

The Open Gate

Email your ad with your name, address and phone number to: nan@mattgrp.com; drop your ad in the black box by the bulletin board at the clubhouse; or call 303-843-6414.

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.

Arizona Vacation Home for Rent

Rent my Lake Havasu home. \$700/week . . .
\$1400/month.
Call Dan Jurgens, 303-756-0309.

I am a resident at Village Knolls and I'm looking to rent a garage for a car and a motorcycle. Please call Greg Doi at 720-352-4339

Gardening Services

Experienced gardener available to weed, plant, trim and water in private, community and container gardens.
Call Sandra (719) 649-3956

Need Small Repairs Around the House?

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

Your Resident Realtor, Ken Deshaies, EcoBroker

Home Buyers Marketing, Inc. - 970-485-1891
22 Years Experience – Real Estate Author
TrueKen@iCloud.com.

Licensed babysitting by Village resident.
Also available to house sit, walk your dog, etc.
Call Ashlee at 720-771-2067

Flexible and Experienced Cat Sitter

Also available to babysit or walk your dog.
Call Saskia (720) 363-7934

If it ain't broke, I won't fix it.

Home repair help.
Call Mike the Handyman.
(303) 263-4117

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

Reduce Joint Pain

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

Gutter Cleaning and Snow Removal

from patios and/or walkways.
Call Alex at (720) 381-1177

For Sale – salad spinner, new cond., used once.
\$8; Clairol Custom Care Center (hot rollers) \$20.
Please call Jo at (303) 290-6338.

FREE

Cable-Nelson upright piano.
Needs tuning.
Call Dennis – 303-877-3558.

HELP WANTED



Sidewalk and Step hand snow shoveling for the Knolls Village.

Please Call Warren at (303) 304-8976

The Back Gate Villager

Issue 115

October 2015

Looking back over past issues of our newsletter, it is once again time to remind residents that everyone with a dog as a pet has the responsibility of picking up after 'Fido' and then properly disposing of same. We are seeing the same folks never picking up, but also we have others who are 'bagging' and then dropping the bag as they walk away. I am personally confused and disgusted! I am frustrated (as many of you) and dumb-founded as to what else we can do. This property . . . your property, looks spectacular except for this.

We are hosting our final community coffee of 2015 at the Clubhouse on Saturday, November 7 from 9-11 a.m. – or until all the donuts are gone! Please come and join us. During the past couple of years numerous homes have sold, so we do have many newcomers to our community and your Directors are hopeful that one and all will come to this event so we can greet and say hello personally.

With winter just around the corner, I would remind all residents to consider turning exterior lights on from 'dusk to dawn,' since safety and security are a greater concern with darkness arriving sooner each day.

The Board wishes to thank Harold Arnold for his efforts on behalf of Knolls Village for repainting and refreshing our address signs, and the 'Covenant Controlled Community' signs on our area maps.

If anyone has not read our covenants, by-laws, and guidelines, I suggest you go to our website and look around www.knollsvillage.com. There is a good deal of information and the site is maintained regularly with almost everything anyone would wish to know about our community.

Let's do coffee.

Thanks,
Dick

KVTA Coffee at the Clubhouse

9:00 – 11:00 a.m.

Saturday, November 7th

Meet up with your neighbors for conversation and complimentary coffee and donuts.

Covenant Corner

It's time to clean your gutters! Preventive maintenance is important to remove leaves and debris from gutters to prevent ice build-up and ensure proper drainage during the winter months.

Window Air Conditioners – Remove window air conditioners before October 15.

Outdoor Holiday Lighting. Outdoor lights are only permitted from Thanksgiving weekend and the deadline for removing them is January 15.

Join Your Neighbors in the Knolls Village Social Club Forum

It's 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 and (4) getting recommendations for handymen, tile setters, babysitters, cleaning people; and (5) just about anything else you can think of.

If you are interested in joining, please send an email to Ken Deshaies at TrueKen@iCloud.com and ask him to add you to the list. You can always remove your name if you decide later that it's not for you. You can also call **Ken at 970-485-1891**. The forum is hosted on Google Groups, so it will not expose you to spam or viruses.

FAQ



Answers to Most Frequently Asked Questions

KVTA Board members and the staff frequently receive inquiries from homeowners concerning maintenance of the exteriors of their townhomes. Here's a list of items and information to address some of the most frequently asked questions – acquired from our Governing Documents.

It is the owner's responsibility to maintain, repair and replace, as necessary, at their own expense, all portions of their lot and the improvements thereon, including, without limitation:

Doors (including garage doors); **windows** (including glass, window frames, trim and shutters); **siding** (including battens, soffit and fascia); **roofs; gutters and downspouts; foundations; decks; patios; privacy fencing; railings; stairways and concrete flatwork** other than the garage aprons as well as the front porch attached to the building; **window wells** (covers must be flat. Bubble-type covers are not permitted.)

South Arapahoe Sanitation District and Englewood Waste Water are billed annually by the City of Englewood. Storm water fees are collected as part of the property tax. These fees are not included in the monthly HOA fees.

For more information, visit the Knolls Village website at www.knollsvillage.com and click on the **Governing Documents** link on the home page or the Homeowners' Handbook link.

KVTA Book Club

The KVTA Book Club has selected *The Light Between Oceans* by M. L. Stedman for review and discussion at their next meeting on November 12 at 7 p.m. at the home of Katie Fralick, 2648 E. Fremont Place.

Any KVTA resident interested in reading and discussing books is welcome.

New Newsletter Editor and Coordinator

KVTA is pleased to announce that Village resident Nan Matthews will be our new *Back Gate Villager* newsletter Editor and designer. Nan has volunteered her talent and experience to edit and produce the newsletter effective with the November, 2015 edition. See her contact information in the Community Information section. Welcome Nan!

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, November 3rd
Emergencies in Common Area	303.304.8976
KVTA Message Center	303.796.0540
Newsletter Deadline	November 6th at noon Contact Nan Matthews
KVTA Website	nan@mattgrp.com 303-843-6414
	www.knollsvillage.com