

FROM SCOTT WARD

PRESIDENT OF THE HOMEOWNERS' ASSOCIATION

The Board Member Duties presentation by Orten, Cavanaugh & Holmes Attorneys at Law on March 6 that my wife and I attended was useful for me. The two hours spent increased my knowledge of the laws used to govern associations and expand on the duties of board members.

Two main state laws advise on varying duties expected from board members. These are The Colorado Revised Nonprofit Corporation Act and the Colorado Common Interest Ownership Act. Fortunately, when the two laws conflict your association has a law firm that assists in making crucial decisions.

Prospective board members often have concerns about exposure to lawsuits. These concerns can be addressed with additional training about board member duties. These duties include scope of authority, care, loyalty, confidentiality and conflicts of interest.

In the end I would advise this training for anyone who sits on a board of directors.

Revised parking regulations were mailed to each resident and owner. These rules were painstakingly drafted to address complaints and are mostly common sense. Compliance of these rules is easy, please be considerate of others. Also understand that towing vehicles is a last resort.

Our Community pool will open on May 24. Have fun but please be careful.

Please take advantage of the two upcoming events in June:

Our community Garage Sale is on June 1 from 8:00 AM to 3:00 PM. Take the opportunity to sell some of your junk to unsuspecting non-residents. Better yet let's just swap our stuff with one another.

Community Dumpster Days are June 8 and 9. Last year was very successful. Prohibited items are posted on the dumpsters and always include liquids, paint and chemicals, etc.

I can feel spring in the air as it snows outside. Thank you, Colorado.

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.

<p>For Rent</p> <p>Very nice ranch townhouse in Knolls Village Good location Available in early May 2019 \$2175/month Call Bill 303-906-3816</p>	<p>Repairs to Remodel</p> <p>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</p> <p>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</p> <p>Honest, Responsible and Reliable Call or email Charlie 310-420-0582 byrncharlie@gmail.com</p>
<p>Cozy, updated Knolls Village Ranch style townhouse about to go on the market!</p> <p>Four bedrooms, 3 baths with a finished basement. Features include hardwood floors, granite counter tops and stainless steel appliances, tiled bathrooms, plantation shutters and neutral, light colors throughout. A quiet end unit that won't last long... call Cheryl at 303.434.5082.</p>	
<p>Village at the Knolls Two Story Townhouse for Sale SPOTLESS ! Move in ready.</p> <p>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>	

Community streets and driveways are designed for automobile traffic. The Association will not be responsible for injury or damage sustained as a result of improper use.



The Back Gate
Villager



Knolls Village Swimming Pool Update

Your KVTA board of directors has decided to contract the operations of our swimming pool to an outside company. "Perfect Pools" was our choice of pool management companies. With their 30 years of experience in managing many of the community and homeowner association pools throughout the south metro Denver area, we have confidence in our choice.

Their business includes pool cleaning and painting, as well as the general opening preparations which need to be done each spring. Perfect Pools will provide staffing and maintenance for the day-to-day summer pool operation. Pool attendant positions will be offered to our previous neighborhood pool attendants, as well as any new residents who might like to apply. Visit them at www.Perfect-Pools.com.

Following Labor Day, the pool company will handle the closure of our pool. Due to the pool service contract, Warren and his staff will have more time available to focus on the day-to-day management of our large KVTA property.

The pool will open Friday of Memorial Day weekend, and subject to weather, will operate daily through Labor Day. Our hours of operation will remain the same and can be found on our KVTA website, along with the pool registration forms.

We shall continue to use the current keys and registration cards, but new residents will need to complete registration forms which will be available at the pool, on the bulletin board near the clubhouse, and on our website www.knollsvillage.com.

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, June 4, 2019 —6:30 pm
Newsletter Deadline Wed, May 29 before noon	Nan Matthews nan@themattgrp.com; 303-843-6414
Emergencies in Common Areas KVTA Message Center	303-304-8976 303-796-0540

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

A few things for your consideration this month.

Please clean up after your pets! It's hard to believe this is still a problem in The Knolls Village, but it is, so please be thoughtful of others and clean up after your pets. Please dispose of the feces in your own trash receptacle, not on your front porch or between or behind your garages. Also, as a reminder, pets cannot be staked in front of your unit or in common areas.

Old Half Barrels & Old Flower Pots not in use: There are quite a few old half barrels throughout the Village that are not used and are in bad shape. If you have any that you would like to have removed, please leave a message for Warren at: (303) 796-0540, otherwise, we have asked Warren and his team to remove them as they are doing other work in the area. Also, please remove any other flower pots that are not in use

Rabbit Holes Under Front Porches: Another year and another bumper crop of 'cute' baby bunnies at the Village at the Knolls. 'Cute' that is until they burrow under your porch and cause serious damage. Over the years, the dirt under many of our porches has settled weakening porch support. Rabbit burrows can create additional stress and cause your porch to crack, or in some cases collapse entirely, causing damage to the townhouse itself. If you have a rabbit hole under your porch, we urge you to be proactive in stopping the damage by sealing the hole and filling in the area under the porch to mitigate the damage that has been done and prevent further damage. **As a reminder**, maintenance and upkeep of front porches is the homeowner's responsibility, not the Homeowners Association. As a courtesy, ACC will be sending out letters this month to units where porch issues need to be addressed.

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



20 people have signed up, so the Community Garage Sale is a go! In the past we've had over 30 families represented, so there's still time to sign up!

**Saturday, June 1, 2019
8:00 am—3:00 pm**

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**

**City of Centennial
High Line Canal Run 5K/10K**

Saturday, May 11, 2019

7:45 am

Start and finish in deKoevend Park next to the Goodson

Recreation Center

Pancake breakfast provided by Flippin' Flapjacks

Complimentary brew for those 21+



The KTVA Book Club has selected *The Rainbow Comes and Goes*, a memoir by mother/son - Gloria Vanderbilt and Anderson Cooper, for review at the May 16th meeting to be held at the home of Ann Kingery, 2475 E. Geddes Place.

All residents welcome. Please RSVP to Ann -303-779-0045.

UPCOMING COMMUNITY EVENTS

- Saturday, May 4 9 am—11 am
Coffee and Donuts at clubhouse
- Friday, May 24
Pool opens (weather permitting)
- Saturday, June 1
Community Garage Sale
- Saturday, June 8 and Sunday, June 9
Dumpster Days



Change in Mowing Schedule

Our mowing service company will have a smaller crew working this year and as a result it will take the crew about 1 1/2 days. Tentatively the mowing days will be Tuesday and Wednesday, with the half day on Wednesday.