

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

Robert Holm
Home Repairs
303 777-6911

Free !

One dozen jelly jars for canning.
Call Charlotte at 303-770-5708

Need A New Garage Door ?

Call Tim Toney
303-507-3603

Excel Garage Door Co.

We've had 178 web site hits in May
on our home page. **Check it out**
knollsvillage.com

Mark July 21-26,2006

on your calendar as these are the
dates for the 100th Anniversary of
the Arapahoe County Fair

Deadline is July 1st
for the **July 8th 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

WATER

Our water bill from March 3rd thru
May 2nd this year was \$12,709
compared to \$8,266 for the same
dates last year. That is a \$4,443
increase over last year. Water is gold.

While on the subject of water, in past
years Mother Nature has always
helped a little with rain to water our
lawns. This year with 90 degree days,
hot winds, no rain, 46 acres, low
water pressure and a limited watering
schedule, there are dry spots which
we are having a hard time keeping
green. We need your help. If there is
a dry spot in the lawn near your
home, please take out your hose and
water it. Be sure to water only before
10:00 in the morning and after 6:00
in the evening and you can be Mother
Nature's helper.

Thanks, Harold

Found pair of Berdel
prescription sun glasses in
the South East corner of
our complex 303-304-6965

June Record of Motions

The Board of Directors approved:

1. Minutes of the Board Meeting to be published on the web site after they have been approved at the following Board Meeting
2. A smoking ban for the swimming pool area
3. Swimming pool hours for both pools will be from 9:30 AM to 8:00 PM

The Back Gate Villager

Issue #14

June, 2006

President's Message

Summer is here once again!! It is time to enjoy the outdoors!! The pool is ready for you!! Enjoy it!!

I want to take a minute to thank all of the residents who were affected by our recent concrete and pavement work. Six of our driveways have been replaced. While replacement work was done, residents had to find alternative parking as access to their garages was blocked. Hopefully it was worth it to you. The driveways look very nice. I apologize to those residents who lost the small areas behind the garages. where you had planted various trees, shrubs and flowers. To add to the life of the driveways, it is necessary to seal those areas with concrete. This prevents water from entering and eroding base under the driveway which eventually results in the cracked concrete and crumbling asphalt. As we move forward, all of the areas behind garages will be filled with concrete. If you have a special tree or shrub that can be transplanted, I encourage you to move it now. When it is time to complete your driveway and the area behind your garage, you will be prepared.

As you most likely have seen, the Southglenn Mall is being readied for tear down. The planned replacement for the mall is going to be extremely nice. We too are on track to improve our property to a higher level. The Streets of Southglenn will attract a lot of traffic through our community. The value of our properties, if in top shape, can only increase. It will be a great opportunity for us and our home values.

Please keep all of this in mind as you make your decision regarding our upcoming dues increase. The ballot proxies will be mailed to homeowners in July. If you are not aware by now, The Board is seeking a \$10.00 increase in the monthly dues starting in January of 2007 and a \$10.00 increase starting in January of 2008. The \$10.00 increase in January of 2007 is in addition to the \$5.00 increase which is already scheduled to go into effect.

As always, any comments, we can be contacted on our web site at knollsvillage.com. Have a great summer!!!!

ACC Meeting

Monday June 19th
6:30 pm at the Clubhouse

KVTA Quarterly Meeting

Wed. July 5th, 7:00 pm
at the Clubhouse

Loren Rohl

To Reserve The Clubhouse
contact:

Ilena Lea 303 771-6965

KVTA Message Center
303 796-0540

Emergencies in Common Area
NEW 303 304-8976

Having trouble with cats, dogs, rabbits or even woodpeckers ?

There is a product called "RoPel" which is not harmful to you, the plants or the pest and it keeps them out of your yard. You can spray it on your fence, shrub or porch and these pests have no desire to enter the area. RoPel can be purchased at The Big Tool Box near Holly and Dry Creek. Cost is \$14.95 and is worth every penny.

A Happy Neighbor

Driveways are now completed

We only had one incident, but on every driveway our Denver Post/Rocky Mtn News carrier drove through the barricade on to the fresh asphalt. I called the paper and was assured it would not happen again. The next time, he did not break the barricade - just took it down and the put it back up, after delivering the papers. We will seal coat the 26 driveways in a few weeks. If he does it again there will be wet tar all over his new car. When the seal coating begins, we will inform you with notices on your garage door

Special Thanks to Jose' Ortiz for extra effort with the trash pickup in our new driveways. He was careful to avoid any damage to the new asphalt.

Paint Committee

Owners of the 34 units in need of repair before painting begins in August, how are you doing? Let us know if you are having a problem.

North Drainage Ditch - Gone

It is now a beautiful green knoll at our north border, thanks to the City of Centennial. Our taxes were at work.

Residents to Ride The Rockies

Walt and Deb James are the couple you see wearing the matching yellow and blue outfits riding their tandem bike. They are training for their second year to Ride the Rockies in mid-June. Remember Larry Green in the 2005 ride - he will be the starter this year.

Deb and Walt travel 75 miles or more many days and recently traveled to the Fort Collins area and even to Leadville to practice riding their tandem on mountain roads. Kudos to you two! KV is proud of your strenuous efforts. Enjoy the Ride!
Neighbors Jo and Robert Derrington

Chase Carpet Company recently cleaned the clubhouse carpet. We feel they gave us outstanding service. The owner Tom Chase did a "walk through" then gave our clubhouse chairperson an estimate for cleaning. The technicians who cleaned were courteous and open to any suggestions we had. The committee would like to recommend Chase Carpet (phone 303-753-9171) to the Village at the Knolls residents. Ilena Lea

Warren to the Rescue

Wednesday morning a friend noticed that a tiny, tiny rabbit had fallen into the back window well. Outside she could not get her hand through the metal gratings nor lift the large rock slab covering part of the opening. I immediately called Warren who came to our rescue. He moved the rock and removed the rusted bolt holding the grate cover. He carefully put a small box into the hole and the it'sy, bitsy bunny hopped into the box. Warren took the little bunny to the front porch and there was another member of this adventurous family. So - Thumper, Peter or whatever your name - listen to your mother. Many, many thanks, Warren !

Violet Sondles

Notary

Ilena Lea 303 771-6965

Architectural Control Committee

Village at the Knolls is a covenant protected community. The Architectural Control Committee's responsibility is to make sure the covenants are followed by residents with respect to exterior changes and maintenance. In the Declaration of Covenants and Restrictions, Article VIII sets forth the responsibilities and procedures of the ACC. and Article IX discusses exterior maintenance.

ANY CHANGE OR REPLACEMENT TO THE EXTERIOR OF YOUR HOME, WHICH IS VISIBLE FROM ANY COMMON AREA OR WHICH MIGHT IMPACT YOUR NEIGHBOR'S PROPERTY, MUST BE SUBMITTED FOR ACC REVIEW. This includes replacement of front doors, windows, roofing, garage doors and exterior lights. ACC request for review forms are available at the notice board located at the parking area to the south of the clubhouse/pool facilities. The ACC meets monthly, on the 3rd Monday, at 6:30 P.M. in the clubhouse - ANY AND ALL KVTA PROPERTY OWNERS ARE WELCOME TO ATTEND.

Changes to the exterior of your home may require a building permit. Be sure to check with the city of Centennial Building Dept. at 303-754-3321 for code requirements and to obtain a permit.

POOL HOURS AND RULES

The pools will be open the following hours subject to weather and operating conditions:

Adult swim: 9:30 A.M. to 10:30 A.M.

10:30 A.M. to 8:00 P.M. is open swim

The children's pool is open from 9:30 A.M. to 8:00 P.M. only for children 5 years of age and under, accompanied by an adult guardian.

1. No smoking is permitted in the pool area
2. No alcoholic beverages allowed in the pool area
3. Balls, frisbees and other objects may not be thrown while in the pool area. No running, jumping or pushing

New "Pool Rules" will be consolidated and given to all pool users by the attendants as soon as possible. Please be aware that, due to the age of the pool, mechanical failures can occur. Such a failure will necessitate pool closure until the the repair is resolved. Your cooperation is appreciated. The Board of Directors