

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

Our Maintenance Team does not maintain the walkway areas between your garages or the areas at the end of your garages; the upkeep of those areas falls to us as homeowners. **Please review these areas and if needed: 1) Trim back or remove overgrown plants and remove weeds; 2) Clean the whole area, including the sidewalk and steps; 3) Do what you can to make your space attractive.** It is important to maintain these areas for aesthetic reasons and for your safety, since this walkway is most often the route used by the Fire Department and Ambulance Crews.

Please look at your gutters, and, have them cleaned, if necessary. With all the heavy rain we’re having, clogged gutters or downspouts can lead to more serious problems if not addressed.

Political Signs: The election season is upon us, so we wanted to provide some guidelines on what signage is permitted.

- **Number:** No more than 4 Political Signs are permitted
- **Placement:** Front yard only; signs are not permitted in windows
- **Size:** Standard 2’ x 1.5’ size or smaller
- **Timeline:** Signs can go up 1 month before an election and must be removed 1-week after the election.



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.

<p>Professional Painting and Drywall Repair Honest, Responsible and Reliable Call or email Charlie 310-420-0582 byrnscharlie@gmail.com</p>	<p>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</p>
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COMMUNITY INFORMATION: www.knollsvillage.com	
<p>Clubhouse Reservations 2701 E. Geddes Place</p>	<p>July—Sept Mimi Iverson— 303-794-2494 Oct —Dec Linda Ward— 303-999-6471 Jan—March Kathy Kurtz — 720-398-8684 April—June Pam Hansen—303-757-1576</p>
<p>KVTA Board Meeting</p>	<p>Tuesday, September 3, 2019 —6:30 pm</p>
<p>Newsletter Deadline Wed, Sept 25 before noon</p>	<p>Nan Matthews nan@themattgrp.com; 303-843-6414</p>
<p>Emergencies in Common Areas KVTA Message Center</p>	<p>303-304-8976 303-796-0540</p>

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

www.knollsvillage.com



Notice of the Annual Meeting
The Knolls Village Townhouse Association
Tuesday, October 8, 2019
7:30 p.m. at the KVTA Clubhouse
2701 E. Geddes Place, Centennial, CO 80122

Message from David Kaiser
Vice President of the KVTA Board

The Board would like to take this opportunity to thank Scott Ward for his years of service on the Board of Directors and as President for the past two years. Scott recently resigned from the board of directors and at the monthly meeting in August the Board approved Kathleen Sutton, a past board member and long-time KVTA resident, to complete the remaining full year of this board position. Current board member and immediate past-president, Dick Campbell, has been appointed to complete Scott’s term as president, which expires after the annual homeowners’ meeting in October.

Another long-time resident deserving recognition is Harold Arnold. Over the past twenty-some years Harold has volunteered countless hours of service to better our community. As Harold moves on from Knolls Village and into a senior-living opportunity, we say thank-you, with our pledge that the Village Gardens you championed and developed will be sustained as a permanent community amenity.

Now that the pool season is winding down, we would like to thank all residents for their patience at the beginning of the season while our new vendor, Perfect Pools, became familiar with our equipment and operations. To those residents who were most passionate and vocal as things got started, we thank-you for your feedback, which ultimately helped the Board ensure our pool standards were maintained. We hope everyone enjoyed the season *(Continued on next page)*

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Heading into the fall season the condition of our turf has benefited from more natural precipitation this summer. However, regular irrigation is still required to keep our turf green and healthy. As Denver Water continues to increase rates for water usage, we all need to do our part to conserve water. The Board is actively pursuing and implementing water conservation methods throughout the complex and we ask that every homeowner do what they can to conserve usage at home, e.g. ensure hose connections are not dripping, commodes are not running, and faucets are used efficiently. Together we can help keep our water bill manageable.

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.

Get Your Bags Ready—It's Book Sale Time

USED BOOK SALE—KOELBEL LIBRARY 5955 S. Holly St., Centennial

Browse more than 40,000 gently-loved books, CDs, DVDs, audio books and "better" books including classics, collectibles and more at bargain prices.

Thursday, September 5, 9 am-8:30 pm

Friday, September 6, 9 am-6:30 pm

Saturday, September 7, 9 am-4:30 pm

*Sunday, September 8, 12-5 pm

*Bag Day: We provide the bag; you fill it for \$7!

Friends Members-Only Preview Sale:

Wednesday, September 4, 4:30-8:30 pm

Memberships will be available at the door.

A Message from Your KVTA Board

We are grateful for ACC committee members helping to maintain the integrity of our exteriors and retain our property values; the volunteers delivering our newsletters; the Clubhouse, Hospitality, Paint and Tennis Committees and our newsletter Editor. Each and every one contributes their time and talent to making this community successful and volunteers are what make this community unique.

CURRENT SITUATION

Grounds Maintenance projects are behind schedule due to a lack of staffing and our current contractors are struggling to find reliable help as well. As examples:

- 1) Our weekly lawn mowing has been split into two days since our contractor is no longer able to complete our complex in one day with the staff available;
- 2) Our irrigation service company is unable to find adequate staff;
- 3) We are having difficulty getting contractors to submit bids because they are under-staffed or over-committed.

Due to some in-house maintenance staff turnover and inconsistency in hours being worked by others reporting to Warren, routine maintenance tasks around the complex, including re-mulching, have fallen behind. One open maintenance staff position was recently filled; but in order to make headway on deferred maintenance items, we have needed to look to outside contract sources to provide the needed landscape services – and the cost of doing so is typically much higher than utilizing in-house staff.

The decision to hire a **Swimming Pool** company was determined for a number of reasons:

- 1) To save the Association operating costs;
- 2) To relieve the Board from the time/effort required to manage the pool maintenance and staffing;
- 3) To re-direct our in-house maintenance staff efforts away from the pool and toward grounds maintenance projects;

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4) To re-direct our bookkeeper's time generating the pool payroll back toward the day-to-day business of tracking our finances, record keeping, collections and our accounts payable needs.

Although our strategy of changing pool management was met with opposition by a few residents, we have received more positive feedback than negative - and overall most KVTA pool users are satisfied with the changes and enjoying the pool this summer.

OUR FUTURE

Times are changing, the workplace is evolving and it requires forward-thinking to determine our future.

With our current limited in-house staff resources, it is becoming increasingly difficult for the volunteer Board members and the maintenance supervisor to find the extra time or energy that is required to manage the ongoing maintenance and projects on our 'to-do list.' Going forward it will likely be necessary for the Association to rely more and more on outside contractors and the costs of doing so will mean higher dues for all KVTA Members.

We have all enjoyed the luxury of having some of the lowest monthly dues in the Denver area for quite some time - and that is attributable not only to our dedicated maintenance supervisor but also to the help of the dozens of volunteer homeowners that help year 'round with a variety of tasks.

Your Board devotes countless hours each month beyond the monthly meeting to ensure the financial well-being of KVTA while advancing the community's position as the best one in the area. We are pleased there is renewed interest by members to serve this community either on the Board or on one of the Committees. Helping share the load is always welcomed and appreciated. Let's roll up our sleeves and get to work.

We're listening . . .



The KVTA Book Club will meet at the home of Stephanie Logan, 2891 E. Geddes Place, at 7:00 p.m. on September 12. The book selection to be reviewed is *And The Mountains Echoed* by Khaled Hosseini, author of *The Kite Runner*. New members welcome.