

The Open Gate

Come on in. This page belongs to each of you. It is a editorial page for you to contribute, a place to meet your neighbors and to sell your "stuff" with an ad for residents at no charge.

Calling all Original Homeowners

Are you an original home owner in the Knolls Village? If so, the newsletter staff would be interested in interviewing you. Please call Ilena Lea at 303-771-6965

Needed: Gaf Anscomatic

Carousel Slide Projector to buy or borrow???? Must take carousels that hold 100 slides (2" x 2") and loads vertically , not horizontally. We have many carousels full of slides to view and sort. Thanks, The Boysons 303-916-2070, 303-771-5913

Kathleen Sutton recommends "I Can See Clearly Now" Window Cleaner. "He does a great job!" Call David Cuevas at 720-341-3718 if interested or nostreaks@comcast.net.

AVON REPRESENTATIVE

My Name is Lana Smith and I have been a Resident of The Knolls for 3 yrs I have recently become an Avon Independent Representative. If you are interested in Avon products please call me or check out my web site: www.youravon.com/lanasmith 303-730-3337

To Reserve the Clubhouse

Please call Ilena Lea at 303--771-6965

FROM YOUR PUBLISHER

There is a lot of blank space on this page. I strongly encourage you to use it and call me or send me items to sell, things needed etc. Articles or thoughts on interesting topics are, and would be appreciated also. This page is Yours.

Village at The Knolls

2008 1st Half Real Estate Activity
Ranch

Active List Price (2):

\$236,000, \$238,500

Under Contract: List Price (2):

\$239,900, \$255,000

Sold Price: (7)

\$222,000, \$225,000, \$234,900, \$231,650,

\$240,000, \$250,000, \$255,000

Two Story

Active List Price: (1)

\$205,000

Under Contract: List Price (4):

\$205,000, \$209,900, \$210,000, \$229,500

Sold Price (4):

\$144,000, \$205,000, \$209,500, \$229,500

Data provided per Denver Metrolist, deemed reliable but not guaranteed.

Kathy Quirk, Realtor
Distinctive Properties
303-589-5310

Deadline for the August Newsletter is August 7th . Call 303-871-9727 or E-mail your article or Ad to Kathy Quirk at Kathy_Quirk@Yahoo.com

The Back Gate Villager

Issue #35

Message from the President

July 2008

I hope everyone is enjoying the summer. The long days make for the best time of the year.

Things are really progressing at the Streets of Southglenn. I am very excited about the new mall development. It will bring value to our community and the convenience of having a mall right next door.

Our 2008 capitol projects have been completed. We are concentrating on landscape clean up and sprinkler repairs at this point.

The major street repaving project that is underway in the Village is being done by the City of Centennial. The City is making cement repairs and then will be repaving the City owned streets in the Village. It will great when they are done but, there will most likely be some parking inconveniences as a result of the project.

We had our quarterly homeowners meeting on Tuesday July 1, 2008. I want to thank all of the homeowners who attended the meeting. The topic that seemed to bring the most discussion was the landscape pilot project that we recently completed. The Board several months ago established an ad hoc landscape committee to take a look at the way we landscape our common areas. The committee with the approval of the Board hired a landscape contractor to re-landscape two of our buildings on either side of the pool. The landscape project brought a little different look. We received both positive and negative comments. The Board intends to take those comments and make a decision on where we go in the future with the landscape design in our common areas but, again, I thank those who did speak out. We always welcome your feedback. If anyone else has a thought on the landscape design, please let us know. We can be reached through our website at www.knollsvillage.com.

Loren

ACC Meeting

Monday August 19th

6:00 PM

KVTA Board Meeting

Tuesday August 4th

7:00 PM

KVTA Message Center

303 796-0540

Emergencies in Common Area

303 304-8976

SPECIAL EVENTS COMMITTEE
Ice Cream Social
See enclosed Flyer
Plan to Come By!

Welcome to New Homeowners

Today I am interviewing our new neighbors, Alan Moorer and Sally Hamilton, who live at 2646 E. Geddes Ave. They moved to Colorado in the year 2000 from Virginia where they taught at Virginia Tech. Both are employed at the University of Denver. Alan is Director of the Professional Communication Program and Sally is an Anthropologist and Director of the International Development Program. Before making a commitment to live in the Village, Alan and Sally walked around and checked out the area. They were impressed by the pride of ownership, the beautiful, well-kept grounds, and the friendly people. They have been here a month and found everyone especially helpful and kind. They feel they made the right choice. Welcome Alan and Sally! Ilena Lea

If you would like to be interviewed or published as a new homeowner, contact Kathy Quirk at 303-871-9727. We will not publish new owners without their permission.

A New Look

This new stone wall on Knolls Way has replaced the old railroad ties and has been graced with beautiful landscaping. Check it out!



PINON FINE ART OPEN HOUSE!

Friday, July 11th from 5 to 8 P.M. Pinon Fine Art at 2510 W. Main in Downtown Littleton will host an Open House. Enjoy the works of 30 nationally and regionally known artists. View traditional and impressionistic styles of original paintings in oil, acrylic, watercolor and pastel; become aware of the beauty and the complicated process of reduction wood block prints; and be surrounded by museum quality bronze sculptures. Gallery hours are Monday, 10 to 4, Tuesday through Friday, 10 to 6 and Saturday 10 to 5. Call 303-733-3133 for further information. Note: many of the shops in Historic Downtown Littleton will be open in the evening of Friday July 11th because the First Friday is the 4th. Most of the shops in Downtown Littleton are now open for First Fridays till 8 P.M.

JULY 1 BOARD MEETING

Motion approved at July 1 meeting: The Board approved the contract for Rushton Tree Service to prune and trim in the Village.

From Our Treasurer

It's time to begin thinking about the 2009 budget. Anyone interested in serving on the Finance Committee should email Doug Hall at dkhall34@msn.com.



FUN IN THE SUN

Attendance at the pool is has been fairly good this year in spite of the on and off weather. There are those who go to swim, sunbath, exercise or just play in the water. New homeowners who do not have a key can obtain one from the pool attendants.

Pool Hours

Hours of operation are:
adult swim from 9:30am-10:30am and again from 4:00pm-4:30pm. Open swim hours are from 10:30am-4:00pm and 4:30pm-8:00pm. The baby pool is open from 9:30am -8:00pm for children six and under.



FROM THE ARCHITECTURAL CONTROL COMMITTEE

Many of the patio gates and fences are showing wear and tear and replacements may become necessary in the near future. Please follow these requirements in order to be in compliance with covenants and guidelines" "Rear gates and fences must be maintained –Replacements are to be of the same height and material (rough saw cedar) as the original or similar in appearance. Gates may be painted or stained, using the field/base color of your unit". Replacement gates should match the neighboring gate in design. Replacements require ACC approval with a sketch/drawing with the application.

SUMMER SKI TRAIN

The Ski Train to Winter Park operates on Saturdays from June 21 through August 23. They have several interesting events throughout the summer. One of the events this year is a Jazz Festival held on July 26-27. This is a wonderful way to see the Mountains without the long drive. Just take the light rail to Union Station – hop on the Ski Train and you are on your way. For information regarding the Ski Train call 303-296-4754. You might enjoy taking a chairlift ride to the top of the mountain and have a nice lunch at The Lodge at Sunspot.

COLORADO RENAISSANCE FESTIVAL

Eight Festive Weekends! June 14th thru August 2nd from 10:00 a.m. - 6:30 p.m. Discount advanced tickets are available at King Soopers. New This Year: The Tribal Circus Hey Nunnie Nunnie Castle Musicale Ensemble The Marquiche Stick Horses in Pants

WESTERN WELCOME WEEK

This year the 80th annual celebration begins in Littleton Colorado, on Thursday, August 7, 2008 and continues for 11 days, through Sunday, August 17, 2008. Festival Day, which includes the Children's Parade, the Grand Parade and the 49th annual Arts & Crafts Fair, will be Saturday, August 16, 2008. Event Information Line: 303-795-3788 (after July 15)