

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.

17 year old available for baby sitting, pet walking, shoveling, gardening, etc!!!
Call Alana Waite at 303-809-4037
amwaite753@gmail.com

Help navigating the confusing decisions of Medicare and Social Security.
Contact Lisa #303-593-1610 or
lisa@ColoradoBenefitsGroup.com.

I'm a mom & grandma available for baby sitting, pet sitting or house sitting.
Call Wendy at 720-280-5553

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

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

Residential Electrician
Michael Jepkes — 303.328.5311

1stCall Heating & Air
Bill McGovern - Service Tech
Call me at 303.794.8324
24 hour emergency service
www.1stcallheatingandair.com/testimonials
\$25 off your next service call

Community Plumbing and Heating
Bill McGovern — 303.794.8324

Leticia's house cleaning/babysitting
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NOT SURE IF YOU'RE ROOF HAS HAIL or WIND DAMAGE?

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Floors: Hardwood & Tile

Michael Stokes 303.550.5045

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Keller-Williams Real Estate, LLC

Bernadette Watowich-Stead—303.601.8922 — bwatowichstead@hotmail.com

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

The Back Gate Villager

Issue #91

Message from the President

August 2013

There would seem to be some confusion, in that a few residents had attached signs to bushes in front of their homes indicating they would like Rushton Tree and Bush Shearing Service to pass over a shrub. To clarify, the garden area at the front of your homes is indeed the property of the Association. Any resident, whether owner or tenant may choose to plant and maintain these small areas but, that does not alter the fact of ownership. Several years ago, the Board of Directors developed guidelines as to what may, or may not, be planted and a request for pre-approval is still required from the Architectural Control Committee. As examples, trees may expose foundations and sidewalks to damage from roots ... some bushes allowed to excessive growth can create security concerns when windows are blocked. The folks doing the shearing and pruning are professionals, and with oversight by Warren, they have our authority to cut bush and shrub heights to between 4 and 5 feet, when appropriate. In other instances, they may determine a shrub to be 'too woody' and then cut that plant to the ground allowing for re-growth of smaller shoots and thus develop the shrub to be more manageable.

Security issues have become an ever increasing concern in our neighborhood, so we have decided to offer night lighting on end units of all buildings which presently do not have lighting — up high and out of reach of tampering. We will arrange for licensed electricians to install lighting fixtures with a dusk to dawn system at no cost to our homeowner and have estimated the cost of electricity to you as the resident at less than a dollar a month. Anyone in a ranch unit who would like a fixture installed is asked to contact the association telephone number at 303-796-0540. Leave your name, address, and telephone number for us to contact you, and we shall contact you on a first-come, first-served basis. This may take a number of months to complete since we will need to balance budget constraints with the time to respond to anyone who may choose to assist us in lighting up our neighborhood. Again a reminder to leave your front, garage, and patio lights on from dusk to dawn ... the cost minimal ... your security more assured.

We must congratulate the community gardeners for a fabulous season, with very little early help from Mother Nature, however, as the season developed, She too added her assistance and I can only describe the results as amazing. You owe it to yourself to visit the community garden center and see the results for yourself ... WOW!

And while we are bragging about our KVTA community, please take time to visit the little book library at the clubhouse installed recently - providing a place from which to take, or deposit books, then to be used by other residents. The Board would like to express its gratitude to all the folks who were involved with this program. Many of our residents, from the elderly who cannot get to the city library, and younger families who have been looking for children's reading have already asked us to thank everyone involved, so ... THANK YOU ALL!

As the swim season comes to a close we hope that everyone who either has used, or will yet, before our fine pool facility must close, has enjoyed the 2013 experience and we extend our sincere appreciation to Jean Oatman and her staff ... **A JOB WELL DONE!**
With best wishes to all Dick

LITTLE FREE LIBRARY



It's here – the LITTLE FREE LIBRARY – sponsored by the KVTA Book Club is in place near the message board by the Club House. Be sure to stop by and check out the selection of both adult and children's books. We hope you will take a book to read and pass on...or to borrow and return.

Did you know? KVTA covenants require homeowners to obtain approval for all exterior updates, repairs, changes and replacements. Download a request form from the home page of the website at www.knollsvillage.com or pick up a form from the bulletin board by the clubhouse. It is easy to comply and requests are processed quickly. Front door paint color options and answers to many questions are also available on the web site.

Did you know? Townhome exteriors are painted on a 6 year cycle?

Did you know? Our water is provided by Denver Water. We are also required to follow watering restrictions and comply with watering times and dates provided by Denver Water.

Did you know? There is a recycling and garbage pick-up schedule listed on the web site? Information about how to obtain recycling bins and a list of items that can be recycled is available there too. Visit www.knollsvillage.com

Did you know? There is a calendar of events on the web site listing pool opening and closing dates and more! Visit www.knollsvillage.com

Did you know? KVTA's 2013 annual budget for residential water and irrigation exceeds \$132,000. Please conserve where possible.

Here's a tip courtesy of Denver Water <http://www.denverwater.org/Conservation/TipsTools>: We ask that you not water your garden between 10 am and 6 pm, when the daytime heat causes spray irrigation to evaporate. When gardens are watered with soaker hoses or by hand, evaporation isn't as problematic. Early mornings are the best time to water your garden. You'll use less water, and the plants will be ready for a day in the sun.



The KVTA Book Club has selected, *The Language of Flowers* by Vanessa Diffenbaugh for review and discussion at their next meeting to be held on Wednesday, September 11, at the home of Stephanie Logan - 2891 EGP. Any resident who is interested in being part of this group is welcome.

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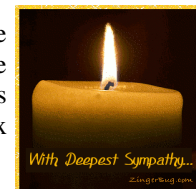
MEALS ON WHEELS



TLC Meals on Wheels delivers meals and a visit Monday-Friday to seniors and home-bound adults. For those able to pay, the cost of a meal is \$4. Although we ask clients to contribute within their means, no one is turned away due to an inability to pay.

Applying is easy and private. Contact us at 303-798-7642 or online at www.TLCMealsOnWheels.org. Contributions and volunteers are always welcome!

The KVTA Community extends sympathy to the family of long time resident, Martin Jepkes, upon his recent death. Martin served the community as a member of the Board of Directors and on ACC. He is survived by his wife, Charlotte, whom many of you know, and six children...two of whom, Marty and Janet, live here in the Village.



BOARD?

Can you spare two or three hours of your time each month to give back to your community? The KVTA Board of Directors is seeking a homeowner to fill a Director position for a 3-year term beginning in October 2013. The Board meets the first Tuesday of each month at 6:30 pm at the Clubhouse.



If you would like to join a great team of like-minded Village residents and get involved, we would like to hear from you. It is interesting, informative and enjoyable.

If you would like to join us, please call Dick Campbell at (303) 378-1558.

COMMUNITY INFORMATION

Clubhouse Reservations 2701 E. Geddes Place	Kathy Kurtz—720.398-8684 (for events Oct thru Dec) Ilana 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, September 3rd at 6:30 pm	
Emergencies in Common Area	303.304.8976	
KVTA Message Center	303.796.0540	
Architectural Control Committee Meeting:	Monday, August 19 - 6 p.m. Club House	
Newsletter Deadline	Friday, September 6 Contact Peggy Donegan	peggy.donegan@comcast.net 303.660.4808
KVTA Website	www.knollsvillage.com	