



**Shred-A-Thon**  
**Saturday, October 10, 2020**  
**Arapahoe High School (east side)**  
**9:00 am—12:00 pm**

- ◆ Please provide donation for shredding services
- ◆ Shred check stubs, credit card offers, receipts, outdated tax documents, etc.
- ◆ Defend yourself against fraud and identity theft
- ◆ Professional shredding truck on site so that you can see your documents shredded.

*Fundraiser for the Arapahoe  
 Future Business Leaders of America*

COMMUNITY INFORMATION: <a href="http://www.knollsvillage.com">www.knollsvillage.com</a>	
<b>Clubhouse Reservations</b> 2701 E. Geddes Place <b>(CLOSED UNTIL FURTHER NOTICE)</b>	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, November 3, 2020 — 6:30 pm
<b>Newsletter Deadline</b> <b>Friday, Oct 30</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.

<p align="center"><b>Support</b></p> <p>Things are really hard and pretty negative right now. If you would like some more support and positivity through this difficult time, visit <a href="http://asafeplace2share.org">asafeplace2share.org</a>.</p> <p>This site is for any age, but it is geared towards teens and young adults. There you will find support groups and posts that will lift your spirits.</p>	<p>I am a <b>Travel Advisor</b> 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 <a href="http://www.BeaconTravelLLC.com">www.BeaconTravelLLC.com</a></p>
<p align="center"><b>Found—Ring at Pool</b></p> <p>Call 720-583-2495 to identify</p>	
<p align="center"><b>Looking for A Babysitter?</b></p> <p>I am 13 years old and very dependable. \$8 Per Hour Weekdays: 9AM - 4PM Weekends: 1:30PM - 5PM Kids 3 And Up CPR CERTIFIED Call Sara at 720 - 474 - 7661</p>	<p align="center"><b>Repairs to Remodel by Father/Son Team</b></p> <p>Specializing in bathrooms and kitchens. Tile, counters, cabinets—we do it all—handyman services—painting to water heater replacement. Senior discount available! Call Mr. Winden at 303-949-3930</p>
<p align="center"><b>Your Friendly Neighborhood Realtor</b></p> <p>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 <a href="mailto:thomas@relevatohomes.com">thomas@relevatohomes.com</a></p>	<p align="center"><b>Free Estate Plan Review or Consult</b></p> <p>Do you have your Estate Plans in place? Whether you need a review of a current Estate Plan document or want a new one created - we're offering free consults to figure out what's best for you: trusts, wills, powers of attorney, guardian/conservator, social security, probate and other estate matters.</p> <p>We'd be happy to stop by your house or meet for coffee. Look forward to meeting you!</p> <p>Adam O'Rourke - O'Rourke Law Firm email: <a href="mailto:information@obls.biz">information@obls.biz</a> website: <a href="http://yourdailycounsel.com">yourdailycounsel.com</a></p>
<p align="center"><b>Need a New Gate?</b></p> <p>I build gates that are HOA approved and built to last. Call Mike Bush, 303-263-4117 <a href="mailto:mcb303@icloud.com">mcb303@icloud.com</a> <i>Village resident for over 20 years!</i></p>	



*The Back Gate*  
**Villager**

**Knolls Village Townhouse Association**  
**LIST OF 2020 – 2021 PROJECTS**

**2020 Year-to-Date Summary of HOA Projects**  
**(not including routine maintenance)**

- Painted clubhouse exterior and pool perimeter fence
- Constructed storage closet in clubhouse basement for paint supplies
- Replaced clubhouse kitchen refrigerator and basement refrigerator
- Replaced pool gate to meet egress code requirements
- Updated the pool gate lock with a key card reader system.  
Approximately 2/3 of homeowners registered and received key cards
- Replaced concrete walk at pool entrance and adjacent storage area
- Developed and implemented protocols to allow pool to open
- Replaced/updated landscaping at several buildings in 2020 paint cycle
- Replaced irrigation system along E. Geddes Ave. East of S. Knolls Way
- Staff detected and repaired over 100 leaks in irrigation system
- A comprehensive analysis of the entire irrigation system was completed by an outside consulting firm to help us plan in more efficiency and control over our water use
- Crack fill throughout tennis courts and one net replacement.

*(list continued on Page 3)*



**FROM DAVID KAISER  
PRESIDENT OF THE HOMEOWNERS' ASSOCIATION**

As we head toward the Association's annual meeting on October 13 which will be by video conference this year, I would like to take this opportunity to express my gratitude to **all** the volunteers who have contributed so much of their time and energy to our community. Limited space in this article allows me to only mention a few folks, so my apologies in advance if someone feels slighted.

I will start with outgoing Board member Dick Campbell, who has served on the Board of Directors for 18 years, twelve of which were as President. As I complete my first year as Board President and fourth year as a Board member, I am in awe of his length of commitment and service to Knolls Village. Dick, on behalf of the entire Board and the community, a heart-felt thank-you.

I would also like to thank Board member and Secretary, Cindy Kiel, for literally hundreds of hours of her time and efforts this year. In addition to coordinating all the communication that goes out to our community, Cindy took on the added responsibility of the new pool gate system, including contractor coordination and distribution of key cards to members. Thanks to Cindy our pool gate is now up to current code with the added feature of a card swipe access system.

I also want to recognize Anita and Tom Zukas and all the Architectural Control Committee volunteers for taking on the added responsibility of the painting committee, including reviewing buildings for needed repairs, sending letters to homeowners and following-up to insure repairs are completed. This is a time consuming task and the Board is deeply appreciative to them.

Finally, a special acknowledgement to Nan Matthews, editor of the monthly newsletter, and all the BackGate Villager distributors, for their commitment to provide every resident this valuable communication tool. We all look forward to seeing it appear in our back gates every month.

Thank you volunteers, one and all...our community thrives through your efforts!

**Financial Year in Review  
from Joe Johnston, KVTA Treasurer**

It is usually October when the KVTA Treasurer provides an update on how KVTA is performing based on a rolling 12-month cycle as well as a general overview of the next year's budget. Obviously, there will be no dues increase for 2021.

Our Operating Expenses are trending higher mostly because of our biggest variable . . . water. We are up over \$22,000 in the past 12 months. Part of this can be attributed to our very hot and dry summer but also many of us ended up working from and sheltering at home – thus the increased water usage. The reverse holds true for our Reserves spend as it has been difficult to get contractors scheduled. We are continually starting Reserve projects when it makes sense and it is safe for our KVTA residents and contractors.

In establishing the 2021 budget, we chose to err on the side of caution by using the previous 12 months to forecast the next 12 months. None of us want a repeat of the past 12 months - but for budgeting purposes, we used those numbers. Unless we have a repeat of 2020, we will end up with a surplus in our Operating Expenses at the end of 2021. The goal of our budgeting is to forecast 3-5 years out in order to prevent as many dues increases. Many HOAs forecast only for the next year whereas KVTA does more.

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

*We appreciate the way we all work together to keep our community beautiful.*

**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.

**Gutter Cleaning and Overflowing Gutters:** Due to all the beautiful trees in the Village, most gutters really need to be cleaned each fall after the leaves are off the trees. Please watch for overflowing gutters this time of year. If you do not see water coming out your downspout, you have a problem. If you haven't cleaned your gutters yet, please do so, as clogged gutters can lead to more serious problems if not addressed. Cleaning them now can save you from gutter, roof and siding damage in the future.

**Window Air Conditioners and Fans** must be removed by **October 15.**

**In Memoriam**



Barb Arnold, long time Knolls resident, recently passed away. Here is a wonderful comment from her husband, Harold, to one of their good friends.

*“Barb passed away Friday, August 28, 2020 at 5:30 pm peacefully in my arms—a perfect ending. Barb had 85 years of a very full and exciting life. We were all blessed to have been a part of it. We will scatter her*

*ashes on Mount Evans—she called it ‘Our Mountain’ and it will always be that to me.”*

Should you want to send a card, his address is: 5225 S Prince St, Apt 704, Littleton, CO 80123.

*(continued from page 1)*

**September 2020 – September 2021 HOA Proposed Projects**

- Continue concrete sidewalk leveling where needed
- Plan and implement the addition of handrails where needed
- Plan and implement replacement of old pool equipment
- Continue landscape replacement/update at remaining 2020 paint cycle buildings
- Plan and implement landscape replacement/update at 2021 paint cycle buildings
- Plan and implement replacement of old furnishings and lighting in clubhouse
- Continue with replacement of old irrigation zones
- Develop plan of action to implement irrigation system upgrades recommended in the comprehensive irrigation analysis report
- Replace concrete sidewalk and steps where needed
- Replace asphalt parking areas where needed
- Replace wood bridges where needed
- Plant new trees in common areas where old have been removed (not in front beds).