

The Open Gate

Come on in. This page belongs to each of you. It is a editorial page for you to contribute, a place to meet your neighbors and to sell your "stuff" with an ad for residents at no charge.

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The Back Gate Villager

Issue #77

Message from the President

June 2012

I am not often astounded, but lately I have been just that, to discover that a number of our newer owners and renters are unaware that KVTA is a covenant controlled community. Those of us who have lived here for several years, along with those who read all the documents when buying a home here should be aware. For anyone who does not understand ‘covenant controlled,’ I would refer you to our website where our covenants (community regulations), by-laws, and policies are spelled out in some detail. I would also ask anyone who does not have access to a computer to contact me and I shall personally get a written copy to you. It is important for any community to have a set of rules, or guidelines, for living in a neighborhood, as it makes for a better community and also greatly assists in maintaining property values both of which ought to be important in this day and age. Due to our covenants, we require notification whenever a resident plans to change anything on the exterior of their property. Your request should be submitted in writing to the Board or our Architectural Committee for approval, **prior** to beginning a project, or doing some new landscaping. Within your patio area, where not seen from outside driveways or sidewalks, you are at liberty to do as you choose.

Another reminder for us all is that garbage is to be bagged, as an accommodation for “Waste Management.” This also can be a security issue for your private paperwork, so that it will not be blown about for anyone to see, and then have to be picked up by your neighbors or our grounds folks. “Blade Runners” has asked that hoses be kept off the grass, when not in use, to prevent them being run over by their mowers. Would like to think that dog owners might wish to consider how they personally would feel about a mower they owned being exposed to a dog’s waste.

On a brighter note, the grounds look fabulous and several new residents, who I have been fortunate to meet at our coffees, or while walking my dog, have praised our property and even gone so far as to state that they decided on KVTA because of the look of our community. It makes home ownership here even nicer and certainly ought to encourage us to take pride in our lovely neighborhood.

Not hearing much about parking, so assume we are all getting along better. Courtesy suggests parking with consideration to the number of vehicles which can ‘fit’ in various areas makes sense ... always such a shame to see cars parked in a way that reduces the area so as not to allow parking for one more car.

Summer would seem to have arrived and thanks to Mother Nature for the rain which helps keep our water bills down ... she even had a hail storm last week to remind us of Colorado weather patterns.

Please do enjoy your summer, your walks, the Dry Creek pathways, the pool and tennis courts, and your Knolls Village community in general..... which we are all so blessed to be able to call home.

We will have a busy summer ahead with many improvement projects, as well as general maintenance. Your patience is appreciated!....
Thanks, Dick

HELP IS ON THE WAY!

Below is a list of community helpers that are looking for work. Please give them a try!

Pam Torrez	303.204.9556	pet walking
Rory O'Donnell (10 yrs old)	303.953.2304	pet walking
Alana Waite (16 yrs old)	303.809.4037	available after school & weekends. I have experience dog walking & can help with babysitting, gardening, & other household chores
Brandon Brennan	720.335.7515	baby sitting & also pet walking
Sophie Ludlam (13 yrs old)	303.519.7355	baby sitting, pet walking
Cindy Kiel	720.583.2495	Gardening and Spring Planting — make your front porch or patio colorful and welcoming. Plant selection advice & recommendations plus help with shopping, planting & maintenance Plant Sitting — will water & care for your outdoor plants while you're on vacation
Jen (mother & son)	720.488.2819	landscape, moving furniture, pet sitting, etc... We are also open to odd jobs as well.

If you're on the above list and would like to modify anything, please let me know. Is anyone else interested in being added to the list above???? Please send me your contact information and what you're interested in doing.
peggy.donegan@comcast.net



HELP! Are there are dry areas in front of your home? Please help us by watering that area. Thank You!



THE GARDEN CLUB



Knoll's Village Garden Club's twenty -one members invite all Knoll's residents to visit their community garden plots. They are very proud of all their efforts and most now have plants that are established.



Spinach, lettuce, kale , swiss chard, sorrel, strawberry, bean, cucumber, carrot, squash, radish, pepper and tomato plants abound. Some members are already enjoying fresh greens from their gardens in summer salads. The latest edition to the community garden are the pumpkin patches installed by Harold Arnold. Harold invites all the Knoll's children to visit the garden over the summer and watch their pumpkins grow for harvesting next October. The Garden Club wants to again thank the Association for making this wonderful new community activity possible.

REALTOR SIGNS NEEDED



If you have an unused Realtor sign or two that you could donate to the association, we could use 2 for displaying social event notices in the Village. Please contact Hospitality Chairman, Roger Veach (303.694.9061) if you can make a donation.



We are going to discuss the book *A Tale of Two Cities* by Charles Dickens...in recognition of the two hundredth anniversary of his birth.

The meeting will be at the home of Carol Veach
on Wednesday, July 11th @ 7 PM
7349 South Knolls Way
Carol's telephone number is 303-694-9061.
Please call her for any additional information you need.



ARCHITECTURAL CONTROL COMMITTEE



ACC NEEDS YOU.... We have an opening on our roster. We meet on the 3rd Monday every other month (excluding winter months of Nov. thru Feb.) Each member is assigned an area to inspect, usually consisting of 6 buildings. The currently unassigned area is in the northwest corner of our property. We remind homeowners of repairs needed and of situations that are not in compliance with our covenants. As I have said before, we are not "policing" we are helping. Sustaining an attractive Village is the path to maintaining our property values and the pleasant neighborhood we enjoy.

The Homeowner Guidelines are available on the web site's governing documents. They have recently been updated. Also, the Application Form for Architectural Improvements and/or Exterior Changes may be printed from the web site. It is necessary to submit the application form and receive approval prior to beginning work on the exterior or your townhouse.

I anxiously await your call to **volunteer for ACC.** Barb Arnold 303-804-9940

PATIO TOUR



REMINDER: The Patio Tour on Saturday, June 23rd. Last year's was great fun and we got some fun ideas. We would like to see an even bigger turnout this year and many more patios to show off. Remember, this is just for fun and maybe a new idea or two.



Anyone interested in showing off their patio, please give Olivia Bechtel a call 720-855-1385. It's real easy, you just need to enjoy the day with your neighbors.

COMMUNITY INFORMATION

Clubhouse Reservations 2701 E. Geddes Place	Kathy Kurtz—720.398-8684 (for events Oct thru Jan 10 th) Ilena Lea—303.771.6965 (for events Jan 11 th 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, July 3rd at 7:30 pm	
Emergencies in Common Area	303.304.8976	
KVTA Message Center	303.796.0540	
ACC Meetings	June 18th , August 20th and October 15th	
Newsletter Deadline	Friday, July 6th Contact Peggy Donegan	peggy.donegan@comcast.net 303.660.4808
KVTA Website	www.knollsvillage.com	