

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.

Kathy Quirk, Realtor and Resident Distinctive Homes for Distinctive Lifestyles Questions? **Call me anytime. 303-589-5310**

Security Door
Approx. 74W x 85H (pic on KVTA bulletin board)
\$100 or best offer.
call Karen at 720-489-5737

Free Furniture looking for a new home: White upholstered swivel rocker – like new, Coffee table – mission style small round accent table-dark finish, antique brown vinyl chair.
Call Bonnie 303-319-9537.

Like New 3 pillow sofa opens to full size bed
call 303 694-6088

Wanted: To Rent
1/2 of garage to park seldom driven car. **call Dale 303 694-4172**

Please if you are placing an ad or article I will need to know your name. If you don't want your name to appear in the newsletter, tell me.

Deadline is May 5th for the May 12th issue.
e-mail your article or ad to:
haroldar@mac.com
or call 303-804-9940
thanks, Harold Arnold

Garage Sale

Clean out your closets! Clean out your garages! Knolls Village Town homes annual garage sale is happening **Friday and Saturday, April 27 and 28 from 9 am to 4 pm.**

Knolls Village will post garage sale signs at the entrances to our community and put an ad in the newspaper. Homeowners can put out signs to direct buyers to their buildings.
Have fun and happy garage sales!

The Eichers are moving. Not far, only 5 miles to Wind Crest. So we will be putting our ranch townhouse on sale this summer, and will move around the labor day weekend.

In the past 29 plus years that we have lived at the Village of the Knolls, we have made many acquaintances and friends, and we will miss you all, but our new home will always welcome visitors.

We have enjoyed being an active part of the Village in our support and volunteering over the years. We have always believed that we have lived in the best (country club type) of HOA'S in the south metro area.

Thanks so much, Lloyd and Dody Eicher
2453 E. Fremont Court.

Thank You !

Last month I needed help with articles for the news letter. This month with that help we have many articles of interest for The Back Gate Villager. **Keep those articles and stories coming. Harold**

PS The Back Gate Villager will now be delivered mid month, one week after the Board meeting

The Back Gate Villager

Issue #21

April, 2007

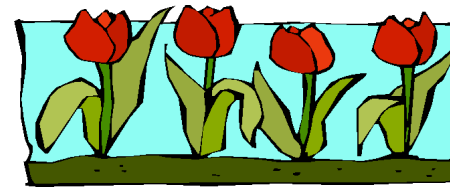
Message from the President

Is anyone else ready for spring??? I am tired of looking at snow!! We now have green grass again. I love it!!

The Board is working on our Senate Bills 05-100 and 06-89 compliance policy updates. These two Colorado Senate Bills deal with the governing documents of homeowners associations.. We are in the process of updating some of our governing documents to insure compliance to new state laws. It is a lengthy process but I hope to have this completed by the end of April.

We are also preparing for our spring and summer capitol improvements such as landscaping, asphalt and concrete work. We are still accessing the damage caused by all of the snow and freezing temperatures. As we are preparing for the landscaping project, I remind you to let us know if you have any requests in your area. We will continue to remove juniper bushes as the funds permit. As always we can be reached on our web site at www.knollsvillage.com.

Loren Rohl



**Spring
is
Here !**



Enjoy

KVTA Board Meeting
Tues. May 1st
7:00 pm at the Clubhouse

Visit Our Web Site:
www.knollsvillage.com

ACC Meeting
Monday April 16th
6:30 pm at the Clubhouse

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

KVTA Message Center
303 796-0540

Emergencies in Common Area
303 304-8976

2 Village Singles

After an initial meeting a few weeks ago, the Village singles have participated in a number of group activities including a dance at the Littleton Senior Center, a concert at Bethany Lutheran Church, and walks on Saturdays and Sunday. If you would like to learn more, please contact one of the following:

Don Boyson: 303-771-5913

Kristy Ledgerwood: 720-200-2070

Nancy Parker: nancyparker@gmail.com

Meet Our New Neighbors

Julie Ann Christensen

2782 E. Geddes Ave.

Agnes Hall

7352 S. Columbine Way

Marla and Benjamin Kramer

2553 E Geddes Ave.

March Record of Motions

The following were approved:

1. To contract with Rushton Tree Service for tree removal, trimming and stump grinding.
2. The Annual Audit Report for 2006 The Audit Report will be available on the web site.
3. The Association community garage sale to be Sat., April 28, and advertised in the Denver Post.
4. A computer for the Association will not be purchased at this time.

April Record of Motions

1. Approved the contract from The TruGreen Companies L.L.C. for lawn care / landscaping.

Notary

Ilena Lea 303 771-6965

Long time resident, Jane Peloquin passed away April 3rd. Our condolences to family and friends.

Architectural Control.

In order to conform to the recently enacted State statutes covering Home Owner Associations, the ACC notice regarding exterior covenant compliance, that is needed repair or replacement, has been amended. The amended notice affords a 90 day period for completing the work and failure to comply will result in referral of the matter to the Association Board for further action.

The Special Events Committee hopes you will put the following events on your calendar:

Coffee & Donuts

Sat., May 12, 9-11 a.m.

Ice Cream Social

Sun., July 22, 4-6 p.m.

Annual Barbecue

Mon., Sept. 3, 4 p.m.

Coffee & Donuts

Sat., Oct. 6, 9-11 a.m.

Coffee & Donuts will be at the Clubhouse, the Ice Cream Social will be pool side, and the Barbecue at the usual location...foot of East Geddes Avenue.

All residents, including renters, are invited and encouraged to attend these events to meet and visit with your neighbors in the community.

Village Walkers

The Village Singles have started to meet at the club house on Saturday mornings at 9:00 and Sunday afternoons at 2:00 for community walks. Walks include Cherry Knolls Park, the Highline Canal and Hudson Gardens.

For More Information

Contact Joe Wannamaker at
303-290-0320 or

jwannamaker3@comcast.net.

Exterior Painting

If your home has not been painted yet, then it will be this year, in the period August through September - always subject to weather conditions.

The painting committee will be doing the walkabout in April and will advise homeowners who need to complete repairs / replacement prior to painting. This year's painting schedule includes the 124 homes located west of south Knolls Way and South of East Geddes Avenue.

If you receive a letter detailing repairs / replacement, please get the work done as soon as possible in order to preclude delays once the painters are on site.

Thank you for your cooperation in keeping our neighborhood looking so good. Paint Committee

Tree Trimming and Removal

The Association Maintenance staff continuously monitors the condition of trees throughout the complex. The trees are checked for insects, broken branches, deadwood, clearance against the buildings and the potential for damage or hazard based on the type of tree and the location of the tree.

We have selected a group of trees to be removed this spring. These trees are mainly cottonwood and Russian olive trees, which are either dying or were planted too close to buildings.

After these trees are removed, we will plant an equal number of trees throughout the complex. We will select replacement trees such as ash, linden, pine and others which have grown well. Careful consideration will be given to the locations in which these trees are planted to avoid future maintenance problems.

Warren Deutsch

A New Activity 3

Circle your calendar for 10:00 am on Tuesday, April 10th and come to our Clubhouse for a FREE session of TAI CHI ! Marco Polo found the Chinese keeping fit by doing this easy ancient exercise. Since the Clubhouse has a capacity of only twelve or so for this activity, please call Joan Derrington at 303-770-3572 and tell her to expect you that morning. See you there!

From the Desk of a Homeowner

I have decided that when strolling, with or without my dog, I will carry a small plastic grocery bag and pick up a few of those annoying pieces of paper, advertising flyers, plastic bottles, pop cans, and other such miscellaneous junk, all of which seem to have accumulated through these winter months. We could all certainly handle the front and the back of our own units. I really hope you might consider joining me and I encourage anyone who walks our beautiful property to join this process, just one bag each, and our neighborhood could look clean and tidy this spring - imagine litter free.

Meet Victor Ortiz



Victor will be assisting Warren mainly providing sprinkler repair. Please welcome Victor .