

**FROM SCOTT WARD  
PRESIDENT OF THE HOMEOWNERS' ASSOCIATION**



Greetings all,

I am sad to report that I recently missed an opportunity to be helpful. It was a snap decision to keep on moving instead of stopping. The truth is . . . you only get one chance per opportunity and then it's gone; never to return. Please take advantage of every opportunity to help as many individuals as you encounter.

The Spring Equinox will be upon us on Tuesday, March 20. Soon we will feel the change in seasons, and what a wonderful change it will be. But don't be deceived - the snows will likely continue along with bouts of cold and wind. We have often experienced snow as late as May so again, be careful when moving about and watchful of your surroundings.

Since we live in a community of attached residences, the shared walls and fences are a barrier for sound - but not sound-proof. Noise, music and pet noise can freely move between our townhomes and patio areas. I want to believe that residents are mindful and respectful of their neighbors. I emphasize communicating directly with those in your building and surrounding buildings in order to make the Village a pleasant place for everyone to live and enjoy.

There is not much to report this month. Soon the work season will be upon us, with plenty of planting, mowing, watering, sprinkler replacements, painting, etc. This is the time of year when our community really shines.

I thank each and every resident for their contributions to our community and especially those who volunteer their time to help by serving regularly on committees. Our neighborhood would not be what it is without **you**.

Think spring!

Scott

**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.

**Fleming Windows & Doors, LLC**

We offer replacement windows and entry doors at unbeatable prices. Our focus is getting you the right windows and doors for your home. We can provide you with products from many different manufacturers such as Pella, Simonton, and Jeld Wen to name a few. So, if you want to save money and still have a quality renovation to your home, please give us a call or contact us through email to set up a free estimate.

Bill Fleming, 720-628-5092, [Flemingswd@gmail.com](mailto:Flemingswd@gmail.com)

**Red Cross Certified Babysitting**

Adri Johnston  
303-928-9110

**Babysitter Available!**

Red Cross certified as well as having CPR and Pediatric CPR training.  
Camden Krumholz  
720-883-2613; 303-995-6373

**Check on Cats**

Going to be traveling this year and need someone to check on my two cats each day and clean their litter box.  
Please call Bob at 303-526-6663

**Repairs to Remodel**

Specializing in bathrooms and kitchens. Tile, counters, cabinets-we do it all-handyman services-painting to water heater replacement. 25 yrs experience.  
Call M.W. Inc. (Mike) at 303-949-3930



**The Most Expensive Part of Owning a Home, is Selling it.**

Does that seem right to you? | We don't think so either!  
We List, Market & Manage the sale of your home for **\$3990**

**Learn More About Us | [www.MGfacts.com](http://www.MGfacts.com) | 303-395-3470 | Steve Matthews**

COMMUNITY INFORMATION ( <a href="http://www.knollsvillage.com">www.knollsvillage.com</a> )	
<b>Clubhouse Reservations</b> 2701 E. Geddes Place	Jan—March Kathy Kurtz —720-398-8684 April—June Pam Hansen—303-757-1576 July—Sept Mimi Iverson—303-794-2494 Oct —Dec Linda Ward—303-999-6471
<b>KVTA Board Meeting</b>	Tuesday, April 3, 2018 —6:30 pm
<b>Newsletter Deadline</b> Friday, March 30 before 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**

**THINGS WE NEED TO KNOW!!**

**KVTA Clubhouse and Pool**

The Clubhouse Committee members coordinate the use of the clubhouse and their phone numbers are listed in the *Back Gate* newsletter. Here are some expectations to consider when determining whether the clubhouse or pool gazebo is suitable for your gathering.

- The facilities are available to KVTA homeowners and their tenants only and cannot be used for money raising or commercial purposes. No political, religious or commercial business is permitted to use the facilities - even though a homeowner/tenant may be a member or an employee.
- A complete set of rules and guidelines are provided before a clubhouse reservation is confirmed and upon the Association's receipt of a \$200 damage deposit and a signed *Clubhouse Use Agreement*.
- Smoking, alcoholic beverages, illegal substances and animals/pets are not permitted on the pool or clubhouse premises.
- Homeowners (and tenants) whose monthly dues payments are current are permitted to use the facilities.
- The homeowner or tenant must be present during the entire time the facilities are in use. Minor children must be accompanied by an adult.
- The clubhouse must be vacated by 10:00 p.m. Swimming pool hours are posted in the pool area.
- The maximum number of people allowed in the clubhouse is **30**. Refer to the pool rules for the maximum number of pool guests allowed.
- Complete pool and clubhouse rules are posted on-site and on our website - [www.knollsvillage.com](http://www.knollsvillage.com).

The clubhouse may not be reserved for hosting a pool party, and the swimming pool can never be reserved. The pool's gazebo area is the only location available for swim parties and small gatherings. Maximum number allowed at the gazebo is 15. See a pool attendant to make a maximum two-hour reservation for the gazebo.

There will be a pool pre-registration day in April or May. Watch for details in a future issue of the *Back Gate*.

**ACC Covenant Corner – Working Together to Keep Our  
Community Vibrant!  
Let's Do Some Spring Cleaning!**

Our fabulous maintenance Team has been hard at work over the winter, and this Spring they will be busy with new projects as everything comes back to life! It's good time to send a few **Spring Reminders** that we as homeowners, also have some Spring Cleaning to do to keep our units looking their best.

- **The walkways between the garages and the areas at the end of your walkways always need to be kept neat and clear.** Please trim back or remove overgrown bushes and plants, and keep in mind, walkway maintenance is an ongoing effort throughout the Spring-time, Summer and Fall. These walkways are often the only access routes for the Fire Department and Ambulance Crews, so it is essential you keep them clear.
- **Gutter Cleaning:** Due to all the beautiful trees in the Village of the Knolls, most gutters really need to be cleaned each fall after the leaves are off the trees. If you missed the fall cleaning, please inspect them now and have them cleaned if needed. Clogged gutters can lead to more serious problems if not addressed, so cleaning them now can save you from gutter or roof damage in the future.
- **Front and Back Downspout Maintenance:** Even if your gutters are clean, clogged or broken downspouts and extensions can cause backups resulting in gutter or roof damage, so please inspect them periodically and repair or replace them if needed.

**Cement Work:** Each homeowner is responsible for the cement walkways and/or steps between their garages, as well as their garage floors, front porches and yards. Please take a look your cement and steps to see if you have work that needs to be done this Spring or Summer.

As always, we appreciate the way we all work together to keep our community beautiful!

**DON'T FORGET**  
**Homeowner's Quarterly Meeting**  
**Tuesday, April 3 7:30 pm at the Clubhouse**  
**Everyone is welcome!**

## MEET YOUR NEIGHBOR



### Carol McCall

"I love living in the Village. I have so many great friends here. That plus it is close to just about everything, making it the easiest community to get to wherever you want," commented Carol McCall, one of the Village's original owners. "We bought a two story in 1978 –guess what the price was - \$57,000 – a little different from today's sky rocketing costs. Then many years later a ranch just two doors down became available, and that's where I've lived ever since."

Carol is a third generation Denverite with her Mom, Dad and sister all going to South High School. "We started an alumni group 25 years ago to get ready for the 30<sup>th</sup> reunion and had so much fun we still get together for breakfast every month. We also went on an Alaskan cruise." Carol attended CSU as a history major and with her first marriage lived around much of the west in Laramie, Seattle, Los Alamos and Steamboat. "I really liked Steamboat, then a small, friendly town and with two kids it was great to put them on the ski slopes quite early."

Initially Carol worked in a variety of jobs as a secretary, but then decided it was best to further her education, so went to Metro for a teaching certificate. She taught in both Denver and Cherry Creek Schools plus handled lots of substitute assignments focusing on elementary grades from third to sixth grade. "The very best ones are the kindergarten students – they are SOO serious. I remember one little boy raising his hand at the end of the day and saying, 'Mrs. McCall, did you know you made three mistakes today?'"

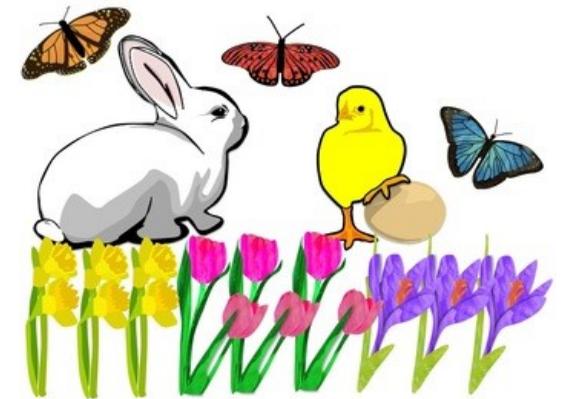
With the Olympics being on everyone's mind recently, Carol said her love for the Olympics began in 1960 when her mom, sister, uncle, aunt and cousins all decided to go to Rome to see the summer Olympics. "I was only 16, so to go to Italy itself was marvelous but then to see the Olympic trials was even better. Mostly we focused on the swimming and track and field events. One day when we got back to our hotel, their small black and white TV was on, and all everyone could talk about was the new US boxer, Cassius Clay {Muhammad Ali}, who won boxing's light-heavyweight gold medal."

As a Village resident contributing to the community, Carol is responsible for getting the monthly newsletters out to a group of six other people who in turn deliver it to everyone's back gate. In addition, she and a friend regularly walk the community as a member of the Architectural Control Committee. With a notebook and checklist in

*(continued)*

hand, they oversee the townhomes being sure that the homeowner is complying with the Association's guidelines. "If we see something that isn't correct, we send a form letter asking the owner to fix it. Residents usually are very good about taking care of the problems."

Visits to see her new 5-month old granddaughter in California, walking, a deep-seated love of books, gardening, time at the pool, and trips with friends around the US round out Carol's most enjoyable life.



### SNOW SHOVELING SERVICES!

We have received several names of Village residents who are interested in helping out with snow shoveling. Please see below:

- Alex from our HOA can shovel snow for those who need it. \$20 for every storm which includes patio and walkways. Call 720-838-1177.
- \$10 for both front and back yard. Steyn Braakman, 720-935-5262
- \$5 for average storms and \$10 for large ones for pathways to back gates and patios. Kambi Crabb, 303-947-9017
- \$10 for both front and back sidewalks. Chrissi Krumholz, 303-995-6373

If you (young or older) would be interested in helping out (you set your price), please submit your name and phone number to the BackGate Editor [nan@themattarp.com](mailto:nan@themattarp.com), so she will put your name/phone number in the next Issue as a reference for the neighborhood.