

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.

Knolls Village resident is looking to buy silver coins and gold. Honest, fair prices. Call Brian (720) 891-1570.	Young teen boy and girl (12 & 13) are looking for other teens their age in the neighborhood to get to know. Call 303-908-5076
Arizona Vacation Home for Rent Rent my Lake Havasu home. \$700/week . . . \$1400/month. Call Dan Jurgens, 303-756-0309.	Need Small Repairs Around the House? Need some minor car repair? Give me a call. I can help. Brian 720.891.1570
Gardening Services Experienced gardener available to weed, plant, trim and water in private, community and container gardens. Call Sandra (719) 649-3956	Licensed babysitting by Village resident. Also available to house sit, walk your dog, etc. Call Ashlee at 720-771-2067
Your Resident Realtor, Ken Deshaies, EcoBroker Home Buyers Marketing, Inc. - 970-485-1891 22 Years Experience – Real Estate Author Ken@SnowHome.com	Neighborhood Handyman I build ACC approved gates and do landscaping, gutter cleaning and pre-painting fix-ups. Call Mike at 303.263.4117
Reliable and experienced babysitter and pet sitter. Available evenings and weekends. Saskia - 720-363-7934	Reduce Joint Pain Tired of aches and pains? Listen to this call: 209.647.1699 – Pin #589803# Call Marianne – 303.877.0581
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	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

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 112

Message from the President

May 2015

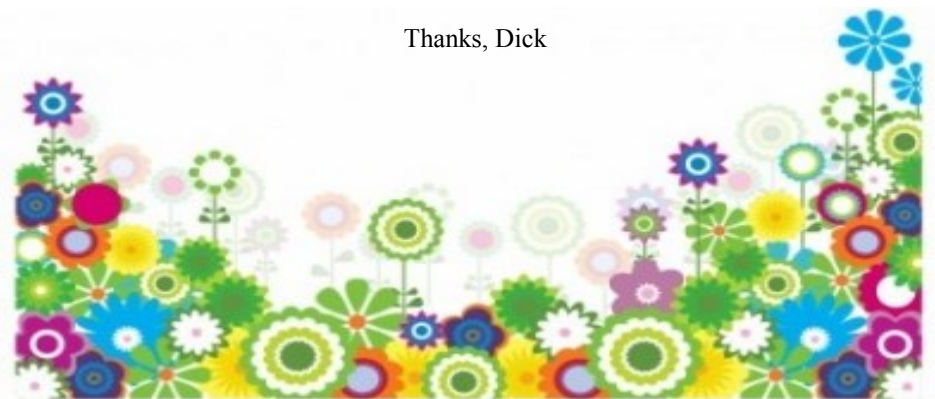
Warren and the Board, have asked me to bring to the attention of all homeowners the issue of stress on the front concrete block at the front entrance to your townhome. Soil compaction over the years, together now with rabbits making their homes beneath these areas, is causing the weight of these affected concrete slabs to begin pulling away from the front door casing, including some brick and mortar. This block (slab) is your responsibility, as homeowner, and any damage to it and the structure of your home will be expensive to replace. We have been filling with dirt and bark (or stone) in the bed areas but these fixes are temporary. The best way to mediate this hollowing-out is to mud-jack beneath the slab to take the pressure off the weight of the block. The sheer size of some slabs is more significant than others, however, some blocks ought to be evaluated for structural soundness, and soon.

I have been receiving texts, emails, and messages concerning vehicles parked in driveways, which are posted fire lanes (\$100 fine), after hours noise issues (\$300 fine), and dogs off leash (\$100 fine per dog). While these are all covenant restrictions here at KVTA, 'complaints' need to be addressed to the Arapahoe County Sheriff's Department at 303-795-4711. This is what you would be expected to do, if you lived in any other suburb within the City of Centennial. The Sheriff can fine for such offenses. While we are looking into instituting a fine system regarding our covenants, it will be quite a procedure and will take some time to arrange.

On a brighter note, no one can deny that Mother Nature, with a lot of help from Warren and the grounds maintenance people, have us looking fabulous. Now it is up to us all to keep it looking that way. Please do your part, perhaps pick up a little litter and such ... our staff is busy enough with the more major property concerns, pruning dead branches, removing shrubs and preparing our pool for opening.

Am looking forward to a great turnout for our neighborhood coffee at the clubhouse on Saturday, May 16 from 9 to 11 am ... anxious to meet any new residents, owner or tenant who stop by for a donut and to check out all that is going here in our community.

Thanks, Dick



Pool Registration and Re-Registration at Clubhouse Sunday, May 17 - 10 a.m. to 4 p.m.

The pool opens Friday, May 22, weather permitting. There will not be a morning adult swim on opening day.

All pool users must re-register to use the facilities. If you are a previous pool patron, bring your key and current member card to re-register. If you are a tenant, bring a completed *Tenant Release* form (signed by your landlord) which can be downloaded via the Pool and Tennis link on the home page at www.knollsvillage.com. Copies are also available on the bulletin board or you can email me and I will send you one. **Any resident whose dues payments are not current will be denied use of the facilities.**

Once you have been issued a key there will be a **\$3.00** charge for a replacement key. If you need an additional key/member card the fee will be **\$5.00**. **Use of and access to the facilities will not be permitted without possession of the member card and key.** Please bring them with you each time you visit the pool facilities.

The 2015 pool rules will be provided to you at registration. Please review carefully as they will be strictly enforced. **All guests must be accompanied by a pre-registered resident.**

The gazebo may be reserved for birthday parties or special occasions, but we limit the time spent and number attending. **Prior approval** must be obtained from the pool manager or pool attendant.

Both pools open daily at 9:30 am for adult swim and children under 5 accompanied by an adult. Open swim begins at 10:30. Children over the age of 5 will not be permitted into the facility prior to 10:30 am. There is also an afternoon adult swim time from 4:30 to 5:00 pm. Please check in and leave your member card and key with the pool attendant upon arrival. The showers and bathrooms close at 7:45 pm and pools close at 8:00 pm.

I am confident a fun, safe and enjoyable time will be had by all this summer. Mindfulness of your fellow swimmers and all staff members is the key. I look forward to seeing everyone and welcoming our new residents to this great community. If you have questions please call or email me . . . or if you experience any problems or have concerns please contact me as well. Thank you!

Jean Oatman/Pool Manager
720-384-3584 - oatmanjean@q.com



Dumpster Day Coming in June

It's time to clean out our garages and patios for summer. KVTA will be providing dumpsters for Village residents to use for no charge in June. It's a great way to dispose of clutter and items that you normally can't dispose of in the weekly garbage.



See the June edition of the *Back Gate Villager* newsletter for dates, details and locations.

UPCOMING EVENTS

- ☞ **Complimentary Coffee & Donuts** at the Club House on Saturday, May 16, from 9 a.m. - 11 a.m.
- ☞ **Pool Opens** Friday, May 22.
- ☞ **Ice Cream Social** at the Pool Gazebo on Sunday, July 19, from 1 - 3 p.m. Build your own Sundae. Yum!!
- ☞ **Quarterly Homeowners Meeting** on Tuesday, July 7, at 7:30 p.m. at the Club House.



KVTA BOOK CLUB will be reading *The Husband's Secret* by Liane Moriarty for discussion and review at their next meeting to be held at: **7:00 PM on May 13, 2015**
At the home of: Barbara Stokes
2802 E. Geddes Place
303-770-5905

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, June 2nd at 6:30 pm	
Emergencies in Common Area	303.304.8976	
KVTA Message Center	303.796.0540	
ACC (Architectural Control Committee) Meeting -		
Newsletter Deadline	June 5th Contact Cindy Kiel	admin@knollsvillage.com 720-583-2495
KVTA Website	www.knollsvillage.com	