

# 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](mailto:amwaite753@gmail.com)

Help navigating the confusing decisions of Medicare and Social Security.  
Contact Lisa #303-593-1610 or  
[lisa@ColoradoBenefitsGroup.com](mailto:lisa@ColoradoBenefitsGroup.com).

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

**Better View Window Cleaning.**  
15 years in business, fully insured  
720-300-3670 (new phone number)  
[betterviewcleaning@gmail.com](mailto:betterviewcleaning@gmail.com)

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

**Residential Electrician**  
Michael Jepkes — 720.203.7149

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

**Community Plumbing and Heating**  
Bill McGovern — 303.794.8324

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

## NOT SURE IF YOU'RE ROOF HAS HAIL or WIND DAMAGE?

Call for your FREE roof evaluation from a local company in business for 14 years that is honest, trustworthy and a member of the BBB!  
Receive a \$10 Gift Card with roof inspection AND a \$100 Gift Card with roof replacement!  
Call Greg Today for your FREE roof inspection...303-903-7160

**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

## FBN Roofing

Residential & Commercial / Licensed & Insured / Serving Metro Denver since 1979  
Free roof inspection an estimate — Call Wayne @ 303.797.7740

## 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

## 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

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](mailto: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](http://www.TheRealtyFox.com)

# The Back Gate Villager

Issue #100

## Message from the President

May 2014

Other than the wind lately, we are having a beautiful spring. The lawns, trees and grounds have never looked better and just walking around our property makes me feel good, hopefully you feel the same. I am truly blessed to call Knolls Village my home. Periodically, while strolling, I am encountering parked vehicles with strangers sitting, enjoying a snack or a lunch. I often take time to stop and remind them this neighborhood is a source of pride for me and, hopefully, they will take whatever litter away with them rather than leave it outside their car, but since some do, a word of reminder cannot possibly hurt.

Ours is a “covenant controlled community” and as such, your Board and our ACC, wish to remind everyone that window well covers, while not mandatory, provide a measure of safety to always curious children as well as small animals. We, therefore, recommend clear, flat, strong plastic covers to provide protection and also to keep debris from accumulating in these spaces. The issue of insurance rests with you, the homeowner. Bubble type covers are unacceptable and they, as well as cracked or faded covers will be removed by our staff if looking shabby. Preserving our community with a ‘consistent-look’ and ‘cared-for’ appearance protects your property value and makes Knolls Village a terrific place to own or rent. It is up to us all to consider the image we portray to those who live or visit here and to anyone who might consider moving here. Warren and staff are not responsible for how your home appears.

A sore subject with the Board is the condition of some walk-ways to patios between garages. Storing materials and other debris, the condition of the concrete, deteriorating gates are visually unattractive. We suggest that you stand at the driveway entrance to the back of your home and consider the image. Each year at this time, the association has a concrete contractor replacing sidewalks and curbs. It would be easy enough, with them on site, to add a few extra projects for their crews and be less expensive for anyone wishing to avail themselves of these services. Please contact Warren for more information.

It should certainly not be news to everyone that we have a website which has all the information needed to examine our homeowner guidelines, bylaws, and covenants. Everything your association wants this community to know about how we operate is available on line at [www.knollsvillage.com](http://www.knollsvillage.com) If you are a computer type, I recommend you spend a little time examining our site. You are also welcome to attend any of our Board of Director meetings held the first Tuesday of each month. A special time is allotted to residents for questions from 7:30 to 8:00pm.

Thank you all for helping to make this a great place to live. I look forward to seeing you while walking around ... Dick  
P.S. The pool will be open soon and it is a great place to meet, greet, and get to know your neighbors.

## ARE YOU MISSING A FURNACE FILTER???

A furnace very expensive filter was delivered to our house by mistake. If you were expecting one and didn't receive it, call Linda at 303.220.1965.



## VERY SUCCESSFUL COMMUNITY SALE

On Saturday, May 10 the weather gods were certainly smiling on the Village giving us sun and warm temperatures versus the snow and cold of the next day.



Thirty-one people participated in the sale and from the amount of cars and visitors starting at 8:00 am, it appeared there were lots of potential buyers for everyone's treasures.

Our sincere thanks to Cathy Fox, The Realty Fox, who once again loaned us the directional signs to point down the alleys. Those signs plus the balloons made it easy for everyone to find the individual garage sales – plus looking very festive.

With the success of this year's sale, we hope to make this an annual event.



The KVTA Book Club will be reviewing *Reading Lolita in Tehran* by Azar Nafisi at their next meeting on May 14 at the home of Olivia Bechtel, 7361 SKW. All interested KVTA residents are welcome.

Volunteer opportunities abound at Village at the Knolls.

Three board of directors positions will expire at the annual homeowners meeting in October. Those wishing to be nominated may leave their name and number by leaving a message at 720-949-4999

Thank you goes out to the two volunteer replacement walkers for the Architectural Control Committee. One more position still remains to be filled.

Thanks to you all,  
Scott Ward  
Nominations Committee Chair



### CUSTOM CLOTHIER FOR MEN

J.Hilburn is a custom clothier for men that offers custom shirts, cashmere sweaters, performance outerwear jackets, and trousers ...

Felipa Torres / Personal Stylist for Men  
J.Hilburn Men's Clothier

www.felipatorres@jhilburn.com — (303) 419-6859

**FOR SALE:** White wood window blind with 2" slats. Fits window I.D. 69 3/4 inches wide by 58 inches high (ranch unit dining room window). Head rail with two blinds. Great condition. \$20. Call 720-583-2495.

## POOL NEWS

Just a reminder that the Knolls Village swimming pool will open on Thursday May 22<sup>nd</sup> at 9:30am for adult swim and 10:30 am for open swim. The small pool is open at 9:30am daily for children 5 and under only. There will be an additional 30 minute adult swim at 5:30pm. The pools close at 8:00pm daily. The pools will not open on the target date if we experience bad weather or any mechanical failure within the pools and or facilities. We will post a notice as soon as we can at the pool if we are unable to open on target date.

Please be advised that you must be registered before you can have use of the facilities. All children under the age of 13 must be accompanied by the resident. All guests must be accompanied by the resident as well. Please make sure to familiarize all household members and guests of all rules and regulations, they will be strictly enforced. The rules are designed so that all patrons of the pool will have a safe and enjoyable time while within the facilities. Please refer to the website or pick up a copy of the rules from any attendant on duty. Pool attendants this year will be Michael, Suzy and Andrea.

We have yet to decide whether we will be conducting a water aerobics class or not but will post days and times prior to any classes.

Please refer all questions to attendants first before you call me. Calls will be answered as soon as I possibly can as I am employed full time outside these facilities.

Thank you for your understanding and patience!  
Jean Oatman/pool manager 720-384-3584



### Adventure Day Camp

Looking for a great way to spend your school breaks? Come check out our state-licensed program that keeps kids busy with activities such as the eXerGame Zone, ice skating, Sports Dome, climbing wall, laser tag and more. Morning and afternoon snacks and lunch included in the fee. Register online at [www.sspr.org](http://www.sspr.org)

**SOUTH SUBURBAN website: [www.ssprd.org](http://www.ssprd.org)**

### 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	<b>TUESDAY, June 3rd at 6:30 pm</b>
Emergencies in Common Area	303.304.8976
KVTA Message Center	303.796.0540
ACC (Architectural Control Committee Meeting) <b>April 21, 6:00 p.m. at Club House</b>	
Newsletter Deadline	<b>Friday, June 6th</b> Contact Peggy Donegan peggy.donegan@comcast.net 303.660.4808
KVTA Website	<b><a href="http://www.knollsvillage.com">www.knollsvillage.com</a></b>