

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.

For Sale: Microwave, general electric, black, excellent condition, used only a couple times, perfect for a dorm room, \$20.00-call jo at 303-290-6338.

Handy Man Services

Please call Mike Bush at 303-694-4090
Need Gutters Cleaned? Call Mike Bush at 303-694-4090

Needed: The Architectural Control Committee meets on the 3rd Monday of the month, February through October, at 6.30pm. Each member of the ACC is responsible for walking/inspecting about 35 homes / 6 buildings and reporting any apparent violations / non-conforming issues on the exterior of a home.

Currently, the ACC has two vacancies for area walkers and we also need a recording secretary to take notes at the meetings and prepare monthly minutes. The time commitment is about 2 to 3 hours monthly. Please volunteer for one of these positions. Don Boyson, Chair - 303/771-5913

Need Concrete Work?

Decostamp Concrete Company will be working at the Knolls Village as soon as the weather allows. They are interested in bidding on private work such as patio replacement, front porches and walkways.

Please call Anna or Eloy Saucedo at (303) 929- 6250 or (303) 929-8841 for a free estimate.

To Reserve the Clubhouse

Please call Ilena Lea at 303--771-6965

Needed: Someone who does calligraphy and/or water color. I am interested in making a particular type of greeting card. Please call Jo at 303-290-6338

Dear Neighbors; I had a visitor in my fireplace this month - a flicker, one of those pesky birds that peck on top of the roof chimney cap. The man who removed him (alive) said there is a 2" gap between the screening and the cap. The birds go in to build a nest on the ledge inside and fall down the chimney. He put additional screening to cover the 2" gap. I'm glad he did because a flicker was there the next day and many days afterward pecking at the roof cap. I wonder if it was the same one! He said he has a lot of business removing birds from fireplaces in Knolls Village. It was a costly experience and I hope I can save someone money. Have your handyman cover the 2" gap with additional screening. Cheryl Scher

Deadline for the April Newsletter is April 4th. E-mail your article or ad to Kathy at Kathy_Quirk@Yahoo.com



The Back Gate Villager

Issue #31

March 2008

Message from the President
March 2008

Well it is good to finally see construction taking place at the new Streets of South-glenn Mall. It has been a long time coming but I am excited for our community to see a facility of this size coming to our neighborhood. This complex should bring additional value to our properties.

Here at the Knolls we have started our painting of the remaining 120 homes which is the last of the homes to be painted in the first paint cycle. I appreciate everyone's patience with any inconveniences that you may experience as the painting crews work on your building. The trees that were identified for removal this year have been removed and we will begin planting some replacement trees soon. We have an approved and signed contract for our asphalt projects and we will soon be finalizing our concrete contract.

Thank you to the Homeowners who had their leaking faucets and toilets repaired. We expect to see some reductions in our water bills as a result. In case you missed last month's newsletter, I am asking everyone to check for plumbing leaks in your homes. We have experienced some major increases in our water bills and it appears that most of it is coming from homes with leaking plumbing fixtures.

In closing, this month I would like to solicit your help in making sure you pick up after your dogs. I know this has been mentioned numerous times in this newsletter but, it really is a problem. PLEASE DO YOUR PART!!!!

Loren

Happy St. Patrick's Day Everyone



ACC Meeting
March 17th
6:30 PM

KVTA Message Center
303 796-0540

KVTA Board Meeting
Tuesday April 1st
7:00 PM

Emergencies in Common Area
303 304-8976

SPECIAL EVENTS COMMITTEE REPORT FOR 2008 SEASON

The Committee (formally Hospitality) met on Wednesday, February 27 to discuss the community social events for 2008. There are currently ten members on this committee. We have a community of folks of all ages and walks of life. Our goal is to bring our community together, to have fun, and get to know our neighbors. These events will be announced when finalized and we hope that all of you will join us.

SOUTH SUBURBAN DAY TRIPS

The South Suburban Activities Guide for Spring/Summer 2008 is now available. There is a complete listing of day trips and dates in the Adult Connection available at all South Suburban recreation centers., or visit www.sspr.org or call 303-730-4611 for trip information. There are eight pickup locations available.

Architectural Control: POLICY & COVENANTS

- Garage side entry door - install kick plate when bottom of door is moisture damaged.
- Patio gates - must be cedar pickets with no "dog peep holes" Wrought iron gates are not to be installed.
- Gutters - remove leaves and other debris as often as needed.
- Front porches and balconies - tables and chairs must be in good repair and bikes, bbq's and trash are not permitted.
- TV dish receivers - not allowed on front elevation.
- Front porch - indoor/outdoor carpet not permitted.
- Window grids - must match original style/design.

ACC Cont'd.

ALWAYS GET APPROVAL FOR ANY MODIFICATION ON YOUR HOME - doors, windows, roof shingles, shutters, exterior light fixtures, TV dish and/or antenna etc. Forms are available on the KVTA web site and at the clubhouse notice board VIOLATIONS/NON COMPLIANCE - Notices are mailed on the 1st of the month and 90 days are allowed for compliance - failure to comply after 90 days have elapsed will result in referral to the KVTA Board of Directors for enforcement action, which could result in legal action at a minimum cost to the homeowner of \$240.

The Streets of Southglenn

[Alberta Development Partners LLC](#) started construction in mid-January. The developer is building Best Buy, Dick's Sporting Goods, Staples and Macy's Home stores. Those stores are scheduled to open in September. The rest of the project's retail space, as well as a 140,000-square-foot office building and 202 high-end apartments, are on track for completion in spring 2009. The project's retail portion also will include a 16-screen American Screenworks movie theater, Whole Foods grocery and Barnes & Noble Booksellers. Twenty restaurants are planned, from fast-casual, Qdoba-type dining spots and a sushi restaurant to a Bar Louie chain location



Construction Begins on Dicks Sporting Goods at The Streets of Southglenn.

Dogs of the Village



Grady is a one year old Soft-Coated Wheaten Terrier belonging to Carol Cartwright. "He is very affectionate, loves everyone and has been easy to train. Right now we are working on 'back-off' to use when he occasionally decides to chase after the cats. I learned about the breed from working with my daughter's three year-old Wheaten, Lulu, who is also Grady's favorite playmate. "

The Soft Coated Wheaten Terrier was bred as an all-purpose farm dog and family companion in his native Ireland. The Wheaten is distinguished by his soft, silky coat and merry disposition – American Kennel Club

[If you'd like your dog highlighted in the newsletter, please call Nan Matthews 303-843-6414]

February Record of Motions

The Board approved funding for the following: 1. concrete for alleys and sidewalk repair 2. planting trees 3. replacing a retaining wall on SKW 4. newspaper ad for the April community garage sale.

THE BEST THINGS IN LIFE ARE

FREE When we count our many blessings, it isn't hard to see that life's most valued treasures are the treasures that are free, for it isn't what we own or buy that signifies our wealth, it's the special gifts that have no price--Our family, friends and health.

READY TO CLEAN OUT THE CLOSETS AND ORGANIZE THE BASEMENT???



Then don't wait to sign up for the Annual Garage Sale scheduled for Saturday, April 26.

To make this year's sale a BIG SUCCESS, there will be balloons available for everyone to put on their garages, extensive signage on University and inside the Village plus advertising in the Denver Post.

We need know how many balloons to order and signs to make, so please contact Cheryl Sheer 720-482-7665 or Nan Matthews 303-843-6414 and let us know you'll be joining us.

The New Bridge is now finished on the southeast corner of the property. South Suburban did a great job. Check it out.

Welcome to our new Owners: Don and Marletta Ulrich at 2429 EGP

Needed: A walker to distribute the newsletter to one alley on E. Geddes Place. It only takes 5 minutes once a month. Please Volunteer. Call Kathy at 303-871-9727.

Frances McNally, Long time resident, passed away after 92 full years. She loved life and had a great sense of humor, was a real sports fan and loved to discuss politics. She resided with her daughter, Margaret Mcguire, our neighbor. Frances will be missed. The Arnolds.