

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

**Preparing for Old Man Winter**

A few things for your consideration this month.

**Overflowing Gutters:** Please watch for overflowing gutters this time a year! If you do not see water coming out your downspout, you have a problem. Please have them cleaned to avoid siding issues.

**Outside Spigots and Hoses:** Please remember to turn off your outside spigots and drain and remove your hoses.

**Holiday Decorations:** Decorations can be put up any time after Thanksgiving and must be removed by January 15<sup>th</sup>.

**Window Air Conditioners:** Deadline for removal was October 15. Please comply per our covenants.

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

**Visit our website for all the information about the community!!**  
[www.knollsvillage.com](http://www.knollsvillage.com)

COMMUNITY INFORMATION: <a href="http://www.knollsvillage.com">www.knollsvillage.com</a>	
<b>Clubhouse Reservations</b> 2701 E. Geddes Place	Oct —Dec Linda Ward— 303-999-6471 Jan—March Kathy Kurtz —720-398-8684 April—June Pam Hansen—303-757-1576 July—Sept Mimi Iverson— 303-794-2494
<b>KVTA Board Meeting</b>	Tuesday, December 3, 2019 —6:30 pm
<b>Newsletter Deadline</b> <b>Wed, Nov 27</b> 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. See “Community Information” for the monthly ad submission deadlines.

**Repairs to Remodel**

Specializing in bathrooms and kitchens. Tile, counters, cabinets—we do it all—handyman services—painting to water heater replacement. Senior discount available!

Call M.W. Inc. (Mike) at 303-949-3930

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I'd love to help you realize whatever your real estate goals are! Whether you are buying, selling, or want to break into investing I would love to serve you. If you have any questions, don't hesitate to call or email!  
 Thomas Prewitt  
 303-513-7761  
[thomas@relevatohomes.com](mailto:thomas@relevatohomes.com)

**FREE REVIEW** of Trusts, Wills, Powers of Attorney, Medicare / Medicaid programs, Guardians/Conservator, Social Security Income and Disability, Long-Term and Probate and Estate Matters and Plans. I am an attorney specializing in Estate and Elder Law with a background in tax, real estate, and business law. I would be happy to stop by your house and answer any questions you have or meet you for coffee. For more information call (308-530-0292) or email ([information@OBLs.biz](mailto:information@OBLs.biz))



*The Back Gate*  
**Villager**

**Holiday Happenings!**



**Streets at SouthGlenn**  
 Santa's Arrival & Tree Lighting  
 Friday, November 22  
 at 6 PM



**Littleton's Candlelight Walk and Tree Lighting**  
 Friday, November 29 5:00 PM

The annual event will feature more holiday entertainment than ever before, including music, a dazzling float adorned with a shimmering princess, dancing elves and Christmas trees. Call 303-795-3728 for more information.

**HUDSON GARDENS**



A Hudson Christmas is an outdoor extravaganza of Christmas lights that keeps the holiday spirit burning bright.

NOV 29 AND 30 AND DEC 1, 6-8, 13-24, 26-31

**Light Display Hour** - 5–9:00 PM

**Santa Claus Visits** - 5–8:30 PM (THRU DEC. 23)

<https://www.hudsongardens.org/enjoy/christmas-lights/>

### From KVTA Board of Directors

The Board of Directors would like to express our appreciation to the 30+ homeowners who attended the Annual Homeowners Meeting on October 8<sup>th</sup> and to the 90+ homeowners who submitted proxies in lieu of attending. This was the best turn-out in many years and shows what we believe is a renewed interest in the community. We are especially encouraged by the interest shown from some newer residents who are excited to offer fresh ideas and activities to our community.

The election of two Directors to the Board at the Annual Homeowners Meeting resulted in the re-election of Cindy Kiel and David Kaiser for another three-year term each. The Board is pleased to announce its new officers for the year are as follows: David Kaiser, President; Darcy Johnson, Vice-President; Cindy Kiel, Secretary; and Joe Johnston, Treasurer. The other Directors filling out the 7-member Board are Barbara Stokes, Dick Campbell and Kathleen Sutton.

The proposed KVTA budget for 2020 was reviewed at the annual meeting and ratified by those attending including proxies. Since this budget includes a \$15 per month dues increase, a separate assent vote is required of the Homeowners. By the time you read this article you have received a mailing from the Board to vote on this due's increase. An affirmative vote will allow the Board to accelerate some much-needed improvements to the community's infrastructure including plant beds, irrigation systems, sidewalks and parking areas all while managing the rising costs of water usage, trash collection, insurance, and overall maintenance.

**We encourage a YES vote on the dues increase but above all please return a vote.**

### NEW THINGS TO DO IN THE VILLAGE!!



#### FALL ART PROJECT FOR KIDS

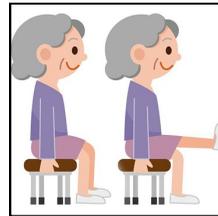
Come meet other Knolls Village families as we make art projects. There will be 3 art projects. Paint an autumn tree. Decorate a pinecone. Make your own set of turkey bowling pins.

Come meet the moms and dads and kids in our community! Donut holes, juice, and milk served.

**Date:** Sunday, November 17      **Time:** 2-4 pm

**Location:** Clubhouse

**R.S.V.P. to ensure your spot!** For questions, please call or text Anne Krause (202-841-6390)



#### CHAIR YOGA

Come for a FREE Chair Yoga Class at the Clubhouse!

Chair yoga is practiced sitting on a chair or standing using a chair for support. The poses are adaptations and modifications of yoga poses. Improves balance and flexibility.

Please call Anne (202-841-6390) to discuss specifics. Anyone can do Chair Yoga! For both men and women. There will be music, relaxation, and green tea.

**DATE:** Saturday, November 16      **TIME:** 9-10 am

**LOCATION:** Clubhouse

Happy Thanksgiving Day !



### Subject: RE: Update on 2nd Community Meeting for The Streets at SouthGlenn

I am reaching out to keep you updated on the timing of the second community meeting regarding the [Streets at SouthGlenn](#). It is not yet scheduled, and with the holidays approaching, a meeting will not take place the week of Thanksgiving. If a December meeting becomes an option, it will be scheduled early in the month.

The City Council and Planning and Zoning Commission will not hold a public hearing for a land use application concerning the Streets at SouthGlenn this calendar year.

Thank you for your patience. The City will send a newsletter update and I will also email you when the second community meeting is scheduled, which will be at least two weeks before the meeting date. Please let me know if you have any questions about the timing.

Once meeting details are confirmed, information will be provided through Nextdoor, the SouthGlenn webpage ([www.centennialco.gov/southglenn](http://www.centennialco.gov/southglenn)), and e-mails to individuals who have shared their e-mail with us.

**Kelly Hickler, AICP, IAP2 | Planner II**  
City of Centennial | Community Development  
Direct (303) 754-3378 | Zoning Hotline (303) 754-3308

### Dues payments made easy! Here are three options:

1. Mail your check to Knolls Village Townhouse Assn., 2701 E. Geddes Place, Centennial, CO 80122-1728.
2. Place your check in an envelope and drop it into the Association's 'black box' next to the bulletin board in front of the Clubhouse at 2701 E. Geddes Place. (This is not a USPO Mailbox.)
3. Set up online *Bill Pay* via your bank's website. You can pay monthly or set up recurring automatic payments. The bank writes a check and mails it to KVTA on the date you specify. (Most banks offer this service for no charge and they even pay the postage. You can always access a copy of the cancelled check for a receipt if needed.)

Use your **last name and street address as your account number** and have your bank mail the payment to the address above.

It's easy, secure and convenient!