

The Open Gate

Come on in. This page belongs to each of you. It is a page for you to place an ad for your services or to sell your "stuff" with a listing for Village residents at no charge.

<p>Have small projects around the House? Need some minor car repair? Give me a call, I can Help... Brian 720-891-1570</p>	<p>Kenmore Washer & Dryer set for sale white/about 8yrs old/both work great! Asking \$50.00 total for the set Call Brian @ 720-891-1570</p>
<p>17 year old available for baby sitting, pet walking, shoveling, gardening, etc!!! Call Alana Waite at 303-809-4037 amwaite753@gmail.com</p>	<p>Help navigating the confusing decisions of Medicare and Social Security. Contact Lisa #303-593-1610 or lisa@ColoradoBenefitsGroup.com.</p>
<p>I'm a mom & grandma available for baby sitting, pet sitting or house sitting. Call Wendy at 720-280-5553</p>	<p><u>IN-HOME COMPUTER REPAIR AND SERVICE.</u> including virus removal, data recovery, speed optimization, and much more. Call Jon at 303-736-9921</p>
<p><u>NEIGHBORHOOD HANDYMAN</u> I build ACC approved gates and do landscaping, gutter cleaning and pre-painting fix-ups. Call Mike at 303.263.4117</p>	<p>***MARY KAY*** Diane McAllen - Beauty Consultant One on One, Classes & Parties 7332 S. Knolls Way - 720-934-0190</p>
<p><u>REDUCE JOINT PAINS</u> Tired of aches and pains? Listen to this call: (209)647-1699 Pin#589803# Call MARIANNE (303)877-0581</p>	<p>HEALTHY COFFEE — no jitters or caffeine crash; 100% certified organic Gandoderma www.RonnieGrove.organoGold.com call 720.320.7226 — Conference Call Weekly: 605.475.4000 / code 161600#</p>
<p><u>Better View Window Cleaning.</u> 15 years in business, fully insured 720-300-3670 (new phone number) betterviewcleaning@gmail.com</p>	<p><u>Residential Electrician</u> Michael Jepkes — 720.203.7149</p>
<p>1stCall Heating & Air & Community Plumbing and Heating Bill McGovern — 303.794.8324</p>	<p>Leticia's house cleaning/babysitting 720-291-6469</p>
<p>Your Local Real Estate Specialist Keller-Williams Real Estate, LLC Bernadette Watowich-Stead—303.601.8922 bwatowichstead@hotmail.com</p>	<p>Do you want info on area activity or need a referral for a vendor? Give me a call: Cathy Fox 303.947.5866 // www.TheRealtyFox.com</p>
<p><u>FBN Roofing</u> Residential & Commercial / Licensed & Insured Free roof inspection an estimate. Call Wayne @ 303.797.7740</p>	<p>Stokes Remodeling LLC Free Estimates / Licensed / Insured / No project too small.....15 years experience Michael Stokes: 303.550.5045</p>

The Back Gate Villager

Issue #104

Message from the President

September 2014

Not sure where summer went, but everyone must have kept busy with travel, as I believe we've seen far less use of the pool and tennis courts. Worthy of note, is that we painted the west side of the two courts in an overlay to accommodate Pickleball, a newer, less vigorous game I'm told is for less athletic types ... like me. I have yet to invest in the equipment necessary to play this game; however, I intend to very soon and then hopefully may see you court-side.

Our Annual Homeowner Meeting will take place at the clubhouse on October 14 at 7:30 p.m. in accordance with the by-laws. This is an opportunity for all homeowners to attend a special meeting to hear about our financial situation, to review and approve a budget for 2016, and to elect three Directors to new 3 year terms of office. We will have a brief presentation by a representative of a Property & Casualty Insurance Agency on the subject of insurance for homeowners personally, and those who now rent or may be planning to rent a townhome ... valuable information to be sure. In previous years these meetings have typically concluded in an hour to an hour and a half. A formal agenda will be on our website and on the bulletin board at the Clubhouse a couple of weeks in advance of this gathering.

Projects for this fall include the replacement of several more sprinkler zones, a couple of new trees planted in Booth Woods (the east end of Geddes Avenue), further removal of old bushes, refreshing gardens in front of townhomes, shutting down and winterizing our swimming pool and the sprinkler system, random pruning of shrubbery and flower bed maintenance in preparation for winter. These projects, as well as continued maintenance issues, ought to keep Warren and his crew fully engaged. Blade Runners will continue cutting lawns for now, but will also be by for a few extra visits helping with leaf and pine needle pickup.

A couple of reminders ... overnight outdoor lighting provides extra safety for people walking as the evenings get darker ... garbage days are Fridays, 'except' in a week with a holiday during the 5 day period then on Saturday... garbage should be secured in either containers or properly bagged and tied ... driveway speeds must be 20 mph (or less) as we have many new residents with small children ... and sound ordinances for this neighborhood, as well as for The City of Centennial, are for quiet after 10 p.m. on weekdays and 11 p.m. on weekends. Consideration of one's neighbors is being both respectful and courteous ... let's all try.

The Board extends to all residents best wishes for a safe and pleasant fall.

See you Oct.14th! Dick

COFFEE AT THE CLUBHOUSE

Saturday, November 8th
8 a.m. until 10 a.m.



Start your Saturday by joining your neighbors at the clubhouse
for good conversation, coffee and pastries.

Changes to The Open Gate

The number of ads in our newsletter has outgrown our space, and to be fair, this month we have re-sized all of the ads currently appearing in **The Open Gate** section of the newsletter.

Since some ads have been running for months, we are not sure whether they remain current or valid. If you are currently advertising, please resubmit your ad before October 1st if you would like to continue advertising and let us know if your ad should appear for one, two or three months. Send your ad content including your name, street address, daytime phone number and when possible, your email address to **Cindy Kiel** at admin@knollsvillage.com or call **720-583-2495**.

Effective October 1, 2014, it will be necessary for ongoing advertisers to resubmit their ads quarterly. The next clean slate will start January 1, 2015 followed by April 1, July 1 and October 1.

Ads must fit the allotted space and are published free of charge. Village residents receive priority placement and ads from non-residents will appear as space permits.



The KTVA Book Club will be reading *Angle of Repose* by Wallace Stegner for their next meeting at 7:00 p.m. on September 10 at the home of Ann Kingery, 2475 E. Geddes Place. All interested residents are welcome.



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.

SOUTH SUBURBAN
website: www.ssprd.org

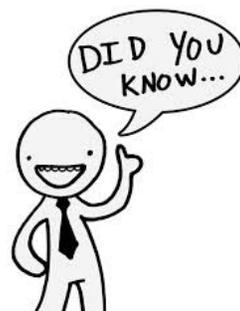
Notice of Annual Meeting Knolls Village Townhouse Association

Three Board of Directors positions expire in October. Richard Campbell, Joseph Johnston and Scott Ward are volunteering to stand for another 3-year term. Directors are elected at the Annual Homeowners meeting.

The meeting will be held on Tuesday, October 14, 2014 at 7:30 p.m. at the Club House.

If you have any questions please feel free to contact me.

Scott Ward
720-949-4999
ascottward@yahoo.com



There is a link to a convenient Homeowner's Handbook on our website's home page at www.knollsvillage.com. The handbook is a condensed, easy-to-use resource for homeowners to access covenant compliance information and more.

If you don't have internet access, please call the KVTA Message Center at (303) 796-0540 and leave your name, address and phone number on the answering machine and someone will make arrangements to mail or bring you a copy.

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, October 7th at 6:30 pm	
Emergencies in Common Area	303.304.8976	
KVTA Message Center	303.796.0540	
ACC (Architectural Control Committee) ACC Meeting - October 20, 6 p.m. at Club House		
Newsletter Deadline	Friday, October 10th Contact Cindy Kiel	admin@knollsvillage.com 720-583-2495
KVTA Website	www.knollsvillage.com	