

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

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

TEAM OZ CASHFLOW

You may have seen the directional signs to the Club House for Team Oz Cashflow, Robert Kiyosaki's Cashflow 101.

The game teaches you the basics of fundamental investing and how to take control of your personal finances, build a business through proper cash flow management, and learn how to invest with greater confidence in real estate and other businesses. It was created to teach people how to become a master of money and elevate their financial IQ.

We usually play on the 2nd Tuesday of the month, We get together at 6:30 pm and play until 9:15 pm. We follow this with discussion how the lessons we learned in the game that night serve us in the every day world. The evening is free and open to everyone. Because of the limited space and the number of games available we limit the number of folks

attending to no more than 20. Please call if you would like to attend. Call Sylvia at 303-619-2915.

Handyman

Gutter Cleaning
Call Mike Bush 303-694-4090

TAI-CHI: The Tai-Chi class continues to meet poolside at 10:00 a.m. on Tuesdays. We will move inside the clubhouse as soon as the pool closes or in adverse weather. Joan Derrington leads us in these "feel good" exercises and stretches. Also, Penny Urbach has been teaching us leg exercises. Join us on Tuesday morning---just come. More Info? Call Joan 303-770-3572.

For Clubhouse reservations, please contact the following people:

- September - December -- Joy Stanton @ 303-771-6250
- January - April -- Ilena Lea @ 303-771-6965
- May - August -- Linda Fletcher @ 303-694-6075

We three have decided to share the responsibilities of the clubhouse which makes it easier to handle as far as Villagers making the reservations, us buying the supplies and keeping the clubhouse

Deadline for the October Newsletter is October 10th . Call 303-871-9727 or E-mail your article or Ad to Kathy Quirk at Kathy_Quirk@Yahoo.com

The Back Gate Villager

Issue #37

Message from the President

September 2008

I hope this message finds everyone well and ready for the fall season. Our pool closes for the season after this weekend. Thanks to the pool staff for another fun summer. The pool staff has their work cut out for them as they have so many different people to try to ensure have a good pool experience. I think our staff does the best they can and I appreciate their efforts.

It is that time of year when the Board is preparing the operating budget for 2009. Thanks go out to the Finance Committee who has met and prepared a preliminary budget. The final budget will be presented to the Board at the October Board meeting for approval. The approved budget will then be presented to the homeowners at the Homeowners Annual meeting which will be held Tuesday October 14, 2008 at the clubhouse. The evening starts at 7:00 pm with a 'get acquainted' time. The business portion of the meeting starts at 7:30 pm. I encourage everyone to attend the Annual Homeowners meeting.

We have three (3) Board Director positions up for election this year. For the three opening we have three (3) candidates therefore we will not be conducting a mail in proxy election this year. The floor will be open for nominations at the Annual Homeowners meeting. In the event there are nominations from the floor, an election will be held at the meeting and votes will be limited to homeowners present at the meeting.

I hope to see as many as possible at the Annual Homeowners meeting. As always if you need to contact any Board member, we can be reached through the Association website at www.knollsvillage.com. Click on the 'contact us' link.

Loren

ACC Meeting
October 20, 2008
6:00 PM

KVTA Board Meeting
Tuesday October 14th
7:00 PM

KVTA Message Center
303 796-0540

Emergencies in Common Area
303 304-8976

KVTA BOARD POSITIONS

The following are running for the Board. There are three positions open.

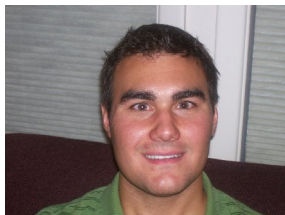
Dick Campbell biography

After serving three years on the present KVTA Board, I believe I can continue to make a definite contribution to our homeowner's association. I believe in working to control our HOA dues; however, we must be realistic about the current economic situation where everything just costs more these days. I also want to see if we can get better controls regarding the compliance of our covenants by both homeowners and tenants alike. Knolls Village is a great community and everyone who lives here needs to respect our property and our neighbors and thereby preserve that greatness, our lifestyle and our property values accordingly.



Josh Lunde biography

I grew up in New Jersey and attended college in Virginia. After graduation with a Business Degree and Finance specialization, I moved to Denver in June of 2005. My wife, Lauren, and I have been happily married for three years, the last of which we have called the Knolls Village home. We love the tranquility of the community and often enjoy walking in the evenings and meeting our



neighbors. We are proud of where we live and I am excited for the opportunity to serve in this community by running for a position on the KVTA Board.

Joe Johnston biography

I have been an owner and resident since 1996. My interest in joining the Board is to uphold the standards of our village, especially while our nearby community is undergoing significant commercial business expansion. I am currently in management and IT Consulting. My wife, Becky Dukart, and I are the parents of two young children, Andrew and Adrianna.



HARVEST FESTIVAL & PUMPKIN SALE

The 15th Annual Harvest Festival and Pumpkin sale activities on the 1860's farm include food, wagon rides, music, children's activities and lots more. There is no admission fee to the museum though refreshments are available for purchase. This event is October 11th from 10 a.m. to 3:00 p.m. at the Littleton Historical Museum, 6028 S. Gallup St.

Motions from September Meeting

- Approve ACC roster
- Approve painting contract
- Accepted pet policy

ARAPAHOE PHILHARMONIC

The Arapahoe Philharmonic Youth Orchestra joins The Arapahoe Philharmonic at Grandview High School for a special series "Side-by-Side" performance on Sunday, October 12, at 6:00 p.m. Free Admission.

FROM THE ARCHITECTURAL CONTROL COMMITTEE

SPACES AND PLANTINGS BETWEEN GARAGES MUST BE PROPERLY MAINTAINED IN A NEAT, WEED FREE AND UNCLUTTERED CONDITION. Garbage cans, lumber and other materials must not be stored in the space between garages or in sight of the alleys or other common areas. Thank you for your cooperation in maintaining the appearance of our neighborhood. THE ACC.

SPECIAL EVENTS COMMITTEE

LABOR DAY BARBECUE



We had a great turnout at the approximately 175 residents and guests enjoyed good food provided by Bennett's Barbecue and live entertainment by disc jockey Gary Hudson. Thanks for your support.

Also please join us on Saturday, October 4 for coffee and donuts and a chance to meet the candidates. SEE ENCLOSED FLIER.

Fire Hazard

This is an article from a 2005 Back Gate Villager newsletter which bears repeating since new homeowners are moving into our community and are unaware of a potential problem. One of our Board members alerted me to this problem again since a new homeowner behind him had her meter pulling away from her town

home. She contacted Xcel and the pipe and meter were replaced at no charge. "I had a major scare with my electrical box that is attached to my home on my patio. Due to the ground settling, it caused a major short and an electrical fire. The fireman said the worse thing that they were concerned about was it could have traveled into the attic. Fortunately it had not. I would appreciate if you could inform our neighbors about this potential danger because it is a major fire hazard. The Fire Department will come out and check for potential problems. Flexible conduit is the answer to prevent this problem.

What Linda wrote about **happened to us last winter**. The electrical wires are in a pipe underground in the back yard. The pipe enters a junction box on the back of the house near the ground. With the shifting soils, the pipe broke loose from the junction box and caused a wire to break. We did not have a fire; the breaker switch worked."

ASPEN GROVE

A reminder that the Paris Street Market is held on the first Saturday of every month until October from 8 a.m.-3 p.m. rain or shine. Also the Farmers Market will be there every Wednesday through October 29.

Morning Dog Walkers

