

**FROM JOE JOHNSTON  
TREASURER OF THE HOMEOWNERS' ASSOCIATION**

While serving as Treasurer for the past 6 years, I have had the opportunity to meet many residents and enjoy sharing where/how the Board allocates monies for day-to-day operations (Operating Fund) and replacements of infrastructure from our Reserve Fund.

Our largest variable expense is water. Last year we spent \$119,000 or 23% of the Operating Fund for water. Warren carefully monitors spikes in residential water use and the irrigation meters. During the summer months, Denver Water increases our residential rate by a factor of 2 and our irrigation rate by a factor of 2.5 times the standard rate.

You may have noticed we have more employees as well. Warren and his team are able to reduce additional overhead costs associated by using contractors plus we believe he and his team do the work more efficiently and with higher quality results.

From a Reserve Fund perspective, the HOA has re-invested over \$500,000 in the past 3 years to replace both of the roads the Association owns, replaced close to 50 of the 250 sprinkler zones, fixed sidewalks, repaired driveways and completed numerous landscaping projects. We have moved from doing mostly patch work to doing complete replacements where needed noting that Knolls Village was built in 1978. We recently completed a new Reserve Study which shows us funded at 91%.

With the increases in the cost of materials, water, garbage, lawn care, etc., we are needing to allocate more of our total budget to the Operating Fund and cut back on Reserve replacements. The Board begins its annual process in June for establishing next year's budget, forecasting not for just 2017 but rather a 5 year view in order to maintain our Reserve balance without having to consistently ask for a dues increase every year or two.

I hope this helps create some more awareness as to where we stand from a fiscal perspective for the KVTA.

Sincerely, Joe Johnston, Treasurer

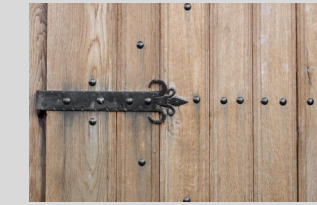
**The Open Gate**

Ads are free, but you must be a Village resident to advertise. Email your ad with your name, address and phone number to: nan@themattgrp.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.

<p align="center"><b>Your Village Resident Jewelry Appraiser</b> 28 years of Experience - GIA Certified Appraisal While You Wait Neighborhood Discount! - Call Kate Swanstrom 303-550-4459</p>	<p align="center"><b>Locally made high-potency organic soils &amp; amendments</b> Limited supply. Now accepting pre-orders. Health foods for your garden. 720-432-9667, NatureSoilProducts.com</p>
<p align="center"><b>Flexible and Experienced Cat Sitter</b> Also available to babysit or walk your dog. Call Saskia (720) 363-7934</p>	<p align="center"><b>Red Cross Certified Babysitting</b> Adri Johnston 303-928-9110</p>
<p align="center"><b>Licensed Babysitting</b> by Village resident. Also available to house sit. Call Ashlee at 720-771-2067</p>	<p align="center"><b>Your Resident Realtor</b> <b>Ken Deshaies</b>, EcoBroker Home Buyers Marketing, Inc. - 22 Years Experience – Real Estate Author. 970-485-1891 TrueKen@iCloud.com</p>
<p align="center"><b>Nerium Night &amp; Day Cream</b> Contact me for a free 5 night sample (night cream only) Nerium Body Contouring Cream, Nerium EHT for memory enhancement Felipatorres.nerium.com, 303-419-6859</p>	<p align="center"><b>Gardening Help</b> Experienced gardener will plant, weed, do spring clean-up and light landscaping. Contact Sandra, 719-649-3956</p>
<p align="center"><b>Mike, the Handyman</b> Hi Neighbors, I would like to help you with all your minor home repairs, fix-ups, and projects. No job is too small. Please call me at 303-263-4117</p>	

**COMMUNITY INFORMATION** ([www.knollsvillage.com](http://www.knollsvillage.com))

<b>Clubhouse Reservations</b> 2701 E. Geddes Place	April—June July—Sept Oct-Dec Jan—March	Linda Fletcher—303.694.6075 Joy Stanton—303.771.6250 Kathy Kurtz —720.398.8684 To be determined
<b>KVTA Board Meeting</b>	Tuesday, June 7, 2016—6:30 pm	
<b>Newsletter Deadline</b> Wednesday, June 8 at noon	Nan Matthews nan@themattgrp.com; 303-843-6414	
Emergencies in Common Areas KVTA Message Center	303-304-8976 303-796-0540	



*The Back Gate*  
**Villager**



**2016 KNOLLS VILLAGE  
DUMPSTER DAYS  
JUNE 4-5**

It's time to clean out our garages, basements and patios. Please utilize this free service provided to KVTA residents to dispose of items that cannot be collected with regular weekly garbage pickup.

**Dumpsters will be placed throughout the community.**

Materials that **CANNOT** be placed in the dumpsters include:

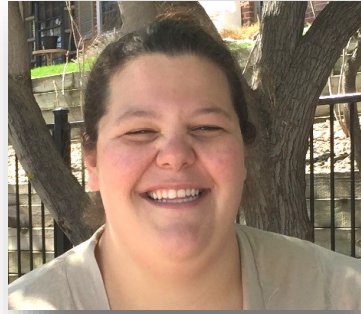
- \* Liquids of any kind
- \* Automotive products – oil and fuel
- \* Garden & household chemicals
- \* Electronics—TVs, radios, computers
- \* Paint products
- \* Tires
- \* Asbestos
- \* Appliances/Freon

Please do not leave items outside dumpsters or dispose of any liquids! Break down items and walk them into the dumpster and stack to save space. The more carefully dumpsters are loaded, the more they will hold!

For items listed above that cannot be placed in dumpsters, Waste Management provides home pick up of **Household Generated Special Materials**.

**Call 1-800-449-7587 or visit [AtYourDoor@WM.com](mailto:AtYourDoor@WM.com)**

## MEET YOUR POOL MANAGER



**Andrea Oatman**

As a little girl, Andrea Oatman actually learned to swim at our pool when her grandparents lived at the Village – and now many years later is our Pool Manager. Her Mom is also a resident having moved here in 2004 when Andrea was a senior at Englewood High School.

Andrea has been working at the pool for 12 seasons and is looking forward to Friday, May 27, the opening date. “There won’t be any changes this year, the hours and rules are the same. We are not having a formal registration day, but new residents do need to stop by to sign up. People renting need to bring a release form from their landlord before they can swim.” That form is available on our website at: <http://knollsvillage.com/Documents/Tenant%20Release%20form%20for%20web%20site%202015.pdf>

For complete pool rules, go to <http://knollsvillage.com/poolrulestext.html>. Hours are 9:30 am – 8:00 pm Monday – Sunday with adult swim each day from 9:30 – 10:30 am and 5:00 – 5:30 pm.

A Colorado native, Andrea is a stay-at-home Mom with two daughters, one 5 years old and the second just 9 months. She has been quite active in her older daughter’s school serving on lots of committees and is looking forward to a new school as her oldest is ready for kindergarten this year. She is a caregiver for her grandmother each week and for two years has had her own online Etsy website, “Your Button Boutique,” where she sells jewelry, crochet and knit items, accessories and toddler activity boards.

“I want to continue the lasting friendships I have made with all the people who swim. We plan on having a fun, safe and most enjoyable summer.”

## **Knolls Village Book Club May 12**



The KTVA Book Club will be reading *One Summer in America - 1927* by Bill Bryson for review and discussion at their 7:00 p.m. May 12 meeting to be held at the home of Katie Fralick, 2401 E. Fremont Place. If you are interested in joining the group and would like a copy of the book in advance, please call Mary at 303-328-8256

### **Covenant Corner – Working Together to Keep Our Community Vibrant!**

**Garage Side Lights:** Sidelights are important for our safety as well as the look of our community. Please take a look at your fixtures to be sure they are in good condition and in working order. If you have the original fixture and it is in good condition but needs a globe, please leave a message at (303) 796-0540 and one will be provided. If you have a rusted fixture or one that is missing the lightbulb, globe, or is not in good working condition, please replace them.

**Rabbit Holes Under Front Porches:** It seems this year we have a bumper crop of baby bunnies, and although they are cute, the holes they make under front porches can cause serious damage. Over the years, the dirt under many of our porches has settled weakening porch support. These rabbit burrows can create additional stress causing your porch to crack. In some cases, we have seen porches collapse or even pull away and cause additional damage to the townhouse itself.

**\* As a reminder,** KVTA is not responsible for the upkeep and maintenance of KVTA Front Porches, they are the homeowner’s responsibility. If you have a rabbit hole under your porch, we urge you to be proactive in stopping the damage by sealing the hole and mud jacking the porch to mitigate the damage that has been done.

**\*\*\*Please take a look at your Townhouse to see if either of these items need your attention\*\*\***

**Knolls Village Community  
Garage Sale  
Saturday, May 14  
9:00 am—2:00 pm**



**20 families have signed up, so it  
will definitely be held.**

**If you want to join us, please let us know by  
May 11.**

There will be balloons and arrows pointing down the alleys to everyone’s garage sale. In addition, there will be ads in the Denver Post, on Craig’s List and signs on University.

In order to know where to put up the balloons, we need to have you sign up ahead of time. **Please call or email Nan Matthews, 303-843-6414 or [nan@themattgrp.com](mailto:nan@themattgrp.com)** with your name, address, phone and email,

