



Knolls Village Townhouse Association Pool

Effective August 27, 2020 the pool will close daily at 7:00 p.m.

Pool closes for the season at 7:00 p.m. on Monday, September 7.

Use of the pool facilities is strictly at your own risk.

There is no lifeguard on duty.

Alcoholic beverages and glass containers are not permitted.



COMMUNITY INFORMATION: www.knollsvillage.com

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|---|--|----------------------------|
| Clubhouse Reservations 2701 E. Geddes Place (CLOSED UNTIL FURTHER NOTICE) | 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 |
| KVTA Board Meeting | Tuesday, October 6, 2020 — 6:30 pm | |
| Newsletter Deadline Monday, Sept 28 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.

Support

Things are really hard and pretty negative right now. If you would like some more support and positivity through this difficult time, visit asafeplace2share.org.

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.

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

Looking for A Babysitter?

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

Repairs to Remodel by Father/Son Team

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

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

Free Estate Plan Review or Consult

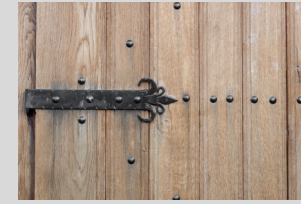
Do you have your Estate Plans in place? Whether you need a review of a current Estate Plan document or want a new one created - we're offering free consults to figure out what's best for you: trusts, wills, powers of attorney, guardian/conservator, social security, probate and other estate matters.

Need a New Gate?

I build gates that are HOA approved and built to last.
Call Mike Bush, 303-263-4117
mcb303@icloud.com
Village resident for over 20 years!

We'd be happy to stop by your house or meet for coffee. Look forward to meeting you!

Adam O'Rourke - O'Rourke Law Firm
email: information@obls.biz
website: yourdailycounsel.com



The Back Gate Villager

BOARD OF DIRECTORS ELECTIONS—October 13, 2020

Elections to the KVTA Board of Directors will be held at the Annual Meeting on October 13, 2020.

The Board of Directors consists of seven Directors, each serving for a term of three years. Terms expire in 2020 for Joseph Johnston, Richard Campbell and Kathleen Sutton. Joseph Johnston and Kathleen Sutton will stand for election for another term.

We have received submissions from three candidates for the 2021 Board. **Please see candidate information on inside.**



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

As summer winds down and we head into fall still filled with so much uncertainty surrounding the Covid-19 situation, be assured your volunteer Board, committee members and the Association's employees are all working hard to ensure our community stays strong, safe and vibrant through these difficult months.

You will all be pleased to know that there will be no dues increase for 2021. The recent update to the Association's Reserve Study provided by an outside consulting firm indicates our reserves, as a result of continued proper management, will be adequate to fund anticipated capital improvements for the foreseeable future.

During the second week of September all owners will be receiving a mailing from the Board concerning the specifics of the upcoming October annual meeting, the election of Directors and the 2021 budget ratification.

Due to continued social distancing, the annual meeting will need to be by videoconference and the election of Directors will be by mail-in ballot. So again, look for that mailing for your opportunity to vote for Directors, review the 2021 budget, and receive instructions to log into the October 13, 2020 annual meeting.

As always stay safe everyone...look out for each other...and continue enjoying our community.

Job Opportunity for Teenager

KVTA is seeking a high school junior or senior (16 years or older) to paint white lines on exterior concrete steps and curbs throughout the community this fall. Hourly rate is above minimum wage with 15-20 hours per week anticipated. If interested please send an email with your contact information to: bookkeeper@knollsvillage.com.

**CANDIDATE INFORMATION FOR THE
2021 BOARD**

Joe Johnston

I have owned a townhouse in Knolls Village since 1996. I am a Program Manager at IBM overseeing System and Network Integration projects for telecom clients. I have served on the KVTA Board of Directors and have been the Treasurer for the past 7 years. My main objective as a Board member is the financial stability of our HOA and to work with the other Directors to identify and approve projects that improve our Association without yearly dues increases.

Anne Krause

My husband and I and our three little boys have lived here one year. Previously in Washington, DC and New Jersey, we moved to Colorado for my husband's philosophy teaching position at St. John Vianney Seminary. I grew up in Southern California, attended Wellesley College, lived in Italy and Switzerland, and managed projects for U.S. Department of Energy's Nuclear Security Administration. I like planting flowers, making cookies, practicing piano, and have run the Boston marathon. We chose to live in the Village to be part of a community, know neighbors, and enjoy beautiful landscaping. I have met neighbors while swimming laps in the pool and teaching chair yoga classes in the Clubhouse. I look forward to meeting you and working with all of you.

Kathleen Sutton

I have lived in the Village for 25 years. I owned and operated Contract Interiors, a floor covering business for over 20 years. My son now owns and operates that company and I continue to do the bookkeeping. I enjoyed serving on the KVTA board previously, and as a result of my past experience I was invited to serve again in 2019 to fill a vacancy. I have enjoyed my time on the Board and I am happy to serve our community once again.

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

A few things for your consideration this month:

***Trash Cans and Recycling Bins:** Please be thoughtful of your neighbors and put your trash cans and recycling bins away on the day the trash is picked up.

***Window Well Covers:** Window Well Covers are not required in the KVTA bylaws; however, we strongly recommend that you cover all your window wells for safety and esthetic reasons. Left uncovered, there is a potential of someone falling and injuring themselves or breaking in to your basement, or for small animals to fall into the wells and die.

***Window Well Cover Maintenance:** Please remove or replace broken or cracked covers. Warren and his team have been instructed to remove unsightly broken covers as a part of their general community maintenance.

***Window Well Cover Replacement:** The KVTA Replacement Requirement is for flat clear covers. **Bubble covers do not meet this standard.** Plastic flat covers can be found local stores such as Home Depot (16" Americana SKU 1002-896-341, as an example), other home and hardware stores. More permanent custom flat covers can be found at several local companies such as Colorado Covers.

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

Trash and Recycling Collection

Your Board is aware that Waste Management's recent service delays and overlooking collection of our trash and recycling has been frustrating for many residents. While the Board resolves these issues with WM, we ask everyone to please put out recycling bins **only** on the designated weeks.

- The next recycling date is Friday, September 4th and **every other Friday** thereafter.
- Trash is collected weekly on Friday.

When holidays are observed on weekdays, trash and recycling are collected on Saturday. Please visit www.knollsvillage.com and click on the "Trash Pickup" link on the homepage for further information.

If you experience a collection problem, please notify KVTA at (303) 304-8976 rather than calling WM directly.