

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, at no charge.**

Free firewood

2x4 and 2x6 scrapes cut into 12" to 16" pieces **303-804-9940**

Custom Travel - Let my 30 years of travel experience help you design your next vacation. Deidre Saterdal
720-568-4663

Amana Upright Freezer

Best offer call Mildred 303-694-6088

A hobby out of control.

Original 16x20 oil on canvas paintings \$75 Hand carved wood chairs \$40 Must see! call Gene for private showings 303-221-8848

QUALITY at a REASONABLE PRICE AVON has many exciting new products. First time customers receive 10% discount.
Contact Amy 720-482-3182

Gutter Cleaning

Mike Bush

303-694-4090

Deadline is Dec 2nd for the **Dec 9th 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

19 cu ft Refrigerator extra

clean, runs great best offer call Berlene Chestnut 303-770-5744

Need a new Gate or Fence?

call Don 303-771-5913

Kenmore Dryer

works great. \$50 or best offer call 303-796-7328

FLOORS & WINDOWS We furnish and install commercial & residential carpet, vinyl, ceramic tile, hardwood and window coverings.
Kathleen Sutton 720-934-1923

For December News Letter I would like to have a seasons greetings section where you write a short note to all of our neighbors.

Just a thought let's try it! Please send to me. Harold

The Back Gate Villager is now being mailed to all off site owners starting with this issue

If you would like to be part of a great, fun filled committee

we have one area open for delivering our Back Gate Villager. Please call Harold 303-804-9940 or e-mail haroldar@mac.com

The Back Gate Villager

Issue # 18

November 2006

Message from the President

This month I want to talk about the "Knolls Village Rental Policy". I fear that many homeowners are not aware that in September of 2003 your Board of Directors implemented a "Rental Policy". The policy spells out the responsibilities our homeowners have for the renters of their homes. The policy states that homeowners are to provide their renters with copies of all of our governing documents and that homeowners are responsible for their renters following all of the Village policies and procedures. My research indicates that we have very few "Rental Policies" on file. I believe the lack of having homeowners who take responsibility for their renters has resulted in conflict in our community. It is the intent of our present Board to begin the process of having completed "Rental Policies" on file for all rental homes.

As we begin to work on this project, I ask all homeowners that are presently renting their properties to work with us to get "Rental Policies" completed on their rental units. Our "Rental Policy" is available on our web site knollsvillage.com. If you would like to download this policy for your rental home, I encourage you to do so. Completed policies can be mailed to us or they can be dropped in our black box at the clubhouse.

HAPPY THANKSGIVING Loren

2007 BUDGET is enclosed within this issue. Please take the time to become informed regarding the finances of the Association.

Questions? Feel free to call me.
Barb Arnold, Treasurer 303-804-9940

KVTA Board Meeting

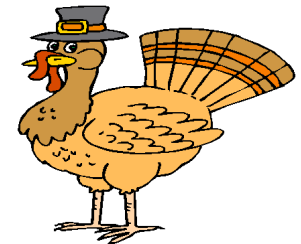
Tues. December 5th
6:30 pm at the Clubhouse

Annual Christmas Party

Sat. December 9th
4 to 7pm at the clubhouse

ACC Meeting

No meeting in November



**Have a
Wonderful
Thanksgiving!**

**KVTA Message Center
303 796-0540**

**Emergencies in Common Area
303 304-8976**

**Annual Christmas Party
December 9th at the
Clubhouse 4:00 to 7:00 pm**



Children will have time with Santa's helpers, Mr. & Mrs. Claus at 4:00. Bring your cameras. - a photo opportunity.

Then it's party time Bill Rich will be playing the keyboard for our Christmas carol sing along and enjoyment. We will be featuring wine and eggnog - Christmas cheer. If you have a favorite holiday treat or hor d'oeuvre please bring it. However we have very few electrical outlets for hot dishes. Meet your neighbors and have fun !

Try our bench

If out walking and would like a neat park bench to sit and enjoy the sound of running water, try ours. Barb & I purchased a bench from the South Suburban Parks and Recreation District. It is located on the walking trail from Knolls Village to the Big Dry Creek trail near the southeast corner of the Village property. Enjoy

Want to learn about our Village at the Knolls? **knollsvillage.com**

IMPORTANT REMINDER

Most of the leaves have fallen. Now is the time to have your roof gutters cleaned and be sure to disconnect your hoses.

November Record of Motions

The Board of Directors:

1. Approved the 2007 Budget
2. Approved the proposal to have the Association financials audited by a C.P.A.
3. Approved attorney review of The Knolls Village Townhouse Assoc. governing documents to insure our compliance with Senate Bill 06-89.

Election is Over

I don't know about you but, I'm glad the election is over. 'So tired and disgusted with the negative ads and campaigns, the half truths or outright lies about opponents. Now that the election is over, the winners act as if they are honest and voters will forget how bad they were. Instead of being republican or democrat I wonder why those elected can't just be American and do what is best for our country not the party? Who is the real the loser here? Harold Arnold

*Pretty much all the honest truth
telling there is in the world is
done by children -*

Oliver Wendell Holmes

**Do you know something
special about our community
or people** Please let me know and we will share with our neighbors.
Harold

FROM THE DESK OF A HOMEOWNER

I often wonder, when walking around the Village property, the difference between homeowners and those who live in this community who are renting. Do renters, simply because they have no ownership, pick up after pets, or pick up other forms of litter when walking by? My wife explains to me that bending over, even once in a while, is a form of exercise.

I can say many folks do, because I've seen you, know who you are, and am pleased to call you neighbor. Taking a little bit of extra time, when walking around, doing a couple of little things can help keep our Village looking especially beautiful and is a matter of pride and pride is deciding to care. So whether you are an owner or a renter and I have been both, this is your home too --- so thanks to those who do care.

This has been a unique year, but in spite of the heat and the drought of this summer, I think our grounds look especially lush and beautiful, and relatively litter free. We should all want to keep our homes and our property looking good, wouldn't you think?

The Architectural Control Committee Members wish all the residents of the Village at the Knolls a very Happy Holiday Season, a Merry Christmas and a healthy New Year. We also thank you for your cooperation in maintaining the appearance of the village homes and remind you that any and all ADDITIONS and/or ALTERATIONS to the EXTERIOR of your home, which may be VISIBLE from the common area, including alleys, MUST be reviewed and approved by the ACC.

Also-basement window wells do not have to be covered, however all replacement covers must be of a flat configuration.

Thanksgiving

During the season of our Thanksgiving holiday, there are many things to be thankful for. One of them is this fine development we live in at the Knolls Village, and all of the people who make it possible for us to have a lovely community. Of course we are thankful for our family and friends, for without them we would be quite lonely. At our Thanksgiving gathering this year let's just take a moment to express our gratitude for all we have.

Ilena

To Reserve the Clubhouse
Contact Ilena Lea 303-771-6965

2007 Board of Directors

Loren Rohl	President
Dick Campbell	vice President
Cheryl Scher	Secretary
Barb Arnold	Treasurer
Rick Olson	Director
Don Rothchild	Director
Barbara Stokes	Director

Our New Neighbors

Colleen Thumm
2790 E Fremont Pl.
Paul Y. Kim
2524 E. Geddes Ave.