

The Open Gate

Email your ad with your name, address and phone number to: admin@knollsvillage.com; drop your ad in the black box by the bulletin board at the clubhouse; or call 720-583-2495. For Sale ads will appear one time and service ads will be published for 3 months and must be renewed to start in January, April, July and/or October. The deadline to place an ad is the 1st day of the month.

<p>Knolls Village resident is looking to buy silver coins and gold. Honest, fair prices. Call Brian (720) 891-1570.</p>	<p>FBN Roofing Residential & Commercial / Licensed & Insured Free roof inspection and estimate. Call Wayne @ 303.797.7740</p>
<p>Snow is around the corner. Time for a winter escape! Call to arrange your vacation today. Diedre Hammond – 720.568.4663—CWT Vacations – Your fellow Village resident</p>	<p>Need Small Repairs Around the House? Need some minor car repair? Give me a call. I can help. Brian 720.891.1570</p>
<p>CranioSacral Therapy Sessions \$30 or 3 for \$75 until May 2015. Pet and house sitting. Wendy – 720-280-5553</p>	<p>For Sale 13-inch Sony color TV with remote. (Not a flat screen.) Perfect working condition. \$25. Call 720-583-2495</p>
<p>Your Resident Realtor, Ken Deshaies, EcoBroker Home Buyers Marketing, Inc. - 970-485-1891 22 Years Experience – Real Estate Author Ken@SnowHome.com</p>	<p>Neighborhood Handyman I build ACC approved gates and do landscaping, gutter cleaning and pre-painting fix-ups. Call Mike at 303.263.4117</p>
<p>Reliable and experienced babysitter and pet sitter. Available evenings and weekends. Saskia - 720-363-7934</p>	<p>Reduce Joint Pain Tired of aches and pains? Listen to this call: 209.647.1699 – Pin #589803# Call Marianne – 303.877.0581</p>
<p>FREE SAMPLES 1.5 lb. bags of 100% natural & organic soil. Perfect for starting seeds and/or amending garden beds. NatureSoilProducts.com. 720-432-9667</p>	<p>Need companion for sweet 86-year-old lady in Assisted Living just around the corner from the Village. Flexible hours a couple times a week, a.m. or p.m. Paid position. My Mom has dementia and needs someone to walk with, play music and chat with, do puzzles, watch TV. Please call Linda – 303-999-6471</p>
<p>Jewelry Appraisal Your Village Resident Jewelry Appraiser 28 years of Experience - GIA Certified Appraisal While You Wait Neighborhood Discount! - Call Kate Swanstrom 303-550-4459</p>	

Reminder!



Village at the Knolls is a covenant Controlled Community. As such, all changes to the outside of your unit must be approved by the Architectural Control Committee **BEFORE** you order materials or begin work.

Please fill out an application and put it in the black KVTA mail box by the clubhouse or mail to KVTA 2701 E. Geddes Place 80122. You can generally expect a response within 7 to 10 days. The process helps us all to maintain the standards that we all appreciate about our community.

The applications are available on the bulletin board near the clubhouse or online at www.knollsvillage.com.

The Back Gate Villager

Issue 110

Message from the President

March 2015

We have been having some winter snows at last, and the Board wishes to thank Warren, Victor, Alex, and John for a fabulous job handling the cleanup after each episode. Our in-house people are not only getting to everything early, but also in a very efficient manner. A new snow blower has helped, but it is the effort and the diligence of our team that has been observed and is very much appreciated by all.

Questions have arisen from some of our newer residents concerning snow removal from the walkways between the garages. We would remind all homeowners that it is the responsibility of either, or both of the homes who share this space to keep the sidewalk clear. Emergency vehicles need to have access to back patios, so keeping the walkway open should not be left to melting. Our newsletter delivery volunteers are not expected to get to the gate unless a path is open. We suggest that while the City of Centennial keeps looking for “Snow Heroes” within the community, so too, KVTA needs to solicit any younger people living here (or the healthy and young at heart) to keep an eye out for our elderly who either cannot, nor should not have to deal with shoveling. We can all help, in one way or another. If everyone does a little, no one will have to do a lot.

With colder days and nights, some dog owners are letting their pets out unattended to do their business and I would remind you the City of Centennial and our KVTA neighborhood have a leash law. Fines are as much as \$100, if and when Animal Control finds a dog NOT on leash. The Board has invited the Animal Control folks for the City to enter our property at any time for supervision. This is also coyote breeding season so these wildlife families are in search of food not only in the early mornings and evenings, but throughout the day. Aside from these considerations, if you are not attending your pet then you are unable to see where they go. It is “disgusting” to see droppings on our sidewalks. If you have chosen to have a pet, you need to be responsible for it ... this is where you live. We spend a good deal of money to operate this complex and have it look as good as it can, and it is up to every resident to be a good steward of our neighborhood.

We are still looking for two volunteers – one for the Architectural Control Committee and one for Hospitality. ACC involves walking several times a year (with a manual for guidance) to look at three buildings to determine that each home is in compliance with our covenants. The group of 13 meets for an hour every other month at the clubhouse to review issues. It’s a good way to meet and get to know some of your neighbors better. Hospitality involves two coffee parties and one Ice Cream Social in July. Imagine coffee, donuts and ice cream ... how wonderful – and hanging out with a few other KVTA residents for a couple of hours. Please call me if you are interested and I will be happy to review the details of either position more fully before you make up your mind.

As you are all aware, we are an un-gated community and have no desire to incur the expense to have a roving surveillance vehicle wandering our 40 plus acres – so you are the eyes and ears of our community. There have been reports of certain cars and small trucks randomly driving around our driveways and streets, so we ask that you contact the authorities should you notice anything which seems out of the ordinary.

Until next month, stay warm and dry ... it is really nice to call this place “Home.”
Thanks, Dick

GAS SAFETY IS A SHARED RESPONSIBILITY


Xcel Energy supplies natural gas to the homes at the Knolls Village. Xcel maintains and repairs the service line, regulator and meter. As the consumer and as a homeowner, it is your responsibility to maintain your gas line on the house side of the meter as it extends (either above or below ground) to your natural gas fired appliances.

At the Knolls Village “customer owned” gas lines for two-story townhomes typically run from the meter at the garage through the garage, underground in the patio area between the house and garage, and through the house to the natural gas fired appliances. “Customer owned” gas lines for single story ranch townhomes typically run from the meter at the garage through the garage and into the house to the natural gas fired appliances.


All “customer owned” gas lines need to be periodically inspected. Gas piping, especially buried metal piping such as the original line in the patio area (between the garage and house) is subject to corrosion and leakage. This line needs to be inspected to assess the condition and determine if repairs are needed.

In accordance with federal regulations and to ensure your safety, Xcel Energy asks you to follow these safety guidelines:

1. **Properly maintain gas lines.** As the consumer, it is your responsibility to maintain the gas line on the house side of the meter to your natural gas fired appliances.
2. **Locate all utility and customer-owned lines before digging.** (Note: A small nick or scrape in the corrosion resistant coating or wrap on a buried metal gas line can be the starting point of corrosion on buried metal pipe.)
3. **Regularly inspect your buried gas lines.**
4. **Hire a qualified heating and plumbing contractor** to locate, inspect, maintain and when needed, repair the pipes for which you are responsible.
5. **Recognize and respond to a leak.** If at any time you suspect a natural gas leak, leave the area then quickly call 911 and Xcel Energy at 1-800-895-2999 to report it. If indoors, quickly leave without using any electrical switches, including a garage door opener or lights, and never use a phone from inside if there is a leak or if you are near an outside leak. A spark from any of these may ignite the gas.
6. **Good management.** You can insure continuous service by properly maintaining your underground gas pipeline.



PAINTING 2015
(1st year of 6)



This will be the 10th year Gilbert Ramirez and his crew have painted our homes. Also the 10th year we have used Kwal Ambassador Paints. We have the best of both, great paint and painters! All of the paint is from the Kwal store at 8001 S. Broadway. We are having a "paint information coffee" on Saturday morning, March 21st 8:30 to 9:30 to answer any questions you might have.

Harold Arnold—Paint Committee Chair 720 648 7200



Knolls Village Gardeners




Of the 29 vegetable garden boxes there were 6 opening for the 2015 and all taken. If you would like to place your name on the list for the 2016 season, please email your name to Harold at haarolda@q.com

Parking and Pedestrian Access

Please note that storage of vehicles is not permitted within the Association’s parking areas.


Only vehicles which are licensed, insured, not in disrepair, used on a regular basis and not in violation of covenant restrictions may be parked in the Association parking areas.

We also ask that walkways not be blocked by vehicles to allow pedestrian access to streets or parking areas.



PAINTING MEETING AT THE CLUBHOUSE
Saturday, March 21st 9 a.m.

There will be a meeting in the clubhouse to answer questions for all who are having their homes painted this year.



The KVTA book club will be reading *Desert Queen* by Janet Wallach for discussion and review at their next meeting to be held at 7:00 p.m. on March 11, 2015 at the home of Mary Berlin, 2872 E. Geddes Place 303-741-6112.

All residents welcome.

COMMUNITY INFORMATION		
Clubhouse Reservations 2701 E. Geddes Place	Kathy Kurtz—720.398-8684 (for events Oct thru Dec) Ilena Lea—303.771.6965 (for events Jan thru March) Linda Fletcher—303.694.6075 (for events April thru June) Joy Stanton—303.771.6250 (for events July thru Sept)	
KVTA Board Meeting	TUESDAY, April 7th at 6:30 pm	
Emergencies in Common Area	303.304.8976	
KVTA Message Center	303.796.0540	
ACC (Architectural Control Committee) Meeting - April 27, 2015, 6 p.m. at Club House		
Newsletter Deadline	April 1st Contact Cindy Kiel	admin@knollsvillage.com 720-583-2495
KVTA Website	www.knollsvillage.com	