

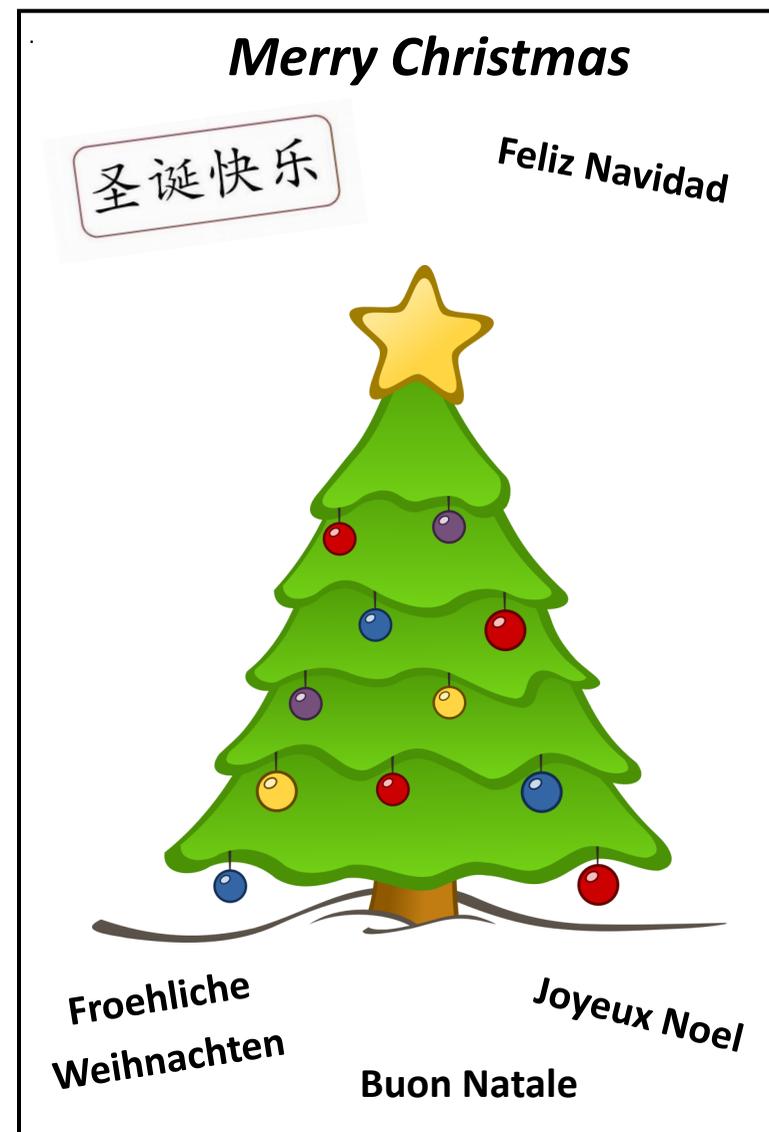
COMMUNITY INFORMATION: www.knollsvillage.com	
Clubhouse Reservations 2701 E. Geddes Place	Oct—Dec Linda Ward— 303-999-6471
	Jan—March Kathy Kurtz —303-794-4918
	April—June Pam Hansen—303-757-1576
	July—Sept Kathy Kurtz —303-794-4918
KVTA Board Meeting	Tuesday, January 4, 2022 — 6:30 pm
Newsletter Deadline Wed. December 29, 2021 before noon	Nan Matthews nan@themattgrp.com ; 303-843-6414
Emergencies in Common Areas KVTA Message Center	303-304-8976
	303-796-0540

CLASSIFIEDS CONTINUED	
<p>In My Home Babysitting</p> <p>My name is Lindsey Orren, and I am currently offering in home babysitting for ages 2 and up. I am a mother of two wonder boys. My oldest is 7 and my youngest is 2. I previously worked at a Montessori preschool and would love to continue my passion here in my home.</p> <p>I am available Monday-Friday 8am-4pm (I am flexible with my hours). I charge \$10 an hour or we can discuss a weekly rate.</p> <p>Feel free to call me at 469-684-9584 Thank you</p>	<p>Free Home Warranty</p> <p>Are you thinking of buying or selling a home? With my 20 years of experience I can help you navigate this crazy market that we're experiencing. Mention this ad and I'll GIVE YOU A FREE home warranty. For sellers it protects you against appliances/HVAC systems breaking while your home is listed (it happens more often than you think) and for buyers it protects you after you purchase a home.</p> <p>Contact me, the realtor who listens, Marlene Weaver (719) 205-5865, marlenesellshouses@gmail.com</p>
<p>Support</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 asafe-place2share.org.</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>Need a New Gate?</p> <p>I build gates that are HOA approved and built to last. Call Mike Bush, 303-263-4117 mcb303@icloud.com <i>Village resident for over 20 years!</i></p> <p>Looking For A Dog Walker?</p> <p>Your Friendly Neighborhood Walker!</p> <p>I am 13 years old and very Dependable.</p> <p>\$8 Per Walk Flexible Hours Call Sara at 720 -474 -7661</p>

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 pub-

<p align="center">For Sale</p> <p>A weight bench in excellent condition with weights. \$100.00 or best offer.</p> <p>Roger Veach -</p> <p>Call—cell phone 303 594-6846.</p>	<p>I am a Travel Advisor who takes the hassle and stress out of finding your perfect Luxury Adventure.</p> <p>How?</p> <p>By doing the research for you based on your unique requirements.</p> <p>All you need to do is relax, indulge and be as adventurous as you want.</p> <p>Contact us today for your Complimentary Planning Session</p> <p>www.BeaconTravelLLC.com</p>
<p>Your Friendly Neighborhood Realtor</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!</p> <p>Thomas Prewitt 303-513-7761 thomas@relevatehomes.com</p>	<p>FREE Estate Plan Review or Consult</p> <p>Having an estate plan in place is crucial. Whether you are single, have a family with kids, or an empty nester, having a plan in place for unexpected times brings peace to you and those you love.</p> <p>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. We would love to get on the phone with you and chat! Look forward to meeting you!</p> <p>Adam O'Rourke Attorney; email: information@obls.biz phone: 303-848-2907; website:www.obls.biz</p>
<p>Need a Petsitter??</p> <p>Semi-retired with 30 years experience. Your house or mine. Dogs/cats only. Pets must be housebroken and socialized.</p> <p>Fees are based on number of pets and number of days.</p> <p>Call or text Lynn at Fischer-Price Petsitting, 303-522-1678</p>	<p>Repairs to Remodel by Father/Son Team</p> <p>Specializing in bathrooms and kitchens. Tile, counters, cabinets—we do it all—handyman services—painting to water heater replacement. Senior discount available!</p> <p>Call Mr. Winden at 303-949-3930</p>
<p align="center">Memory Support</p> <p>I assist people who are having difficulty with their memory.</p> <p>Examples would be forgetting food that is cooking, forgetting to bring items with you when you leave, forgetting a grocery list, forgetting clothes in the laundry, difficulty with multi-tasking when cooking, forgetting to follow through on tasks, and forget to return phone calls.</p> <p>I have been helping people with memory problems for 35 years and have lived in the Knolls for 38 years. Private pay only. Roger Veach—cell 303 594-6846.</p>	



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

At the last several Board meetings we have seen an uptick in resident attendance, which is a good thing. One item we are hearing from several attendees is a request for the Board to sponsor more social events. So, please allow me to clarify our position. The Board's primary mandated responsibilities are to manage the Association's finances and maintain the integrity of the Association's infrastructure, which at this point in time is 40+ years old and in constant need of repairs, updates and replacement.

When the community was newer those former Board of Directors did not face the same replacement challenges we have today and thus had more time and resources to dedicate toward organizing social events. While the current Board supports homeowner efforts to meet neighbors and make new friends through social gatherings, this Board is currently not in a position to be the resource to plan and sponsor social events.

The Knolls Social Club, which has run articles in the past several newsletters, is an independent Google group of neighbors that offers a communication tool to post messages, share ideas and plan events. While not sponsored or funded by the Association, we do support their efforts to grow the group...and as they advertise, no politics allowed...which is another good thing.



JOIN US FOR COFFEE—MARK YOUR CALENDARS NOW!

Saturday, December 4 at 9:30am at the Clubhouse
(2701 East Geddes Place)

COFFEE, COOKIES, CONVERSATION

Children welcome. (We will entertain them as you enjoy your cup of coffee!)

Olivia Bechtel (720-855-1385) and Anne Krause (202-841-6390)

Reflections from a Former KVTA Board Director

I am often asked about my years on the KVTA Board. It was a terrific experience . . . guess it all comes down to the fact that I have a special place in my heart for this community and the many homeowners I've come to know. So, what created the special love I developed for this place?

First and foremost is the property – 40+ acres of park land; mature and maintained by a dedicated staff and the many contractors who have treated Knolls Village as if they themselves lived here. Lawn mowing, tree maintenance, new plantings, snow removal and summer gardens require unique caring and creativity. We have indeed been blessed by those providing these services. Xeriscape is fast becoming a favorable gardening option - especially in light of current water costs becoming a major expense for our association. Our swimming facility, clubhouse, tennis and pickle ball courts provide added attraction.

As you can tell -- I love it here! It is my home and I believe most folks feel the same way. Knolls Village remains one of the 'lowest dues' communities in the area. We all need to do whatever possible to control our association's expenses . . . VOLUNTEERING is key to this end. With the absence of like-minded residents willing to donate time to their community, a day could be coming when ongoing staffing and maintenance needs become too challenging. Progression in this direction could result in the day-to-day operations of a 'self-managed' community being turned over to a 'professional management company.' This would be a last resort . . . my hope is that this will not happen. Bottom line . . . VOLUNTEERS MAKE A DIFFERENCE!

If you would like to learn more how to share your talents/skills to best benefit your KVTA community, please free to call (303) 378-1558 or email me (richardhc@comcast.net). I would love to have a coffee with you and share our love of Knolls Village Townhomes.

Dick Campbell

Association Could Use Your Help

Due to a labor shortage the Association is looking for volunteers to help with sidewalk snow removal this winter. We will depend on staff members Cady and John to do their best again this season, but the Association has 5-miles of sidewalks to maintain. We will again hire Blade Runners to supplement our staff, but we prefer to limit contract hours due to cost.

Therefore, if you are able and willing to take on some snow removal at your building's frontage sidewalk, it will allow the Association to cost effectively keep sidewalks maintained throughout this winter. Every little bit helps and it's a good way to get in some exercise . . . just don't overdo it!

And as a reminder, snow removal from front porches and the sidewalk between garages is the responsibility of the homeowner. Please maintain for safe access by neighbors and those providing delivery and emergency services.



The December book will be "The All Girl Filling Station's Last Reunion" by Fannie Flagg. One of our members has more copies if someone wants to join us for the next meeting.

The meeting will be Thursday, December 2nd at 7:00 at 7361 S. Knolls Way.

This will also be our Christmas book exchange. Just wrap up a book you've enjoyed and bring it along. Looking forward to the start of the holiday season!