

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.**

Help!

Grandfather & Grandmother clocks need repair. Is there an expert in the Village?
Please call Maxine 303 741-1609

Notary

Ilena Lea 303 771-6965

Need a New Gate or Fence

to replace that old one?
Call Don 303 771-5913

For Sale

20 ft upright freezer, his & her ten speed bikes, electric snow blower, new dehumidifier

Call 303 779-5193

Ranch For Rent 2608 EGP

Newly Remolded, Finished Basement, All appliances, AC, Very Clean ! Lease required \$1375 mo
303 795-9266

Twin Summit Financial, Inc.

Refinancing, Cash-Out, Purchase, Debt Consolidation, All your residential mortgage needs. Sean Howe 720 939-7201

**I made an error and listed the wrong telephone numbers for these two ads
Corrected numbers:**

CSI Wholesale, Inc.

Carpet, Hardwood, Tile, Countertops for more information Please Call Kathleen Sutton 720 934-1923

Excel Garage Door Co

Tim Toney 303 507 3603

Annual Garage Sale

April 21st & 22nd

Remember to open your garage door on Friday April 21st and/or Saturday April 22nd and set out your treasures to sell. The Knolls Village will place signs on University and at the entrances but, you will need to post signs directing people to your garage. We will place an add in The Denver Post. Questions? ?
Call Kathleen Sutton 720 482-9356.

Message from new owner

Love your newsletter, and the web site is one of the best I have ever seen.
Norm Edson

Welcome Our New Neighbors

Arthur & Ellen Bennett
2799 E Geddes Pl.
Norman & Carrie Edson
2608 E Geddes Pl.
Shane Koenig 2443 E Fremont Ct.
Jordan Gregory 7379 S Knolls Way

Deadline is April 29th for the May 6th 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 #12

April, 2006

Message from the President

Good Saturday morning to all of you!! Isn't this newsletter something to look forward to?? Harold Arnold just does a great job of making this happen. If we haven't said thanks to Harold lately, let's say "THANK YOU" right now!! A big "THANK YOU" also goes out to our newsletter carriers.

At our April Quarterly Homeowners meeting the Board presented our five year "Capitol Improvements Plan" as well as the "Financial Plan" to fund it. As I have indicated in my last couple of messages the Board has been working hard to develop a plan to address our much needed maintenance improvements while addressing rapidly rising material costs.

We have fallen behind but, I believe we have developed a plan to catch up on the maintenance and get our "Reserve Fund" back to a recommended level.

The Board is recommending two dues increases in addition to the scheduled increase already in place. The first increase would be \$10.00 per month starting in January of 2007 and the second increase would be \$10.00 per month starting in January of 2008. The "Plans" presented at the April meeting will be inserted in our May newsletter. I remind you that the increase in dues has not been approved by the Board as of this letter so I encourage all of you to attend our May Board meeting or contact us with your thoughts or comments. Once the Board has approved dues increase(s) in accordance with our by-laws, the increases must be presented to the Homeowners for approval.

I thank you in advance for your support. This has been a very tough subject to tackle but, the Board feels strong about maintaining the value of our community and our homes. Your Board members can be contacted through our web site at www.knollsvillage.com or drop us a note in the mail. Loren Rohl

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

To Reserve The Clubhouse
Ilena Lea 303 771-6965

ACC Meeting
Monday April 17th
6:30 pm at the Clubhouse

KVTA Board Meeting
Tues. May 2nd, 6:30 pm
at the Clubhouse

KVTA Message Center
303 796-0540

Emergencies in Common Area
303 230-2348

Field of Daffodils

When taking your walk this week end. Go by 2797 and 2787 E Geddes Ave. These people planted 250 daffodil bulbs in the field below their homes and they are going to plant another 100 this fall. The flowers are now in full bloom and look beautiful. Thanks Bonnie & Don

The drainage area at the north end of our property --

The City of Centennial has nearly completed work on the drainage system. Within a few weeks, sod and sprinklers will be the finishing touches. **Another improvement for Knolls Village !**



Meet Mr. & Mrs. Village at the Knolls
AKA: Lloyd & Dodie Eicher in the 28 years they have lived here, no couple has done more than the Eichers to make this a better place to live. They have served on every committee, helped any body and every body. Dodie told me she met two new people at the last Board meeting "Eric" and "Shirley". I think the Eichers know more people by name than any other person in the Village. Any of us who know Lloyd and Dodie feel privileged for the have made our life better also.

Did you know that termites are active in every state except Alaska?

Termites migrate/swarm between March and September. Terminix will inspect your home free of charge-except where the inspection is in connection with financing or sale Terminix can install preventive as well as destroying treatments. In row housing as The Village at the Knolls. either treatment must be undertaken by the building, not by the individual dwelling, because of the common/party wall construction. Phone # for Terminix 303 373-9903

KVTA Water Bill

In 2005 our water bill was \$47,299 for residential usage and \$25,400 for irrigation, a total of \$72,600. We are told in 2006 charges will increase by 7%. **Please conserve water and do your part to help control the cost.**

HAVE YOU HEARD about this??

This might be of interest for people who garden their patio area. If you use mulch around your house be very careful about buying mulch this year. After the Hurricane Katrina in New Orleans, many trees were blown over. These trees were then turned into mulch and the state is trying to get rid of tons and tons of this mulch. So it could show up in Home Depot and Lowes at dirt cheap prices with one huge problem. Formosan Termites will be the bonus in many of those bags. New Orleans is one of the few areas in the country were the Formosan Termites have a strong hold and most of the trees blown down were already badly infested with those termites. If you buy mulch, know were it came from.
Marilyn Heinle

Just a note, we buy our mulch locally from Jensen Sales and it is a local product.

Do you remember what first attracted you to the Village at the Knolls? For me, riding my bike along the creek, it was the landscaping - the beautiful mature trees, the large areas of green lawn and the interesting way the townhouses are designed up and down the knolls with wonderful large rocks incorporated in the landscape. I always thought - what a beautiful place to live!

The landscaping of our Village is a valuable asset. The builder abundantly planted and we thoroughly enjoy. After 30 years of growth, we are seeing that some of the trees are too close to sidewalks, pushing up the concrete and creating a hazardous walkway. Those which are close to curbs or walks have roots that are crushing underground sprinkler lines. Some trees are encroaching on our roofs. In some areas over crowding has caused misshaped growth. Russian Olives are no longer considered a desirable tree. The Juniper evergreen shrubs are, in most cases, overgrown. If trimmed, dried woody areas are left. As we replace driveways, the trees and bushes growing there need to be removed to avoid erosion of the asphalt and cement.

There's much to be done and this is how *your dues are at work*. The cost for removal of a large cottonwood is \$2,000 to \$2,500. A Russian Olive is \$500 to \$750. Large trees near buildings are \$1,000 to \$1,500 each. Junipers are \$75 to \$100 each. Landscaping includes retaining walls, rock, grasses, flowering plants and mulch as well. Your Board of Directors has approved a five-year plan to systematically and appropriately replace trees, shrubs and plants - a landscape renovation and beautification project. This year we will spend about \$16,000 to get started.

Trees have already been removed in driveways in preparation for the asphalt work. The overgrown shrubs are being removed as requested. This is an exciting time! We are about to begin the busy summer projects. Be a part of the action and become involved. Let us know your thoughts by phone or mail. Come to the Board Meetings - the next one is May 2nd in the clubhouse. Barb Arnold

Concrete Work Starts in mid April on the six replacement driveways. You will be informed regarding your driveway **with a flyer taped on your overhead garage door.** It will take one week of drying time before cars can drive on the cement. Soon after the concrete project is finished, the asphalt project will begin. Once again, you will be informed with a flyer taped to your overhead garage door. It usually takes two days per each driveway for the asphalt work to be completed. The result? You have a **new driveway.**

Paint Committee

We have inspected the 81 units to be painted this year. If your home needs repairs (and there were 34 units in need of repair) you will be notified by mail next week. We found old garage overhead and side doors that need to be replaced, leaky gutters and quite a few gutters needed cleaning, some siding needed repair. Overall the homes looked good. Thanks for taking pride in our Village at The Knolls. As we get closer to paint time more information will follow.