

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

Sectional floral couch in excellent condition.
Best offer accepted.

Call Ilena or Bob Lea @ 303-771-6965

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

Letticia's house cleaning/babysitting
720-291-6469

WANTED

Used chair lifter device for stairs. If anyone in the neighborhood has one that you are not using any more, please call Mike at 303.263.4117.

Needed Urgently!!

Get the service you deserve. **Better View Window Cleaning**. 15 years in business, fully insured. 720-771-1999
betterviewcleaning@gmail.com

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

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, gutter cleaning 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**

Your **Local** Real Estate Specialist "Dedicated to Serving Your Real Estate Needs"
Keller-Williams Real Estate, LLC
Bernadette Watowich-Stead—303.601.8922 — bwatowichstead@hotmail.com

Stokes Remodeling LLC

Siding Repair ■ Kitchen ■ Bathrooms ■ Fences ■ Coach Lights ■ Back Garage Passage Door ■
Floors: Hardwood & Tile **Michael Stokes** 303.550.5045

Mention this ad and receive 20% off the labor price

Free Estimates / Licensed / Insured / References Available / No project too small.....**15 years experience**

IN-HOME COMPUTER REPAIR AND SERVICE, including virus removal, data recovery, speed optimization, wireless network setup, hardware installation and much more.
Available evenings and weekends, and always a better deal than big box retailers.
Call Jon at 303-736-9921.

The Back Gate Villager

Issue #84

Message from the President

January 2013

Happy New Year to you all! I cannot believe the cold temperatures, but am grateful that we have not been having more snow, however, was told that if we had had more snow, it would not be as cold. Since we need moisture, I am now torn between praying for snow and praying for warmth. Oh well, we must learn to deal with what lies before us, as there is little any of us can do about either event.



While Warren and his crew were redoing the gardens in front of the building at the north east corner of Geddes Place and Knolls Way, we made an interesting discovery. The concrete steps and porch area (which are the responsibility of the individual homeowner) were found to have been hollowed out by rabbits making a home beneath the cement structure. Probably sounds familiar for many of us. It does, however, present a risk to the stability of that concrete attached to your foundation. We suggest that, if you feel concerned, you might wish to investigate mud-jacking the concrete as necessary.

If you would take a look at the changes made to this building, you will see our new approach to landscaping. Our initial concern was saving water by eliminating the small strips of grass between the garden beds and the sidewalk and by using stone (cobble) instead of bark in the beds. By using the heavier cobble stone, we can prevent small animals from nesting under the porch areas. Maintenance in the fall will also be simpler, since blowing leaves and other debris will be easier to remove with leaf blowers than has been the case with bark. We also feel this will reduce the incidents of coyotes roaming our property looking for rabbits as a primary food source. We will be examining the front garden areas of other townhome buildings, as time and budget permits, to develop a visual consistency for all the units in each building. Naturally this project will take several years and it is not our intent to replace any landscaping anyone has chosen to maintain on their own. In cases where residents choose not to landscape at the front of their unit we will, as time and funds permit, work away at this project.

The Board, at the January 3rd meeting, approved plans for winter pruning for Warren, Victor, and Alex while continuing with other grounds maintenance projects as weather permits. The intent is to continue with landscape improvements, raising the bottom branches of all pine trees, shrub removal (specifically pfitzers) and any other mature plantings which have outlived their time. It is interesting to learn that plantings, like people, have a life expectancy and as a mature property, we need to respond with improving and updating our grounds and open space.

We hope everyone had a happy and healthy holiday season and wish you all the best in 2013 Dick

HELP IS ON THE WAY!

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


Wendy (I'm a mom & grandma)	720-280-5553	Baby sitting, pet sitting or house sitting
Alana Waite (17 yrs old)	303-809-4037 amwaite753@gmail.com	baby sitting, pet walking, shoveling, gardening, and anything else you can think of!

IF YOU'D LIKE TO BE ADDED TO THE ABOVE LIST

Email me (peggy.donegan@comcast.net) your name and contact information and what you are interested in doing. We will add you to the list in the next newsletter.

PAINTING 2013

We will be painting 62 homes this April

 The townhouses to be painted are basically located between University and Knolls Way, Geddes Avenue and Geddes Place. Please look on website knollsvillage.com. And from the **Main Menu**, select **Paint Colors**, from **Paint Colors** menu, select **Map**. Homes to be painted in 2013 are highlighted in yellow or, you may locate your address by selecting 5th Year.

As you are aware, our homes are over 30 years in age. And some are in need of repair — basically, shutters, gutters, garage side door and some trim. You will receive a letter if repairs are needed on your property. Making these repairs is very important as your home will not be painted again until 2019.

Mark Saturday, March 23rd on your calendar as there will be a meeting that morning in the club house to answer questions for all who are having their homes painted this year.

CROCK POT LASAGNA

- 1 pound bulk Italian sausage
- 1 medium onion, chopped (1/2 cup)
- 3 cans (15 ounces each) Italian-style tomato sauce
- 2 teaspoons dried basil leaves
- 1/2 teaspoon salt
- 2 cups shredded mozzarella cheese (8 ounces)
- 1 container (15 ounces) part-skim ricotta cheese
- 1 cup grated Parmesan cheese
- 15 uncooked lasagna noodles

Cook sausage and onion in 10-inch skillet over medium heat 6 to 8 minutes, stirring occasionally, until sausage is no longer pink; drain. Stir in tomato sauce, basil and salt.

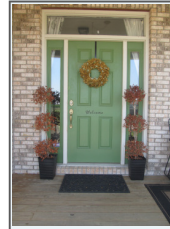
Mix 1 cup of the mozzarella cheese and the ricotta and Parmesan cheeses. (Refrigerate remaining mozzarella cheese while lasagna cooks.)

Spoon one-fourth of the sausage mixture into 6-quart slow cooker; top with 5 noodles, broken into pieces to fit. Spread with half of the cheese mixture and one-fourth of the sausage mixture. Top with 5 noodles, remaining cheese mixture and one-fourth of the sausage mixture. Top with remaining 5 noodles and remaining sausage mixture.

Cover and cook on Low heat setting 4 to 6 hours or until noodles are tender.

Sprinkle top of lasagna with remaining 1 cup mozzarella cheese. Cover and let stand about 10 minutes or until cheese is melted. Cut into pieces.

FRONT PORCHES



As part of our maintenance routine the Knolls Village maintenance staff brings in dirt to backfill against porches and re-grade in front of buildings. Often we find that the front porches have a large void under them and are basically hanging from the foundation of the house. We push some dirt under the edge of the porches when we backfill, however, maintenance of a front porch is each homeowner's responsibility.

We ask you to check your front porch for needed maintenance and schedule repairs for spring or summer.

You can check if there is a void under your porch by carefully sliding a broom handle under the porch, using caution, since rabbits or other animals may be living under the porch. Also you may see that your porch is settling and in a few cases putting stress on the brick veneer wall behind it.

If there is a void or, if your porch is settling, there are several options for repair. The void can be filled by "mud jacking". Mud jacking can also be used to lift the concrete. Mud jacking does not improve the base under the porch as could be done if the porch is removed and replaced. Settling may reoccur again at a later date. Another option would be to remove and replace the porch. When removed the base under the porch can be compacted. A proper, well compacted base is one key element of a lasting repair.



There is an opening on the Paint Committee.

If you have any interest, please call Harold Arnold 720-648-7200.

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, February 5th at 6:30 pm	
Emergencies in Common Area	303.304.8976	
KVTA Message Center	303.796.0540	
ACC Meetings		
Newsletter Deadline	Friday, February 8th Contact Peggy Donegan	peggy.donegan@comcast.net 303.660.4808
KVTA Website	www.knollsvillage.com	