

FROM DICK CAMPBELL

PRESIDENT OF THE HOMEOWNERS' ASSOCIATION

The following information was presented to the Board and the Homeowners who attended our Annual Homeowner Meeting this past month, on the second Tuesday of October (prescribed by our Covenants).

The Directors suggested that I use my article this month to itemize the remarks made to those in attendance and so provide every owner or resident a "feeling" for the operational expense of your KVTA Association's maintenance and replacement situations in a community built late 1970's, as well to protect our property values (40 plus acres) and your homes (374).

Great news! We will NOT need a dues increase in 2016, so \$130 dues and \$15 paint = \$145 a month.

These past five years (since our last dues increase) we have reinvested \$470,821 in infrastructure and spent \$53,795 to replace worn out sprinkler systems. Water continues to be our largest expense at 28% of our budget in 2010 and now 22% of 2014. Obviously, Mother Nature aside, the majority of you have taken your personal use of water seriously and we truly appreciate your efforts. The re-landscaping activities on our common property, together with several sprinkler (25%) replacement situations, have also contributed to more efficiency without sacrificing the appearance of the neighborhood. We still get many compliments on how well we look from folks hoping to buy (or lease) a house in this neighborhood.

Upcoming projects include:

- replacing and resurfacing of driveways;
- removal of old worn and cracked pool aprons and installation of a new concrete surface for the swimming pool facility;
- additional sprinkler replacements identified by those habitual problem zones;
- removal of overgrown shrubs with Warren and his staff continuing to landscape with an eye toward Xeriscape designs;
- replacement of the clubhouse furnace and consideration of tinted thermal glass on the west side of that building.

We shall continue to do everything as needed, but we also wish to be proactive in our efforts to make this community the "place to live" in the Centennial community.

Sorry if we missed you at the Homeowners' Meeting this year. However, next October 11, come and hear about your community's accomplishments for yet another year.

Thanks,
Dick

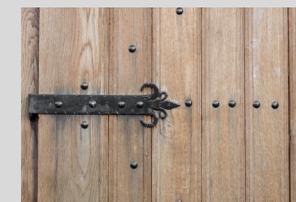
The Open Gate

Ads are free, but you must be a Village resident to advertise. Email your ad with your name, address and phone number to: nan@mattgrp.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 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>Garage Wanted I am a resident at Knolls Village and am looking to rent a garage for a car and a motorcycle. Please call Greg Doi at 720-352-4339</p>	<p>Arizona Vacation Home for Rent Lake Havasu home. \$700/week . . . \$1400/month. Call Dan Jurgens, 303-756-0309</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>Knolls Village Home for Sale Cozy 3 bdrm, 3 bath two story. Park-like setting. Won't last! \$299,500 303-919-7087</p>
<p>Licensed Babysitting by Village resident. Also available to house sit, walk your dog, etc. Call Ashlee at 720-771-2067</p>	<p>Your Resident Realtor, Ken Deshaies, Eco-Broker Home Buyers Marketing, Inc. - 22 Years Experience – Real Estate Author. 970-485-1891 TrueKen@iCloud.com</p>
<p>If it ain't broke, I won't fix it. Home repair help. Call Mike the Handyman. (303) 263-4117</p>	<p>Flexible and Experienced Cat Sitter Also available to babysit or walk your dog. Call Saskia (720) 363-7934</p>
<p>Gutter Cleaning and Snow Removal From patios and/or walkways Call Alex—720-838-1177</p>	<p>Help Wanted Sidewalk and step hand snow shoveling for the Knolls Village. Please call Warren at (303) 304-8976</p>
<p>Senior Seeking a Driver A Senior living in the Village seeks someone to drive for short errands. Will agree on compensation for this service. Call 303-779-5193 and/or leave a message. Would appreciate references when you call.</p>	<p>Your Village Resident Jewelry Appraiser 28 years of Experience - GIA Certified Appraisal While You Wait Neighborhood Discount! - Call Kate Swanstrom 303-550-4459</p>

COMMUNITY INFORMATON

<p>Clubhouse Reservations 2701 E. Geddes Place</p>	<p>Oct-Dec Kathy Kurtz - 720.398.8684 Jan—March Ilena Lea—303.771.6965 April—June Linda Fletcher—303.694.6075 July—Sept Joy Stanton—303.771.6250</p>
<p>KVTA Board Meeting</p>	<p>Tuesday, December 1</p>
<p>Newsletter Deadline Friday, December 4 at noon</p>	<p>Nan Matthews nan@themattgrp.com; 303-843-6414</p>
<p>Emergencies in Common Areas KVTA Message Center</p>	<p>303-304-8976 303-796-0540</p>
<p>KVTA Website</p>	<p>www.knollsvillage.com</p>



The Back Gate
Villager



The little raised box gardens at the Knolls Village Garden Club have had a big impact on it's members over the last four years. The KV Garden Boxes have brightened the lives of nearly 50 families who have gardened for fun and food. For some, it was the first time they tried their hand at gardening while others were able to resurrect skills learned in their childhood. Some parents have appreciated the opportunity to teach their kids how food can be grown. For most of us it has just been pure fun.

As many of you may have noticed, this summer was a very good year for growing tomatoes. Tomatoes have consistently been the most popular choice of vegetable (actually a fruit) for KV Gardeners. But many have also grown the whole alphabet of plants from arugula to zucchini. Each year brings a new experience for all of us who garden. Gardeners are an optimistic bunch after all.

We have maintained an annual Waiting List for new gardeners who want to join the Garden Club as sustaining members drop out. If anyone is interested in getting on the Waiting List, please email your request to d.lukowicz@yahoo.com and we will contact you if we have an opening to offer you for 2016. So, while we put the garden boxes "to bed" for the winter, be sure to watch for our Garden Club activity to start again beginning in February and March of 2016.

See you around the Gardens, Diane L. - Garden Leader



HOLIDAY HAPPENINGS

The Streets at Southglenn

Santa's Arrival and Tree Lighting

Friday, November 20 6:00 pm

Santa Claus arrives by Clydesdale wagon....strolling carolers....live reindeer corral...write a letter to Santa...Cube Ice Rink opens for the season...Music from Alice 105.9

City of Centennial

Holiday Lighting Celebration

Saturday, November 21 4:00 pm—6:00 pm
Centennial Center Park

13050 E. Peakview Avenue Centennial, CO 80112

Bundle up and bring your friends and family and join in the fun! Local choral groups, photos with Santa, free holiday treats and top the evening off with the lighting of our 20' tree.

"A Hudson Christmas"

Hudson Gardens and Event Center

Fridays and Saturdays starting November 29 through Dec 13.

Display features 250,000 lights, visits with Santa and season food and beverages to keep you warm while strolling the grounds.

\$9 for adults, \$6 for children 4 and older, free for children under 3.

Snow Glow

Sunday, November 22 1:30 pm or 7:30 pm shows

Lone Tree Arts Center

<http://lonetreeartscenter.org/>

Box Office: 720-509-1000

Warm up with this cozy holiday tale filled with music and joy. The perfect way for your family to kick-off the holiday season, join us as we learn what made Denver the "Christmas Capital of the World" back in 1914. Then, enjoy classic and contemporary holiday songs to ring in the season, complete with the big man himself and sing-alongs for everyone. A ho-ho-holiday steeped in tradition and wrapped by an elf, don't miss this delightful family treat

MEET YOUR BOARD



Barbara Stokes

If you are a new resident of the Village, you have probably already had the pleasure of meeting Barbara Stokes, the "Welcome Lady" for our community.

For over ten years, Barbara has had the delightful job of being the first Board member to greet newcomers giving them a packet of important information about the Village. The packet includes a cover letter, rules and regulations of the Homeowner's Association, a copy of our monthly newsletter, the Homeowners' Guide, Maintenance and Replacement, and envelope mailing labels, if needed. She also includes her name and phone number, so everyone has a point of contact – plus lets them know they can drop their monthly dues in the black mailbox outside the clubhouse near the bulletin board.

When asked how many she has visited this year, Barbara replied, "Not surprisingly, with Denver's active real estate market, I have seen 25-27 people. The average is about 15. In the ten years I've been doing this, I have delivered 308 packets to our community of 374 homes."

Having moved here in 1993, Barbara says the Village is "so friendly and just feels like home. When I turn off of University and head down my street, it's like being in the country – and I love that."

This is the first of our monthly articles about residents in our community. Our goal is to get to know the people we see every day, pass on street, or say hello to while walking our dogs.

One month it will be a "Meet Your Neighbor" article and then perhaps a "Meet Your Maintenance Team."

But to make this a success, we need YOUR INPUT. Tell us about a special neighbor you know, a high school graduate heading to college, a 50th anniversary celebration, someone who volunteers at a local school, or just a good friend who goes above and beyond....

Please send your suggestions to nan@themattgrp.com or call 303-843-6414.



Get Social!!

Join your neighbors in our own Social Club!

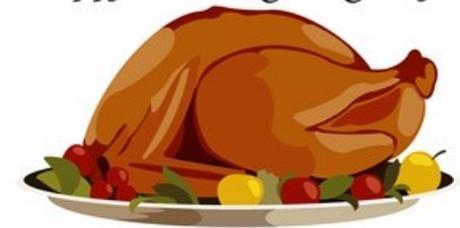
We formed an online social club some time ago as a way for our residents to **connect**. Many of us have skills we could and would share. Many more would like to find others to share activities with. And still more would like to get reliable recommendations when they need a handy man, a plumber, a babysitter, dog sitter, and so on. With the Social Club, you can send one email to everyone and often get that connection you need.

We currently have just over 60 members, but are working to build this to at least a majority of our residents. Please join us. Your information is private, and since this is hosted on Google Groups, you are not exposed to viruses.

You can learn more about it by attending our first get together at the club house on **November 13th from 6:30 to about 8:30 p.m.**

Come on over.

Happy Thanksgiving Day !



Covenant Corner

Outdoor Holiday Lighting

Outdoor lights are only permitted from Thanksgiving weekend and the deadline for removing them is January 15.

It's time to clean your gutters!

Preventive maintenance is important to remove leaves and debris from gutters to prevent ice build-up and ensure proper drainage during the winter months.