

FROM SCOTT WARD

PRESIDENT OF THE HOMEOWNERS' ASSOCIATION

On March 6 my wife and I were privileged enough to attend a presentation by Orten, Cavanaugh & Holmes, Attorneys at Law at their offices downtown. The title of the presentation was Board Member Duties in Colorado Owner Associations. The presentation was well structured and presented. It was a great education and a lot of information in the two hours we were there.

It was noted that Associations have a perpetual life in that they rarely go out of business. Therefore, our KVTA Association must be maintained by owners stepping up to help govern our community. Volunteer opportunities abound, please contact the Board of Directors at theboard@knollsvillage.com for more information.

Some of the topics covered included types of associations, Colorado Statutes that apply and a plethora of duties. During the presentation, duties such as scope of authority, care, undivided loyalty, confidentiality, avoiding conflicts of interest, misconduct and the unlawful distribution of assets to a director were addressed.

The two main laws governing board actions are the Colorado Revised Nonprofit Corporation Act and the Colorado Common Interest Ownership Act. There are crossover conflicts between the two pieces of legislation which were pointed out during the presentation.

Your Board of Directors has a fiduciary duty to all owners and residents, such as making sure that we get the best service for the money spent. It is a duty to routinely seek bids for trash collection, snow removal and landscape maintenance. We have found a service for pool attendants that can save our association and Warren time and money.

Since Denver Water has the monopoly providing water service, the charges we incur depend on all of us monitoring water usage.

Part One, more to follow

Thanks! Scott

COMMUNITY INFORMATION (www.knollsvillage.com)	
Clubhouse Reservations 2701 E. Geddes Place	April—June Pam Hansen—303-757-1576 July—Sept Mimi Iverson— 303-794-2494 Oct —Dec Linda Ward— 303-999-6471 Jan—March Kathy Kurtz —720-398-8684
KVTA Board Meeting	Tuesday, May 7, 2019 —6:30 pm
Newsletter Deadline Fri, April 26 before noon	Nan Matthews nan@themattgrp.com ; 303-843-6414
Emergencies in Common Areas KVTA Message Center	303-304-8976 303-796-0540

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.

<p>For Rent Very nice ranch townhouse in Knolls Village Good location Available in early April 2019 \$2175/month Call Bill 303-906-3816</p>	<p>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</p>
<p>Your Neighborhood Independent Travel Agent We are a full service travel agency specializing in working with busy people to create their Unique All-Inclusive Land or Sea Vacation. 720-645-3836 www.BeaconTravelLLC.com Linda@BeaconTravelLLC.com Facebook @BeaconTravelLLC</p>	<p>Professional Painting and Drywall Repair Honest, Responsible and Reliable Call or email Charlie 310-420-0582 byrnscharlie@gmail.com</p>
<p>Village at the Knolls Two Story Townhouse for Sale Coming soon! SPOTLESS ! Move in ready. Three Bedrooms. Bath and a half. Updated Kitchen. Large Master Suite with three mirrored closets. Balcony off Master Suite faces South. Fireplace in Living Room. Large Family Room in basement. Large storage area in furnace room. Covered patio with shade tree. Newer air conditioner and furnace. Double pane windows. Extra insulation in attic. Double car garage with work bench and storage. \$365,000 303-916-2070 Photos available.</p>	

**MANY THANKS TO OUR MAINTENANCE CREW FOR DIGGING US OUT SO QUICKLY AFTER THE CYCLONE BOMB.
DON'T KNOW WHAT WE'D DO WITHOUT YOU!**



The Back Gate
Villager



Saturday, June 1, 2019
Knolls Village Community Garage Sale
8:00 am—3:00 pm

We must have at least 20 people sign up in order to hold the Garage Sale. We only have 8 responses so far, so if you're interested, let us know ASAP.

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

In order to know where to put up the balloons, you need to sign up ahead of time. **Please call or email Nan Matthews, 303-843-6414 or nan@themattgrp.com no later than May 15, 2019** with your name, address, phone and email.

ACC Covenant Corner – Working Together to Keep Our Community Vibrant!

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.

Walkways between the garages and the areas at the end of those walkways need to be clear and neat. Please look at your area and trim back or remove overgrown plants and bushes, and remember, this is an ongoing effort throughout the year. These walkways are the access routes for both the Fire Department and Ambulance Crews, so it is essential to keep them clear.

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 walkways and steps to see if you have work that needs to be done this Spring or Summer.

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 back-ups resulting in gutter or roof damage, so please inspect them periodically and repair or replace them if needed.

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



Sears Redevelopment Community Meeting Tuesday, March 19, 2019

The City of Centennial held an open house to help people learn more about proposed changes to the Master Development Plan for The Streets at SouthGlenn. The Master Development Plan includes rules about what can be built at the shopping center. As you may be aware, the Sears building has recently closed. The development group for The Streets at SouthGlenn, which includes Alberta Development Partners and Northwood Investors, is proposing to make changes to the Master Development Plan to allow for redevelopment of the Sears building and ensure that any other future development positions at the shopping center will remain viable and adapt to the changing retail environment.

Alberta and Northwood first presented their vision for The Streets at SouthGlenn to City Council at the January 7, 2019 City Council Study Session. You can hear the presentation and view the slide show at www.centennialco.gov/economicdevelopment

The development team is required to host a community meeting prior to submitting their official application to make changes to The Streets at SouthGlenn Master Development Plan. Any changes to the Master Development Plan must go to both the Planning and Zoning Commission and City Council for a decision. [This was the meeting on the 19th]

Link from the City of Centennial website about the redevelopment process:

<http://www.centennialco.gov/Business-Services/the-streets-at-southglenn.aspx>

Comments from some who attended the meeting.

There was nothing much to report at this stage. The developers were gathering input from area residents. Most were concerned about traffic and more people moving into area. That was made clear to developers.

They are proposing apartments, office buildings etc. but there needs to be a traffic study before anything can happen. They will be in the process of re-zoning as well.

They didn't have anything definitive to present, since this is all just in the infancy stage.

Meeting was very well attended. and a city employee estimated that 400-500 people attended.

Those attending had the opportunity to sign up for email notifications for future updates.



Outings for People with Mild to Moderate Dementia

Out and About Colorado is a local non-profit caregiving program, based in Littleton. They have years of success organizing and hosting fun, well-designed daytrips for people in the earlier stages of dementia. The program provides full-day outings including museum visits, going out to lunch, walks in parks, exploring trails, listening to live music and sharing conversation over coffee.

On each outing there are two caregivers with six individuals, so the ratio is small. This leads to some beautiful relationships, meaningful days, and plenty of laughter.

For more information contact OutAndAboutColorado.org or call Mary Archer at 720-398-8945.



Coffee at the Clubhouse

Saturday, May 4

9-11 am

All residents are welcome!

SNOW SHOVELING HELPER

Josh Adams 303-478-9414

I'm willing and able to do any and every yard available during any amount of snow and at any hours necessary, i.e. early morning, late night etc. pending what the snow dictates.

\$20 per yard will cover the whole day which will include multiple shovels if snow continues to fall throughout the day.