

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.**

For Sale: 2000 Sable LS

Gray, 4 door, AC, good tires 46,500 miles call Barbara 303 770-5905

Keys Found 2696 E Geddes Ave by mail box 303 804-9940

Need a New Gate or Fence

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

Help Wanted, Great Job,

No pay, but lots of satisfaction and fun as a Reporter for Back Gate Villager. Call Harold at 303-804-9940

Notary

Ilena Lea 303 771-6965

Dinner China for Sale

Various pieces, all excellent condition, two patterns: Edwin Knowles Forsythia # X2247-E1 Universal Brown Wheat Center Ballerina # UN18 call Sue 720 493-0169

If you have opinions about the proposed dues increase, I will publish your brief comments in the news letter in the order received and as space allows

Garage Sale

Don't know how much stuff was sold but there were a lot of cars. This was great for our community. Thank You Kathleen Sutton for arranging this sale. Let's do it again next year.

Welcome Our New Neighbors

Margaret Brown
2789 E. Fremont Pl.
John & Yvonne Anderson
2759 E. Fremont Pl.
Karyn Mathews
2689 E Fremont Pl.

Thomas & Edith Brown
2799 E. Fremont Pl.

May Record of Motions

The Board of Directors approved:
1. \$9,000 for seal coating and crack filling driveways
2. An increase in the monthly homeowner dues.

Deadline is June 3rd
for the **June 10th 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:
haroldar@mac.com
or call 303-804-9940
thanks, Harold Arnold

The Back Gate Villager

Issue #13

May, 2006

President's Message

Believe it or not spring time is here again (which is a good thing by the way). Our Maintenance staff is hard at work getting our sprinkler system started up and preparing for another year of grounds maintenance. They have performed landscaping work at over 50 of our homes including shrub removal and replacing ground cover. Our tree trimming and removal work has been completed. There is still much to be done, however we are off to a good start. When you see Warren out there working make sure you give him a big "Thank You" for all the hard work.

At our monthly Board Meeting on Tuesday May 2, 2006, the Board approved two dues increases. The first increase will be \$10.00 per month starting in January 2007 and the second will be \$10.00 per month starting in January 2008. The \$10.00 increase starting in January of 2007 will be in addition to the \$5.00 increase which was approved back in 2003. This will bring our January 2007 dues (including paint escrow) to \$125.00 a month. In accordance with our by-laws the increases still have to be approved by the homeowners. The Board will be preparing the documents to present to the homeowners in the upcoming months. We anticipate voting on the increases in July.

(continued page 3)

POOL OPENS SATURDAY MAY 27th

ACC Meeting

Monday May 16th
6:30 pm at the Clubhouse

KVTA Board Meeting

Tues. June 6th, 6:30 pm
at the Clubhouse

To Reserve The Clubhouse

Ilena Lea 303 771-6965

KVTA Quarterly Meeting

Has been changed to
Wednesday July 5th 7:00 pm
because of the holiday on Tuesday

KVTA Message Center
303 796-0540

Emergencies in Common Area
303 230-2348

Bud Ray shared a travel story.....

A friend was on a trip and had the unfortunate experience of having a flat tire while on the road between towns. When retrieving the spare, he discovered it was also flat. The car had to be towed at quite an expense to the nearest town. Moral of the story: Check your spare tire periodically to make sure it is in good and useable condition. Always check your spare before taking a trip.

Your Dues At Work

Just a quick review ...The monthly fee you pay is budgeted in this way. The greater portion is spent in *operations* - the monthly bills which are not optional. The *reserve* is our invested savings used to repair or replace the assets within the Village. It is divided into 3 categories: streets & sidewalks, water systems & landscaping and recreational facilities. The reserve is to fund for the planned and the unexpected.

Our 2004 Reserve Study provided a tool for planning by estimating useful life of our assets and projecting the cost of replacement. We are now behind the eight ball, the useful life of many of our assets has expired or soon will. As our president told you in his message, we have an essential 5-year capital improvements plan - no frills, just maintaining our safety and property value.

In 2005 our operations expenses were 4.9% greater than for 2004. We are estimating 5% annual inflation. Products and services for reserve funded repairs have increased at a greater rate. Asphalt and paint are petroleum products. There is a current shortage of cement. The equipment used is powered by gasoline - need I say more?

This year we will spend \$135,000 and for the next four years we need to spend over \$100,000 each year. We want to talk with you and show you how your dues will be at work. Please come to the Board meetings and bring your questions and suggestions. Remember that we are planning for the good of the community as a whole.

Barb Arnold, Treasurer

Watering

The Denver Water Board has ok'd watering the lawns three days per week. The hours are midnight till 10:00 am and 6:00pm till midnight. Because we have low water pressure we need to split our schedule. On the east side of Knolls Way we are watering Sunday, Tuesday and Friday. On the west side of Knolls Way the days are Monday, Wednesday and Saturday.

Lawn Mowing

will be done, weather permitting, on Wednesdays and Thursdays. Starting at Fremont Pl. and finishing at Fremont Ct. Each mowing is done at the cost of approximately \$2000 per week.

Shrubs

Shrubs were removed from 52 homes throughout the complex. In their place plantings, rock or bark were used to enhance the landscape. We exceeded our budget in an effort to fill requests prior to May 1. The Board will determine if funds available for additional removals in the fall.

Concrete work

has begun in the six driveways to be renovated this year. After the cement work is completed, asphalt replacement should begin later in May.

Architectural Control Committee

KVTA Residents please note that indoor -outdoor carpet is not an approved surface on front porches. Existing carpet should be removed when it shows wear and may not be replaced

ACC Committee 4-17-2006

Would you believe that we had 170 web site hits in April on our home page?

knollsvillage.com

As I have written about in the past, a "Financial Plan" and "Capitol Improvements" plan were developed to justify our dues increases. Our plans were presented to the Homeowners at our "Quarterly Homeowners Meeting" in April. Plans are available if anyone is interested. We can be contacted through our web site at www.knollsvillage.com or drop us line in the mail.

I appreciate the Board's work on this project. It has been a very difficult process but, I truly believe all of this is necessary to keep our property values to their maximum potential.

As a final note, I remind everyone that concrete and asphalt work has begun. I ask that we all are patient with contractors who will be involved in performing the work. Driveways will be blocked at times. The contractors are committed to working as fast as they can. Your patience will be greatly appreciated.

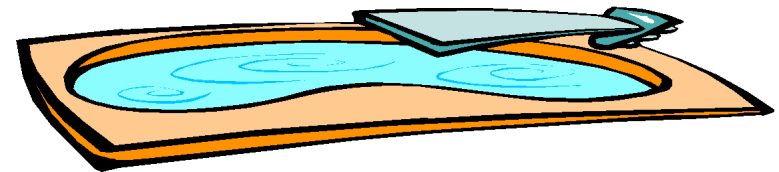
Loren Rohl

Pool Opening May 27th (weather permitting)

All residents who wish to use the pool must have a signed Pool Agreement on file with the Association, a Current Registration Card and homeowners dues must be current.

The Pool Agreement needs to be filed only once. If you don't have a Pool Registration and key, they will be available from the pool attendants. Each family will receive one card and key. Guests will be admitted using this "family card". We will continue to use the same pool key as used in previous years.

If you are a new owner the pool attendant will get you fixed up. If you are a renter you must have a letter of authorization from the homeowner for you to use the pool.

**Tennis Players**

If you don't have a key it is available from the pool attendant.

Have a Fun Summer !