

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.

FOR SALE: American Girl Dolls: Addy and Molly. Each have bed and dresser, multiple outfits and complete book set. Both in excellent condition; barely played with and very loved. Prefer to sell each complete set (\$120 each) but will consider individual pieces. Photos available to view via e-mail (contact me at smachaver@gmail.com) or call to make appointment to see [720.493.0169](tel:720.493.0169).

MOVING SALE: Exercise bike (\$30), 8-piece hand-weight set (\$5), lighted drafting table (\$150), king-size waterbed liner (\$10), love seat (\$25), small chiminea (\$20). Contact Sue: smachaver@gmail.com or [720.493.0169](tel:720.493.0169).

Amy's Mobile Style (Since 1989)
haircuts \$15 to \$20. Perms \$59 & up.
Styles \$15 & up.
Basic manicures & pedicures \$15 to \$30.
Family discounts available.
Call Amy: 303-563-9194.

Very experienced Massage Therapist - 20%
Senior Discount
call Wendy 720-280-5553

DOCTOR PLUMBER
Eric Sanders—720.276.3000

FOR SALE: Kerosene grill \$30.00
& trellis \$15.00 call: 303-779-5193

ANY JOB DONE RIGHT BY YOUR NEIGHBORHOOD HANDYMAN

For all your household maintenance needs, call Mike the Handyman. I build ACC approved gates and do landscaping and pre-painting fix-ups.
Any job done right at a reasonable rate. Call Mike at 303.263.4117

Do you want info on area activity or need a referral for a vendor? Give me a call:

Cathy Fox-The Realty Fox 303.947.5866

www.TheRealtyFox.com

COMMUNITY NOTES

THANKS TO ANN! Ann Winterbottom designs and makes those colorful events signs you see at various corners when a special event is about to happen. Special thanks to her for creative, eye-catching art work! Ann was the tattoo artist at the Ice Cream Social — she kept the young-at-heart coming back for more!

LOREN ROHL did it again! He donated Meadow Gold ice Cream for our July Ice Cream Social. It was another "good time" at the swimming pool with music by Fred Whitcotton and Mel Jackson... and lots of ice cream and toppings to cool us off! Thanks Loren for your generosity!



NOTE-- it won't be on Labor Day this year, but rather in the middle of the week when (hopefully) more families can attend. There will be entertainment and Bennett's will cater the event as they have for several years. **Reservations are required.** The reservation flier is enclosed. Note the **deadline** for turning the flier into the "black mail box" in front of the club house. **A check must accompany your reservation.** We look forward to seeing you on-the-lawn!

The Back Gate Villager

Issue #79

Message from the President

August 2012

Some hot summer so far ... but our grounds still look amazing! We'll see how our water bills look when we get to the fall. Still, I am always pleased (and proud) when we hear terrific comments from folks who are looking at our community to purchase or to rent ... there have been several glowing accounts. Seeing KVTA property values rise, with recent sales activity, should be a very rewarding situation for our neighborhood.

At the meeting on August 7th the Board approved (unanimously) to 're-establish' ourselves as a truly *covenant controlled community*. While we have always been so historically, we must admit to not always being as diligent in upholding covenants, by-laws, and regulations established when the original homeowners were given full management responsibility by Writer Homes in the late 70's. Times have changed and managing this facility is more complex in 2012. This Board, with assistance from our Architectural Control Committee, will begin the process of more diligently supervising any and all covenants which protect the integrity, consistency, and appearance of our buildings, our grounds, and your KVTA community. We do not intend to go back, however, effective immediately; we expect any and all changes planned for the outside of any townhome be **PRE-APPROVED PRIOR** to any work being done. If a homeowner or tenant decides to make changes without such approval, they should expect to be held financially liable for changes which need to be made for proper compliance.

We will shortly add signs at the entrances to our community, stating "Knolls Village/A Covenant Controlled Community". While we do not intend to become a rigid, overly restrictive, or unreasonable body to deal with, but we do expect anyone currently residing here, or others who intend to become members of this community, to abide by rules and governances as spelled out in closing documents. These are available on our website and provided in the welcome packets personally presented to every new resident within weeks of their moving into The Village.

At this same meeting, your Board approved a plan to increase monthly dues effective January 2013 by ten dollars a month. There is a report from our Treasurer, Joe Johnston, in this newsletter with more information. Monthly dues of \$145, which include water and exterior painting every six years, are still well below any other homeowner associations of our size. At our annual homeowner meeting on October 9, 2012 at the clubhouse, we will review the budget process.

With that all addressed, I would be remiss if I did not also mention a couple of other items:

1. Please keep your youngsters off the sidewalks and driveways with bicycles, tricycles, and skateboards
2. Consider turning outside lights on at dark, both in front and at the back of your homes -- less crime!
3. Think about alignment when parking in open spaces to accommodate as many vehicles as possible
4. Watch out for the purple berries on sidewalks at the ends of most buildings -- stains on carpets!

Wishing us cooler days ... a great 'rest of summer'... and I am looking forward to speaking with you during our next coffee at the Clubhouse on August 18th Dick

REPORT FROM YOUR TREASURER 8/2012

Over the past 5 years, Knolls Village Townhouse Association has not increased monthly homeowner dues. Overall, our Reserves are very healthy, but that has been due to patching/fixing our infrastructure (roads, sidewalks, landscaping, sprinklers and pool) while deferring major replacement costs. Built in the late 1970's, KVTA is now at a point where fixing is no longer viable. As many are aware, water is the single largest expense our Association pays. Irrigation accounts for a large amount of this expense. Since 2007, water prices have increased by over 40% and we continue to accelerate our expenses in maintaining a sprinkler system which has far out-lived its intended service life. Warren and his team are now spending upwards of 60-70% of their time patching our sprinkler system. KVTA President, Dick Campbell, and the rest of your KVTA Board strongly request your support in the coming months as we recommend an increase in dues by \$10 per month. This not only allows us to address the sprinkler system, but also keeps the driveway/sidewalk and other replacement programs in progress as we continue to modernize the infrastructure of our KVTA community.

ARCHITECTURAL CONTROL COMMITTEE



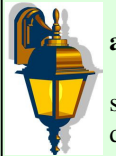
It's a busy, exciting time in our Village. Roofs, windows, doors are being replaced and sixty-six townhouses received a new coat of paint in the spring. Trees have been trimmed. Alleys are being refurbished. Our neighborhood is looking good!



Every week I am privileged to talk with the nicest people, residents of Knolls Village who are submitting applications for improvements to their property. This is a rewarding and fun part of our committee.

We have an opportunity for someone to join the Architectural Control Committee. This is currently a group of 12 nice folks who volunteer to periodically walk an assigned area and help our homeowners by sending a reminder of repairs needed. We strive to keep our neighborhood looking its best. Alas, we should be a committee of 13. Please give me a call - we need one more volunteer.
Barb Arnold 303-804-9940

ATTENTION!



Since our last newsletter, **I am aware of 1 car theft, 2 garage break-ins and one attempted home break-in** – all this in our Village at the Knolls.

When Barb and I lived in Cherry Creek Meadows, my favorite bicycle was stolen from our locked garage. I was so angry! The thief broke the side garage door to enter. Our investigating police officer told me **the easiest way to stop theft is to leave the outside lights on because thieves don't want the possibility of been seen in a lighted area**. Here in the Village, we only need 3 lights: front porch, patio and side garage door. With the new 13 watt bulbs, the cost for this safety feature is only pennies a day.

Let's all light up our homes, to make the Village at the Knolls undesirable for thieves.
Harold Arnold

COFFEE AT THE CLUBHOUSE: Saturday, August 18th, 9 a.m.

Donuts and Coffee and conversation—a good combination!
Bring your own mug if you prefer!



POOL NEWS

Due to continued high temperatures and homeowner requests, the KVTA Board has extended the 2012 pool season to Sunday Sept. 9th. Tuesday Sept. 4th thru Sunday Sept. 9th operating hours will be 10:00 am to 7:00 pm (weather permitting). In addition, there will not be any formal adult swim periods during this time.

The Village will have our first ever bicycle parade on Saturday Sept. 8th for children and their families at 10:00 am held on E. Geddes Place. Decorate all your bicycles, tricycles, strollers and scooters and meet at the clubhouse prior to the parade. Coffee, juice and \$.25 donuts will be available following the parade.



After refreshments (approximately 11:00 am) we will host various swim races for all ages and an adult cannonball competition. Bring a picnic lunch for your family and stay afterwards to enjoy the last open Saturday of the 2012 pool season. Let's end the season with a big splash!

We hope you and your family will join us for this fun filled event!

THE GARDEN CLUB



The Garden Club invites everyone to come by to see the amazing results of our Garden Club's first year's planting. The gardens are at their peak with an unbelievable variety of plants. We have vegetables from A to Z with Arugula to Zucchini and everything in between. When you come by, bring your kids or grand kids to see how many vegetables you and they can name for every letter of the Alphabet. There might even be an experienced gardener nearby to help out.



Especially exciting is the community "Punkin Patch". We're hoping for a big pumpkin harvest just in time for Halloween. More about our pumpkins next month. So, stay tuned.

In anticipation of possible garden box openings next year, we are asking interested new gardeners to call Diane at 303-770-0469 and we'll put you on our waiting list.



After Dickens it was decided to "lighten up" for finishing off the summer reading. The book selected for discussion at the Sept. 12 meeting is *A Walk in the Woods* by Bill Bryson - and we will meet at the home of Cheryl Scher, 2779 E. Fremont Place.

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, September 4th at 7:30 pm	
Emergencies in Common Area	303.304.8976	
KVTA Message Center	303.796.0540	
ACC Meetings	August 20th and October 15th	
Newsletter Deadline	Friday, September 7th Contact Peggy Donegan	peggy.donegan@comcast.net 303.660.4808
KVTA Website	www.knollsvillage.com	