, Harold Arnold

The Back Gate Villager

Issue #11

March, 2006

Message from the President

As indicated in my message last month, the Board, with the assistance of Warren and Harold (our maintenance staff), has developed a five year capital improvements plan. The plan addresses our streets and sidewalks, water systems and landscaping, and our recreational facilities. The plan is an aggressive plan, however it will address the areas that we have fallen behind in and it will bring our community back to the maintained level that is necessary to protect our property values.

In order to fund the capital improvement plan and bring our reserve funds back to recommended levels, the Board has developed a financial plan as well. The plan is still being reviewed and all options are being considered but I must inform you that the plan will include dues increases. The Board looked at our financial position if we do not consider dues increases and it is obvious we just cannot maintain our present dues levels and make the repairs that are needed without depleting our reserve funds.

Over the next few months, I again encourage each of you to attend our Board meetings as both the capital improvements plan and the financial plan will be further discussed. We appreciate any thoughts or comments that you may have as we recognize that it is you the homeowner that we are representing. The Board can be reached at our web site **www.knollsvillage.com** or drop us a note in the mail.

Loren Rohl

Questions about The Knolls Village
VIEW OUR WEB SITE
knollsvillage.com

ACC Meeting

Next meeting March 20th
6:30 pm in the Clubhouse

KVTA Quarterly Meeting

Tues. April 4th, 7:00 pm
in the Clubhouse

To Reserve The Clubhouse

Ilena Lea 303 771-6965

KVTA Message Center
303 796-0540

Emergencies in Common Area
303 230-2348

Dog Poop, We Have It...

in fact some places it's hard to step without hitting it. Please pet owners consider your neighbors. We like your dog, but not the poop especially on our shoes.

Paint Committee

In March we will be inspecting the 81 units to be painted this year. If your home needs repairs, you will be notified by mail in April

Special Notice

The Annual Audit Report will be available this month. You can view it on the web site, knollsvillage.com. To conserve money we will not mail hard copies unless requested. If you need a hard copy, please let us know before March 22nd. We will only be doing one mailing.

Barb Arnold, Treasurer 303 804-9940

Hospitality Committee

The date of events planned for 2006
Please mark your calendars

Coffee and Donuts

May 13 Saturday 9 to 11 am

Pool-side Ice Cream Social

July 23 Sunday 4 to 6 pm

Labor Day Barbecue

Sept. 4 Monday 4 to 6 pm

Meet The Candidates Coffee

Oct. 7 Saturday 9 to 11 am

And Something Special

To be announced

The Board has approved replacement of six more driveways

2605 - 2695 E Geddes Ave.
2606 - 2696 E. Geddes Ave.
2708 - 2798 E Geddes Ave.
2607 - 2697 E Geddes Pl.
7331 - 7349 S Knolls Way

Entry from E. Fremont Ct to 2 driveways

Preparation will begin in April for the driveway replacement. This is what needs to be done. The area behind the garage, about a 3x3 foot space where the down spout drains, will be filled with cement. Why? Water from this area soaks into the ground, travels under the concrete and asphalt causing a good deal of the damage you see occurring in the driveways. If you have special plants that you wish to save, please remove them. All trees, shrubs and plants will be removed by maintenance in April.

After the driveway construction is completed and if you wish to have some plants in the driveway, a container garden would be the appropriate choice.

LaFarge North America will be the asphalt contractor again this year.

Metro Pavers, Inc. will be the cement contractor. Weather permitting work will start on the concrete the last part of April.

If you need concrete work such as patios, walkways between garages or porches, call Warren at the KVTA Message Center 303 796-0540. He will arrange for you to receive a bid. This will be a good time as you can take advantage of our volume pricing.

Overgrown shrubs

Several persons asked for shrubs to be removed in response to the February newsletter inquiry. We plan to complete the removal by mid April. Thank you for replying.

Waste Management has been our trash pick up service for many years. They ask that we abide by their rules to keep our pricing low.

1. Please keep the container size 40 pounds or less: no loose trash. Place every thing in trash bags.
2. Branches and other materials cut in lengths, must be tied in bundles
3. Animal waste and cat litter in closed plastic bags only.
4. Flatten all cardboard boxes.
5. Hazardous Materials can not be picked up

Waste Management provides special service for large items, construction debris and other excess waste. Please call 303 797-1600 for scheduling and charges.

March Record of Motions

The Board approved the following: Amendment to the Financial Policy allowing the purchase of Certificates of Deposit, only those FDIC insured and only from financial institutions within the USA.

The annual audit report

Designated \$2,000 for shrub removal

Designated \$2,000 for landscaping of the south entrance to the Village

The contract from LaFarge North America to replace asphalt in six driveways

The contract from Metro Pavers, Inc. to complete the cement work in the driveways

“Friendship and Love is the one thing you can giveaway and end up with more.”

Your Dues At Work 3

The Village at the Knolls consists of 374 townhouses on 46 acres. This is a beautiful place to live and it is the duty of the Board to improve and maintain the property which provides a safe, desirable area and protects the property values of each home owner.

Your Board simply can't reduce spending at a time when our capital projects continue to be very large ones. We have six driveways so deteriorated they must be replaced this year. Required is asphalt, a petroleum product. The cost has doubled since 2004. It requires concrete, in short supply these days, with fluctuating cost increases. The future plan is to replace driveways each year as needed and perform annual maintenance. We plan to seal coat the driveways which were repaired and crack filled to increase their life and improve their appearance. Periodically this should be repeated. The original driveways have asphalt which is 4 or 5 inches thick. We are replacing with 8 inches of asphalt. This is a necessary change due to the larger vehicles in use. When replacing a driveway, often removal of trees and bushes is required, an added expense. Also additional material may be required as a base before the asphalt is laid when poor soil or excessive moisture is present. Additional grading may be needed for adequate drainage. Our plan is to spend about \$102,000 on the driveways this year. I say “about” because we don't know exactly what each driveway requires until the old pavement is removed and the ground is laid bare.

It is a privilege to be on your Board. In the next issue we'll discuss another phase of our capital improvements. I feel it is important for you to know how your dues are being spent and why. 'Hope to see you at the Board Mgt. April 4. Bring your questions and suggestions. We need your input.

Barb Arnold