

COMMUNITY INFORMATION: www.knollsvillage.com	
Clubhouse Reservations 2701 E. Geddes Place (CLOSED UNTIL FURTHER NOTICE)	Jan—March Kathy Kurtz —720-398-8684 April—June Pam Hansen—303-757-1576 July—Sept Mimi Iverson— 303-794-2494 Oct —Dec Linda Ward— 303-999-6471
KVTA Board Meeting	Tuesday, April 6, 2021 — 6:30 pm
Newsletter Deadline Monday, March 29 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 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. 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. Feel free to call me at 469-684-9584 Thank you</p>	<p>FREE HOME WARRANTY! Are you thinking or 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. Contact me, the realtor who listens, Marlene Weaver (719) 205-5865, marlenesellshouses@gmail.com</p>
<p>Seamstress Due to Covid, I lost my job as a costumer for live performance. I sell hand-made face masks, over 3000 made, 200+ fabrics, choose cotton ties or elastic, choose moisture wicking or cotton lining. I also do clothing alterations, custom costumes and clothing, recovering cushions and more. "Free local pickup with code 'knolls2021'" Call or text Zoe at 303-949-4374 My website is: arrowatelier.com.</p>	<p>Need a New Gate? 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>

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>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.</p>	<p>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</p>
<p>Looking For A Dog Walker? Your Friendly Neighborhood Walker! I am 13 years old and very Dependable. \$8 Per Walk Flexible Hours Call Sara at 720 - 474 - 7661</p>	<p>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</p>
<p>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</p>	<p>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. 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</p>



ACC Covenant Corner – Working Together to Keep our Community Vibrant!
A few things for your consideration this month.

The Village is a Covenant Controlled Community. When you purchased your townhome or signed your rental agreement, you were provided with a copy of The Covenants and Homeowners' Maintenance and Replacement Guide which provides a very practical guide for living in our Community. It is available at our website: KnollsVillage.com and should be used as your reference for general information and for any changes you are considering to your townhome.

The Architectural Control Committee (ACC) has two processes in place to work with homeowners to ensure covenant compliance.

- ACC Application Form and Approval Process: ALL changes to the outside of your unit**, including but not limited to doors, windows, lighting, landscaping, roofs, Radon Mitigation, gates, and satellite dishes must be approved by the ACC **BEFORE** you order materials or begin work. To obtain approval, please fill out an ACC Application Form and return it for processing as directed on the form. Application Forms are available online (www.knollsvillage.com) under the Governing Documents tab - or at the Bulletin Board by the Clubhouse. You can generally expect a response within 5 to 7 days. **As a reminder, work done without approval may have to be redone or removed if it does not comply with KVTA Covenants and Guidelines.**
- ACC Compliance Process:** The ACC is charged with walking our community to determine if there are any issues that need addressing by homeowners to keep our community in compliance with our covenants. The ACC also sends Advisory Letters for issues of safety or concern such as missing window well covers, rabbits under porches, that you may want to address. If you receive an Out of Compliance Letter, it will state the issue, corrective steps, and ask that you respond or resolve the issue within 30 days. If the ACC Chairperson does not hear from you and the issue is not resolved, the ACC will follow-up with you to be sure the issue is resolved. When necessary, unresolved issues will be referred to the Board for follow-up.

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

Come on Spring! I know March and April are typically our snowiest months, but we still can be optimistic for the new season that will bring green grass, flowers and foliage back into our lives.

However, while we still have some winter storms to endure, please take stock of your property and especially look at your gutters. If they are subject to leaf and pine needle collection and you didn't have them cleaned by the end of 2020, now would be a good time to have that done. Also, if you haven't had your furnace serviced in several years, preemptive action now could save you from having your furnace go out doing another cold snap. This very thing happened recently in two unoccupied units, causing their water pipes to freeze and break. As you might imagine these units sustained considerable damage.

Finally, as you may not be aware, thieves have been removing catalytic converters from cars for the value of the metal. This is an area-wide problem and only a matter of time before it happens in our neighborhood. As such, the Board encourages everyone to store their vehicles in their garages at night.

We live in crazy times . . . let's do our part to preempt as much craziness as possible.

KVTA Board of Directors Meetings are held on the first Tuesday of each month at 6:30 p.m. and while the clubhouse is closed, the Board is meeting monthly online via Zoom.

If you wish to attend a meeting, send an email to admin@knollsvillage.com before noon on the meeting day and request login information. Please include your name, street address and phone number with your request.



Who knew we were getting 12" of snow on February 25! Don't know what we'd do without our fantastic maintenance crew attacking the sidewalks immediately after the last snowflake falls.

One can comfortably and safely get around the community and not feel you are risking life and limb.

And being a dog owner, my two furry friends love the ease of getting out for a walk and not filling their paws with ice balls..

Our thanks to Warren, Cady, John , Blade Runners and Cox Landscape Services!

KVTA's ACC Is Recruiting

The KVTA Board of Directors is seeking a volunteer to chair the Architectural Control Committee of the Association. If you have good organizational skills and would enjoy leading a group of enthusiastic volunteers who all share a common interest in ensuring the architectural character and rules for exterior improvements are followed by homeowners, then this is a great opportunity for you to get involved in your neighborhood. If you are interested, please reach out to the Board of Directors at admin@knollsvillage.com.



This intimate concert-conversation celebrates the music of James Taylor in a unique new light, and features the music of his long-time collaborators Carole King and Carly Simon.

The concert highlights dozens of JT's Top 40 hits like "Carolina In My Mind," "Fire and Rain," and "You've Got A Friend," as well as chart toppers from Simon and King, including "I Feel The Earth Move," "It's Too Late," and "You're So Vain."

Directed by LTAC favorite Kenny Moten, a five-piece band and four incredible singers play 36 classic songs that bring the '70s folk-rock movement back to life.

We are currently limited to 100 people in the theater, so get your tickets quickly!

*March 19, 2021 at 8pm

*March 20, 2021 at 1:30pm

*March 20, 2021 at 8pm

To buy tickets go to:

www.lonetreeartscenter.org/taketothehighway