

## Property Tax Exemption for Senior Citizens Did You Know?

The senior property tax exemption is available to senior citizens and the surviving spouses of senior citizens. The state reimburses the local governments for the loss in revenue. **When the State of Colorado's budget allows**, 50 percent of the first \$200,000 of actual value of the qualified applicant's primary residence is exempted. For the purpose of the exemption, a primary residence is the place at which a person's habitation is fixed. An applicant or married couple may apply for the exemption on only one property.

### Eligibility Requirements

**A qualifying senior citizen is a person who meets each of the following requirements:**

- The applicant is at least 65 years old on January 1 of the year in which he/she applies; and
- The applicant or his/her spouse is the property owner of record and has owned the property for at least 10 consecutive years prior to January 1; and
- The applicant occupies the property as his/her primary residence, and has done so for at least 10 consecutive years prior to January 1.

### Surviving Spouse of Senior Citizen:

**The surviving spouse of an eligible senior citizen is a person who meets each of the following requirements:**

- The surviving spouse was legally married to a senior citizen who met the age, occupancy, and ownership requirements on any January 1 since January 1, 2002; and
- The surviving spouse has not remarried; and
- The surviving spouse occupied the residential property with the eligible senior citizen as his or her primary residence.

***This information was obtained from Arapahoe County's web site at [www.arapahoegov.com](http://www.arapahoegov.com).***

***More information is also available by calling 303-795-4600***

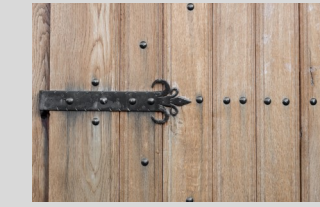
### The Open Gate

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](mailto: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><b>Free Moving Boxes</b> Have just moved and have many Home Depot small and medium size boxes that have been used once. Call Bob at 303-526-6663</p>	<p><b>Locally made high-potency organic soils &amp; amendments</b> Limited supply. Now accepting pre-orders. Health foods for your garden. 720-432-9667, <a href="http://NatureSoilProducts.com">NatureSoilProducts.com</a></p>
<p><b>Flexible and Experienced Cat Sitter</b> Also available to babysit or walk your dog. Call Saskia (720) 363-7934</p>	<p><b>Red Cross Certified Babysitting</b> Adri Johnston 303-928-9110</p>
<p><b>Licensed Babysitting</b> by Village resident. Also available to house sit. Call Ashlee at 720-771-2067</p>	<p><b>Your Resident Realtor</b> <b>Ken Deshaies</b>, EcoBroker Home Buyers Marketing, Inc. - 22 Years Experience – Real Estate Author. 970-485-1891 <a href="mailto:TrueKen@iCloud.com">TrueKen@iCloud.com</a></p>
<p><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 <a href="http://Felipatorres.nerium.com">Felipatorres.nerium.com</a>, 303-419-6859</p>	<p><b>Gardening Help</b> Experienced gardener will plant, weed, do spring clean-up and light landscaping. Contact Sandra, 719-649-3956</p>
<p><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>	<p><b>Village Resident- Jewelry Appraiser</b> 28 years of Experience - GIA Certified Appraisal While You Wait Neighborhood Discount! - Call Kate Swanstrom 303-550-4459</p>

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

<b>Clubhouse Reservations</b> 2701 E. Geddes Place	July—Sept Oct—Dec Jan—March April—June	Joy Stanton—303.771.6250 Mary Lou Iverson—303.794-2494 Kathy Kurtz —720.398.8684 Linda Fletcher—303.694.6075
<b>KVTA Board Meeting</b>	Tuesday, September 6, 2016—6:30 pm	
<b>Newsletter Deadline</b> Wednesday, Sept 3 at noon	Nan Matthews <a href="mailto:nan@themattgrp.com">nan@themattgrp.com</a> ; 303-843-6414	
Emergencies in Common Areas KVTA Message Center	303-304-8976 303-796-0540	



## The Back Gate Villager



### YOU ARE INVITED TO VISIT OUR COMMUNITY VEGETABLE GARDENS

We have 31 families who have planted all kinds of vegetables from tomatoes to zucchini to corn and many types of spices. See if you can guess what each garden is growing. Come sit on a bench and enjoy the different fun garden names people have given their spot. You might even visit with one of your neighbors or just watch the gardens grow. Enjoy!



## THANK YOU !!

A big **thank you** to Barbara Stokes for making this year's annual ice cream social such a success. Barbara did the shopping and organizing and helped with the serving, set up and clean up for the event. The ice cream social was attended by more than 70 residents - and enjoyed by everyone that attended! Scott Ward also pitched in to help Barbara during the event with serving and clean up, and his help was appreciated as well.



### KNOLLS VILLAGE SOCIAL CLUB

The Knolls Social Club is a great way to meet your neighbors and to get recommendations for just about anything you might need.

One of our members announced a pot luck at her home on the 4th of July, and 13 people showed up. She said it was painless, and everyone made new friends.

Just email Ken Deshaies - [TrueKen@iCloud.com](mailto:TrueKen@iCloud.com) - or call him at 970-485-1891 to add your name to the list.

## MEET YOUR BOARD



### Scott Ward Director, KVTA Board

With his six years of Navy technician experience, Scott joined the electronics industry as a technical support professional helping his company's installers with all their problems and questions, while they are on site and he is linked up to them via phone. With more than 20 years in the industry, Scott has worked with Avaya and now ViaSat. "I work four 10 hour days, which though long, allows me the freedom to do the other things I like. Every time the phone rings, it's a different challenge and never the same. I like being able to help people and find it very satisfying."

One of the other things that takes up Scott's time is real estate investing. Years ago, he attended a well-known real estate seminar, "Rich Dad – Poor Dad," learning many of the tools that he has successfully turned into his own rental portfolio. "We currently have seven properties - three single family homes in Ohio and three condos in a partnership in Aurora. A management company handles the out of state properties, but Linda and our partners and I manage the Aurora condos. We have an excellent online screening service which does background checks, contacts the potential renter's last landlord, plus credit scores, so I usually have a list of potential renters – right now there are eight on a waiting list wanting to get into our properties. Not a bad problem to have."

He and his wife, Linda, also enjoy their time share in Mexico. "The properties are based all around Mexico – Cabo, Mazatlán, Puerto Vallarta, Cancun and our favorite, Rocky Point. Through our time share is for three weeks, we usually use just one of those weeks, since I am busy working. Each of the resorts have a golf membership which our friends visiting take advantage of. Linda has taken lessons – I am more of a 'duffer,' but certainly enjoy the game."

Scott moved to the Village in 2012 and joined the Board in 2013. "I attended a couple of meetings and at the third, someone had just resigned, Dick Campbell asked if I was interested, and before I knew it, I was a Director. Directors don't have specific roles, but are there to help with the variety of decisions and issues that a self-governed board like ours has to deal with. I like being involved in a wonderful community such as ours."

## VOLUNTEER NEEDED

Village of the Knolls resident volunteer needed to deliver **The Back Gate** newsletter each month to 8 townhomes (one driveway) at the west end of E. Fremont Court. The newsletters are delivered to the volunteers that help with distribution the weekend following the first Tuesday of each month. If you are available and willing to help, please call Cindy Kiel at 720-583-2495.

### Covenant Highlights: Keeping Up the Neighborhood We Love!

**Back Gates:** Many of you have replaced your gates over the years and painted or stained them so they are not only functional but look great. Unfortunately, many of the original gates that are 35 years old are still in place and many of those are in bad shape from a functional and esthetic perspective. The ACC Committee has discussed the issue with the board, and we have agreed it is time to tackle the issue across the property so we can upgrade the entire look of our community.

- If you have a gate that needs to be replaced, you will be receiving a letter from the ACC with options. Please keep in mind that although there are a few wrought iron gates in our community, those are not approved in our covenants. Details on replacement requirements will be included in the letters. Thanks in advance for following the recommendations in the letters.

**Window Well Covers:** As you may know, window well covers are not required by our covenants, however for esthetic and safety reasons, we strongly recommend you put a cover on all your window wells. We have seen issues with animals and snakes falling into the open window wells and of course, there is also the potential of someone falling and injuring themselves or someone breaking in.

- The KVTA Window Well Replacement Requirement is for flat clear covers, although a slight slope is also acceptable. **Bubble covers do not meet this standard.** The flat covers are more difficult to find, but can be found on line and at several local companies such as Colorado Covers.
- Broken or cracked covers need to be removed or replaced. If you have one or more broken window well covers you will receive a letter from the ACC letting you know you need to take action.

*We appreciate the way we all work together to keep our community vibrant! Resolving these two issues will go a long way in modernizing our community for us and for resale values.*



### The Streets of Southglenn

#### Dancing in the Streets Concert Series

Commons Park  
6:30 pm—8:00 pm

August 10

That Eighties Band—Eighties pop and new wave

August 24

FACE—All vocal rock band