

The Open Gate

Email your ad with your name, address and phone number to: admin@knollsvillage.com; drop your ad in the black box by the bulletin board at the clubhouse; or call 720-583-2495. For Sale ads will appear one time and service ads will be published for 3 months and must be renewed to start in January, April, July and/or October. The deadline to place an ad is the 1st day of the month.

Knolls Village resident is looking to buy silver coins and gold. Honest, fair prices.
Call Brian (720) 891-1570.

6 panel 30 inch white wood interior door. Includes brushed silver hinges, knob and jamb latch. \$25.
(303) 730-0686

Wrought Iron Patina King Size Bed Frame

Gorgeous 4 poster frame. Can be made into canopy -bars attach for this feature. Excellent condition. Parts screw together for easy set-up. Comes from a non smoking house. Lets make a deal. Call Jennifer 720-560-1590

Need Small Repairs Around the House?

Need some minor car repair?
Give me a call. I can help.
Brian 720.891.1570

White Kenmore 1,000 watt counter top microwave. Works Great.
\$20 or best offer. (303) 730-0686

For Sale

13-inch Sony color TV with remote. (Not a flat screen.) Perfect working condition. \$25.
Call 720-583-2495

Your Resident Realtor, Ken Deshaies, EcoBroker
Home Buyers Marketing, Inc. - 970-485-1891
22 Years Experience – Real Estate Author
Ken@SnowHome.com

Neighborhood Handyman

I build ACC approved gates and do landscaping, gutter cleaning and pre-painting fix-ups.
Call Mike at 303.263.4117

Reliable and experienced babysitter and pet sitter.
Available evenings and weekends.
Saskia - 720-363-7934

Reduce Joint Pain

Tired of aches and pains? Listen to this call:
209.647.1699 – Pin #589803#
Call Marianne – 303.877.0581

FREE SAMPLES

1.5 lb. bags of 100% natural & organic soil. Perfect for starting seeds and/or amending garden beds.
NatureSoilProducts.com. 720-432-9667

2001 Chevy Malibu LS, V-6 automatic, totally loaded. Runs great. 74,000 miles. Blue book valued at \$3679; will sell for \$3,300 or best offer. (303) 562-7484

Jewelry Appraisal

Your Village Resident Jewelry Appraiser
28 years of Experience - GIA Certified
Appraisal While You Wait
Neighborhood Discount! -
Call Kate Swanstrom 303-550-4459

Reminder!



Village at the Knolls is a covenant Controlled Community. As such, all changes to the outside of your unit must be approved by the Architectural Control Committee **BEFORE** you order materials or begin work.

Please fill out an application and put it in the black KVTA mail box by the clubhouse or mail to KVTA 2701 E. Geddes Place 80122. You can generally expect a response within 7 to 10 days. The process helps us all to maintain the standards that we all appreciate about our community.

The applications are available on the bulletin board near the clubhouse or online at www.knollsvillage.com.

The Back Gate Villager

Issue 111

April 2015

What a beautiful season and how lovely our property looks . . . a very special place to live indeed. Now, if we can all continue to keep it that way. Please do your part by not littering and picking up after pets.

We *are* a Covenant Controlled Community and anyone who owns (or rents) a home here was made aware of the covenants when signing closing documents or where it was otherwise made a part of a lease agreement. For anyone who may not be aware, the covenants are published on the KVTA website and I would encourage all residents to take time to review them. We include the Covenant designation on our business letterhead, our monthly newsletter, and shortly we will have signage at all three entrances to our neighborhood.

Covenants are a matter of regulations as to personal behavior and are there to protect the integrity of OUR property and YOUR home. Townhomes have increased in value tremendously in the past several years, due to the economy, our location, the Streets of Southglenn, and other accommodating facilities, but also due to the fact of our being a covenant controlled community.

KVTA covenants include issues concerning pet policies (maximum of three per townhome, gold fish excluded), late night noise (after 10 p.m.), a home cannot have more than one family owner and occupant (subletting is not allowed), dues must be current, otherwise community privileges are suspended (pool, tennis, clubhouse) and so forth.

Many homeowner associations are beginning to explore and enact fines for non-compliance and this Board would prefer not to pursue such policies so, we are asking everyone who lives here to be aware of, and comply with the existing covenants. If anyone feels the current regulations are restrictive in any way, please contact a director of the board (listed on the website) and we shall re-evaluate the rule, since they were written into our community documents many years ago and times are changing for better or for worse. Simply a fact!

The Board wishes everyone a warm and beautiful spring season . . . Dick

VOLUNTEER OPPORTUNITIES ABOUND AT KNOLLS VILLAGE

Do you have skills in finance, painting, special events, or newsletter design? KVTA committees could use your help. We seek willing, capable individuals for a few hours assistance per month. Please visit knollsvillage.com/committees to contact the chairperson that could use your skills or email secretary@knollsvillage.com we will forward your contact information.

Can you volunteer two hours per month to assist the Architectural Control Committee? ACC is still in need of volunteers.

For more information please call Anita at 720-489-0302 or email Dick Campbell at president@knollsvillage.com

JOIN OUR COMMUNITY FORUM

We have decided to create an online forum for Knolls Village residents who would like to participate. It's a simple forum where we can all share things like:

- (1) Our personal skills
- (2) Things we might be interested in teaching others
- (3) Putting together activities with neighbors who might share the same interests.
- (4) Getting recommendations for handymen, tile setters, babysitters, cleaning people, and about anything else you can think of.

We want to make it easy for all of you to connect with each other. If you are interested in joining, please send an email to Ken Deshaies at Ken@SnowHome.com and ask him to add you to it. He has experience hosting forums like this. In a similar forum with over 300 members, the emails average 40 to 5 a day. You can always get off the forum if you decide later that it's not for you. You can also call Ken at 970-485-1891. He's a Knolls Village resident.

Ken has already launched a forum just for the Knolls Gardeners, but that is limited to gardening tips and discussion. This will be on Google Groups, so will not expose you to spam or viruses.

COME ON AND JOIN US!!!

2015 KTVA EVENTS

- **Complimentary Coffee & Donuts** at the Club House on Saturday, May 16, from 9 a.m. - 11 a.m.
- **Pool Opens** Friday, May 22.
- **Ice Cream Social** at the Pool Gazebo on Sunday, July 19, from 1 - 3 p.m. Build your own Sundae. Yum!!
- **Quarterly Homeowners Meeting** on Tuesday, July 7, at 7:30 p.m. at the Club House.



FREE DUMPSTER DAY

It's time to clean out garages and patios for summer. KVTA will be providing dumpsters (for no charge) for Village residents to use in June.

It's a great way to dispose of clutter and large items that you normally can't dispose of in the weekly garbage. Specific dates and details to follow in the May edition of the Back Gate Villager newsletter.

Parking and Pedestrian Access

Please note that storage of vehicles is not permitted within the Association's parking areas.

Only vehicles which are licensed, insured, not in disrepair, used on a regular basis and not in violation of covenant restrictions may be parked in the Association parking areas.

We also ask that walkways not be blocked by vehicles to allow pedestrian access to streets or parking areas.

KTVA BOOK CLUB will be reading *The Husband's Secret* by Liane Moriarty for discussion and review at their next meeting to be held at: **7:00 PM on May 13, 2015**

At the home of: Barbara Stokes

2802 E. Geddes Place

303-770-5905



COMMUNITY INFORMATION

Clubhouse Reservations 2701 E. Geddes Place	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) Kathy Kurtz - 720.398.8684 (for events Oct thru Dec)
KVTA Board Meeting	TUESDAY May 5 at 6:30 pm
Emergencies in Common Area	303.304.8976
KVTA Message Center	303.796.0540
ACC (Architectural Control Committee) Meeting - April 27, 2015, 6 p.m. at Club House	
Newsletter Deadline	May 8th Contact Cindy Kiel admin@knollsvillage.com 720-583-2495
KVTA Website	www.knollsvillage.com