

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

A few reminders for your consideration this month.

- All Architectural Improvements and Exterior Changes** to your Townhome must be approved by the ACC **before** any work is done; this includes among other things, Radon Mitigation, Roofs, and Gates. Please fill out the Application Form which can be obtained from our website, www.knollsvillage.com or from the Bulletin Board by the Clubhouse and email it or place it in the Box by the Clubhouse. We will try to get you a response within a few days, especially if you email the request.
- **For Sale Signs** are not allowed in windows or in front yards – they can only be placed in the small area behind your Townhome by the side of your garage.
 - **Window Air Conditioners & Fans** must be removed by October 15th
 - **Halloween Decorations** must be taken down in a timely manner, but no later than November 15th

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

COMMUNITY INFORMATION: www.knollsvillage.com	
Clubhouse Reservations 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
KVTA Board Meeting	Tuesday, October 2, 2019 —6:30 pm
Newsletter Deadline Wed, Oct 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 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

Professional Painting and Drywall Repair

Honest, Responsible and Reliable
Call or email
Charlie 310-420-0582
byrnscharlie@gmail.com

Your Friendly Neighborhood Realtor

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

I am a **Travel Advisor** who takes the hassle and stress out of finding your perfect Luxury Adventure.

How?

By doing the research for you based on your unique requirements. All you need to do is relax, indulge and be as adventurous as you want. Contact us today for your Complimentary Planning Session
www.BeaconTravelLLC.com

Airport Rides Anytime Day or Night O'Donnell Transport Service

Will pick you up from or take you to the airport
2015 Malibu LT/4 Passengers/3 large bags—\$50.00
2015 Ram 1500/5 passengers/
Unlimited Bags—\$75.00
Jamey O'Donnell
720-298-2021
jameyod@yahoo.com

Visit our website for all the information about the community!!

www.knollsvillage.com



The Back Gate Villager

Update from KVTA Treasurer Joe Johnston

Greetings. I am writing to provide the reasoning the Board is requesting a \$15 per month dues increase for 2020 which is to be voted on by the homeowners.

Our annual budget can be divided into Operating Expenses, Painting Expenses and Reserve Funds. Operating Expenses cover the day-to-day expenses incurred by the Association to maintain and manage the property. This includes the wages for our maintenance staff and bookkeeper, costs associated with lawn care and tree maintenance, trash and recycling collection, snow removal, insurance, Denver Water expenses, Xcel Energy® expenses, maintenance and operation of the clubhouse, swimming pool and tennis courts, etc.

Some years ago, the Association voted to create a Paint Fund in order to relieve homeowners from finding a painting company to paint their exterior and ensure the exteriors are painted on a regular rotation with consistent paint colors. Each month, \$15 of your dues goes into the Paint Fund. At the end of the day, having one contractor do the painting saves each homeowner a significant amount and the dues increase will not affect the Paint Fund - as we currently have adequate funding for painting.

Our Reserve Funds are used to cover larger items that require infrequent but significant investment. This includes asphalt replacement of streets, driveways and parking areas; clubhouse upkeep including replacement of roofing, siding, carpeting, and mechanical equipment; swimming pool equipment, 200+ irrigation zones, miles of concrete sidewalk, landscape refurbishment, fencing replacement, etc. Homeowner associations are rated on the percentage of funds they keep in their Reserve account. It has been a goal of ours to maintain at least 90% of our reserve replacement, thereby keeping our rating one of the highest.

(continued on next page)

(continued from page 1)

We are required to maintain a balanced budget, so as Operating Expenses rise each year, we are forced into transferring fewer funds to our Reserves. This not only jeopardizes our high rating but also impacts what replacement projects can or cannot be undertaken. Below are the amounts funded to Reserves over the past 5 years:

2015 - \$72,625; **2016** - \$56,990; **2017** - \$108,000; **2018** - \$102,000 and for **2019** - \$62,000.

Our last dues increase was three years ago, and the additional income was used to do more replacement projects through Reserves. We funded less in 2018 and even less in 2019 to offset the higher costs of our daily Operating Expenses. Costs continue to increase year-over-year and with a shortage of labor, we have no choice but to contract out more of our work. Most often it costs more to contract the work than to do the same activities with KVTA personnel. The exception is the swimming pool, which proved this year to be a cost savings by contracting the operation.

The Board maintains a list of future projects which we consistently review and prioritize. For 2020, we are forecasting reserves to be \$126,180. With the support of our homeowners and a **yes** vote on the dues increase, we can continue replacing sidewalks, upgrading sprinklers, replacing parking areas, refurbishing plant beds, etc., while funding Reserves and managing the rising costs of day-to-day Operating Expenses.

KVTA BOARD OF DIRECTORS ELECTIONS

Elections to the KVTA Board of Directors will take place at the 2019 KVTA Annual Meeting on **October 8** at 7:30 p.m. at the Clubhouse.

The Board of Directors consists of seven Directors, each serving for a term of three years. Terms expire in 2019 for David Kaiser and Cindy Kiel. Both will stand for election for another term.

If you are interested in serving on the KVTA Board, call Richard Campbell, Nominating Committee Chairman, at (303) 220-8744 to have your name considered by the nominating committee for inclusion on the ballot. Nominations may also be accepted from the floor at the meeting.



Greetings Neighbors!

A few of my neighbors and I recently had a go-round with some rats in our backyards. We consider ourselves to be clean people and keep our places looking nice and tidy, so this was a bit of a shock to us. While it is an unpleasant subject, it's actually not an unusual occurrence in a town home community especially being near open space and the creek. The good news is there's something we can all do to keep the disgusting critters at bay. The biggest thing is to remove all food sources and hiding/living spaces around your home.

Here are some tips to keep our community rat-free:

- Don't leave trash bags with food scraps in your garage or on your property. Store your trash in secure bins. Waste management will provide large rolling trash and recycling containers FREE of charge for the Knolls Village community whether you own or rent. If you don't have one yet, give them a call at 303-797-1600 and they will drop one off.
- DO NOT throw veggies, bread, etc. out for rabbits, birds or other wildlife. I recently noticed that someone had scattered a bag of carrots on the grass near the pool. I'm sure the intention was to feed bunnies but it really becomes a buffet line for the rats. Plus bunnies have PLENTY to eat around here with our flowers and gardens.
- Make sure dog food/cat food is secured in sturdy bins if you store in your garage. Check periodically to make sure nothing is trying to nibble through the container. You'd be surprised what rats are able to chew through.
- If you feed pets outside, make sure there isn't any left-over food lying around for long.
- Clean out your grill from time to time. I found that rats were eating out the drip pan on the bottom of my grill. Yuck!

(continued)

- Check around your garage and home for holes in the ground. (They do burrow but the holes are smaller than rabbit burrows). Fill holes and gaps in walls to keep them out of your garage. Rats can get into a hole the size of a quarter. Steel wool is a good thing to use as stuffing as they don't like to chew on it.
- Remove any wood piles or debris from your yard. Remove weeds and overgrowth they might like to hide in.
- Check your garage periodically for droppings on the floor near the walls. This will be the earliest tell-tale sign that they've moved in or at least made a visit to scope things out.

Rats are generally a neighborhood issue not just an individual homeowner's issue. Let's all do our part!

Saturday, October 12, 2019

Arapahoe High School FBLA Shred-a-thon

Hosted by the Future Business Leaders of America

9:00 am—12:00 pm

Arapahoe High School

2201 E. Dry Creek Road

Located on the East side of the school

- \$10 per copy paper sized box or 3 boxes for \$25
 - Shred check stubs, credit card offers, receipts, outdated tax documents, etc.
 - Defend yourself against fraud and identity theft
 - Professional shredding truck on site, so you can see your documents shredded.
- Checks and cash accepted.

