

FROM DICK CAMPBELL

PRESIDENT OF THE HOMEOWNERS' ASSOCIATION

Spring has arrived ... gardens are being refreshed and planted ... cleaning and tidying front steps ... and the neighborhood is awakening. Although spring weather can be very unpredictable, it is still fun to set up for summer ... so enjoy.

I wish we were not experiencing the turmoil being caused by Xcel Energy installing new conduit for gas. They will be on site for several weeks yet to upgrade the delivery of fuel to each home and yes, they are indeed making a mess of our driveways. Supposedly, they will restore the finished look of our property upon completing this project.

Real Painting is also on site repainting some 60+ homes. Your Association paints each home every six years as part of your monthly dues of \$145 – \$15 of which applies to the paint fund. Those to be painted will be notified prior to your specific building being power washed, prepped, and painted. We appreciate your cooperation with moving furniture and giving these workers open access to your unit, including the garage to make their job as easy as possible ... thanks!

We will soon be welcoming the 2016 swim season and our new pool manager Andrea Oatman. An additional gazebo will be installed to provide a shady and cooler area for the pool staff and those registering and checking in to swim.

In an effort to offer more to do within the community, watch for opportunities (lessons) to learn or re-learn tennis or perhaps familiarize yourself with pickleball.

The Board is looking forward to greeting everyone at our residents' coffee at the clubhouse on Saturday, April 30 from 9:00 to 1100 a.m. Drop in and see the changes made there as well. Dick

Covenant Highlights

Keeping Up the Neighborhood We Love! Spring Cleaning Ideas

Our maintenance team does a fabulous job all year long with our common areas, and this Spring they will be hard at work again as everything comes back to life!

As homeowners, we are responsible for maintaining our property as well, so here are a couple of suggestions for things you may want to address as Spring unfolds.

* **Walkways between our garages:** Please be sure the walkway areas are clean and neat, and that bushes and shrubs are trimmed for easy access.

* **Gutters:** If you did not get your gutters cleaned in the fall, you will want to get them done this Spring before our big rains begin. Clogged gutters can lead to more serious problems if not addressed.

We appreciate the way we all work together to keep our community vibrant! Anita Zukas, Chairman, Architectural Control Committee

The Open Gate

Ads are free, but you must be a Village resident to advertise. Email your ad with your name, address and phone number to: nan@themattgrp.com; drop your ad in the black box by the bulletin board at the clubhouse; or call 303-843-6414. For Sale ads will appear one time and service ads will be published for 3 months and must be renewed to start in January, April, July and/or October. The deadline to place an ad is the 1st day of the month.

Your Village Resident Jewelry Appraiser 28 years of Experience - GIA Certified Appraisal While You Wait Neighborhood Discount! - Call Kate Swanstrom 303-550-4459	Locally made high-potency organic soils & amendments Limited supply. Now accepting pre-orders. Health foods for your garden. 720-432-9667, NatureSoilProducts.com
Flexible and Experienced Cat Sitter Also available to babysit or walk your dog. Call Saskia (720) 363-7934	Red Cross Certified Babysitting Adri Johnston 303-928-9110
Licensed Babysitting by Village resident. Also available to house sit. Call Ashlee at 720-771-2067	Your Resident Realtor Ken Deshaies , EcoBroker Home Buyers Marketing, Inc. - 22 Years Experience – Real Estate Author. 970-485-1891 TrueKen@iCloud.com
Nerium Night & Day Cream Contact me for a free 5 night sample (night cream only) Nerium Body Contouring Cream, Nerium EHT for memory enhancement Felipatorres.nerium.com, 303-419-685	Gardening Help Experienced gardener will plant, weed, do spring clean-up and light landscaping. Contact Sandra, 719-649-3956

Mah Jongg

I am looking for ladies who are interested in playing or learning to play mah jongg during the day. We will start on Thursday April 14th and play the second and fourth Thursdays of each month. We will play from 10:00 am until 2:30 at the Egg and I on University. Please let her know if you are interested.
Call Kathleen Sutton, 720-934-1923, so that she knows how many to plan for.

COMMUNITY INFORMATION

Clubhouse Reservations 2701 E. Geddes Place	April—June Linda Fletcher—303.694.6075 July—Sept Joy Stanton—303.771.6250 Oct-Dec Kathy Kurtz —720.398.8684 Jan—March Ilena Lea—303.771.6965
KVTA Board Meeting	Tuesday, May 3, 2016—6:30 pm
Newsletter Deadline Wednesday, May 4 at noon	Nan Matthews nan@themattgrp.com; 303-843-6414
Emergencies in Common Areas KVTA Message Center	303-304-8976 303-796-0540



The Back Gate
Villager

How to Have a Successful Garage Sale

Spring is in the air and it's time for the Villager at the Knolls Annual Garage Sale {May 14}, here are a few good tips to make sure that your garage sale hits the mark.

Be Organized — Start de-cluttering your house. Go room-by-room. Set aside a specific area in your garage to hold all the items until sale day. Don't forget your closets, and small spaces in your home, treasures tend to accumulate in small spaces, out-of-sight out-of-mind.

Be Clean — Dirty and dusty items are the fastest way to turn-off a customer. Cleaning and dusting each item will give it the best chance to sell. This goes for clothing as well. Wash all clothing items and have them hung up or neatly folded. A neat and tidy garage sale is an inviting sale and in the end will make you more money.

Grouping Items—Grouping items is a smart because you get shoppers looking for certain items in a focused area. Such as tools, garden items, baby items and baby clothes. Always separate gender and size with clothing. By avoiding confusion and disorganization it'll make it easier for your customers to shop.

Tagging — Clear tagging always helps and makes all the guessing go away. You'll encounter customers that don't want to ask the cost of an item or customers that won't buy an item because it isn't priced. As you're setting up your sale, tag as you go. It's time efficient and makes it less likely to miss items. Follow by placing items in their designated areas. This makes the day before your sale relaxed; No rushing and less stress.

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PICKLEBALL ANYONE?

Come join us at our courts for some pickleball fun. I have paddles and balls and would love to help you learn the game. Just call me, and we'll get started.

If you're an experienced pickleball player and want to meet others in our community, let me know, and I'll add your name to our roster.

Ann Winterbottom, 303-798-8330



Resident Coffee & Donuts at the Clubhouse

Saturday, April 30
9:00 am—11:00 am

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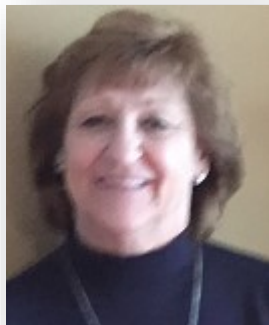
Advertise—Additional advertising always helps. Between Craigslist.com and Nextdoor.com you can find all sorts of free advertising outlets. If you get the word out, you'll get more customers. When advertising, be specific and concise. Name a few big ticket items that will draw your customers in, they will come for what they are looking for and possibly buy more.

Be Realistic —On average you should expect to make 10%-30% of retail price on an item. Your customers are buying these things second hand. When pricing, think about what you paid for the item and what you would pay for it second hand.

Don't forget to have fun! Involve your family, friends, and community!

Written by Kate Swanstrom, Owner of Flawless & Co. 303-550-4459, Estate Sale Liquidators and Mobile Jewelry Appraisals

MEET YOUR BOARD



Cindy Kiel

No sooner had Cindy moved to the Knolls in 2011 than she got involved in our community and has been a valued contributor ever since.

First she became Board Secretary updating the website and bulletin

board, a position that she still holds; then realizing the Community Covenants can be a little challenging to read, she created a Homeowner's Manual consisting of the most frequently asked questions by our residents, a hardcopy of which is given to all our new residents and is posted on the website; she helped redesign and plant the clubhouse garden with help from Stephanie Logan and Darcy Johnson; and every month she first edits the newsletter, then packages it for delivery throughout the community.

A Littleton native, Cindy graduated from Littleton High School and after a successful career in newspaper and magazine publishing, marketing consulting for a nationwide senior housing builder and editor/proofreader for an agricultural chemical company, she retired in 2009.

An inveterate traveler, she commented, "I have been on a trip every month for the last six months going to Iceland, the Panama Canal, the Rose Parade, and Washington/Oregon to visit friends. Last year, I went to Paris and Costa Rica. On my bucket list is a trip to Australia and New Zealand and who knows what's next after that!"

One of her other passions is interior decorating reflected in the art, colors and design of her beautiful home. "All my treasures are finds from garage sales or just something left sitting by the side of the road. A little paint stripping, refinishing plus new stain or paint, and it is amazing how 'the ugly duckling' becomes a most beautiful piece of furniture."

"I have made so many great friends and acquaintances in the Village and enjoy working with the wonderful group of dedicated KVTA board members who volunteer countless hours for our community. We work diligently to be good stewards of the HOA funds to keep the community well maintained and affordable for everyone."



Knolls Village Community Garage Sale
Saturday, May 14
9:00 am—2:00 pm

We must have at least 20 families participate in order to hold the sale—only 8 have signed up.

If you are interested, please let us know ASAP.

There will be balloons and arrows pointing down the alleys to everyone's garage sale. In addition, there will be ads in the Denver Post, on Craig's List and signs on University.

In order to know where to put up the balloons, we need to have you sign up ahead of time. **Please call or email Nan Matthews, 303-843-6414 or nan@themattgrp.com**



Knolls Village Book Club

The KTVA Book Club will be reading *One Summer in America - 1927* by Bill Bryson for review and discussion at their 7:00 p.m. May 12 meeting to be held at the home of Katie Fralick, 2401 E.

Fremont Place. If you are interested in joining the group and would like a copy of the book in advance, please call Mary at 303-328-8256