

FOR RENT

Knolls Village Townhome

4 Bedrooms and 2.5 baths

Finished basement and updated kitchen

AVAILABLE NOW

Call 954-319-7937 for more details



The Paint Committee may be in your neighborhood!

Units scheduled to be painted this year include those on the north side of East Geddes Place, from 2607 through 2891 and on the south side of

East Geddes Avenue from 2606 through 2798. Also included are units 2757 through 2797. The exterior of units is being inspected to determine if any homeowners need to do repairs or updates to prepare for painting. This might include replacement of parts of siding or window trim, etc.

All these homeowners will be notified by mail within the next week or so about what is needed. The letters will also provide notice that you will need to have your gutters checked, and if needed, cleaned out. This is because full gutters result in water spilling over and getting behind siding, thereby causing future damage.

Quarterly Homeowners Meeting

Tuesday, April 4, 2017

7:30 pm

Clubhouse

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>Looking for Home I am a long time resident of the Knolls and am looking to downsize. I am interested in a main floor master model, like the Williamsburg. If you are contemplating selling or know someone who is, please contact me by phone or email. Diane Phillips, 720-273-7729 dphillip@ecentral.com</p>	<p>Catnip for Sale Forget that low quality store bought catnip. Treat your kitty to the best. High quality—locally grown 720-440-2116 sejryan@gmail.com</p>
<p>Flexible and Experienced Cat Sitter Also available to babysit or walk your dog. Call Saskia (720) 363-7934</p>	<p>Red Cross Certified Babysitting Adri Johnston 303-928-9110</p>
<p>Licensed Babysitting by Village resident. Also available to house sit. Call Ashlee at 720-771-2067</p>	<p>Your Resident Realtor Ken Deshaies, EcoBroker Home Buyers Marketing, Inc. - 22 Years Experience – Real Estate Author. 970-485-1891 TrueKen@iCloud.com</p>
<p>Nerium Night & Day Cream 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>Mike, the Handyman 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>Help Wanted—Sidewalk Snow Removal Please call 303-796-0540</p>	<p>Ready for an Early Spring? Organic Soils, Amendments, Seeds Limited Quantities Available Pre-Order Now for Spring Planting NatureSoilProducts.com 720-432-9667</p>

COMMUNITY INFORMATION (www.knollsvillage.com)

Clubhouse Reservations 2701 E. Geddes Place	Jan—March April—June July—Sept Oct—Dec	Kathy Kurtz —720.398.8684 Linda Fletcher—303.694.6075 Pam Hansen—303-757-1576 Mimi Iverson—303.794.2494
KVTA Board Meeting	Tuesday, April 4, 2017—6:30 pm	
Newsletter Deadline Wednesday, April 5 at noon	Nan Matthews nan@themattgrp.com; 303-843-6414	
Emergencies in Common Areas KVTA Message Center	303-304-8976 303-796-0540	



ACC COVENANT CORNER

Working Together to Keep Our Community Vibrant! Let's Do Some Spring Cleaning!

Our maintenance Team does a fabulous job all year long with the upkeep of our common areas. So, this Spring, once again, they are hard at work as everything comes back to life! As homeowners, we also have some Spring Cleaning to do since we are responsible for keeping up the walkways between our garages and keeping our gutters and downspouts cleaned and in good working order. So here are a couple reminders.

***Walkways between the Garages & Areas in the Alleys at the end of the walkways need to be clear and neat.** Please look at your area and trim back or remove overgrown bushes, and remember, this is an ongoing effort throughout the year. Also, please keep in mind, these walkways are the access routes for both the Fire Department and Ambulance Crews so it is essential you keep them clear.

***Gutter Cleaning:** Due to all the beautiful trees in the Village of the Knolls, most gutters really need to be cleaned each fall after the leaves are off the trees. Please look at your gutters, and if you missed the fall cleaning, have them cleaned now. Clogged gutters can lead to more serious problems if not addressed. Cleaning them now can save you from gutter or roof damage in the future.

***Front and Back Downspouts:** Please also look at your downspouts, including the extensions in back and front, and repair or replace them if needed. Even if your gutters are clean, clogged or broken downspouts can cause back-ups resulting in gutter or roof damage. Warren's Team tries to review and replace the back-alley extensions once a year to avoid alley damage, but ultimately this responsibility resides with you, the homeowner.

(continued on next page)

ACC Covenant Corner (continued)

***Cement Work:** As a reminder, each homeowner is responsible for the cement walkways and/or steps between their garages, as well as their garage floors, front porches and patios. Please look to see if you have work that needs to be done and make arrangements to have the work done this spring or summer. You can contract independently to have the work done at any time, or you may want to take advantage of using the company that will be on site in March/April timeframe to work on the pool as there may be a cost advantage.

The Company is Quality Rock Design. Please call Ruben at 303-929-6367 for a bid.

BOOK CLUB



The KTVA Book Club has selected *A Long Way Gone, Memoirs of a Boy Soldier* by Ishmael Beah for review at their next meeting on Thursday,

March 16, 7:00 p.m. at the home of Katie Fralick, 2648 E. Fremont Place (303-220-1726). All Village residents are welcome to join this group.



DUMPSTER DAYS WILL BE BACK AGAIN THIS SUMMER!!!

June 17-18, 2017

It's not too early to be thinking about what needs to go.

MEET YOUR HOA PRESIDENT



**Dick Campbell
HOA President
(and Lexi)**

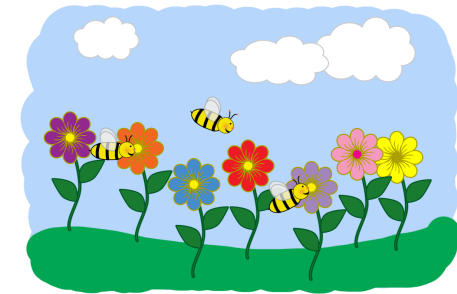
HOA Director, Vice President, President for 15+ years just barely covers the level of commitment and involvement that Dick Campbell has shown for our community, since moving to the Village over 20 years ago.

"Initially, I started attending Board meetings as an interested resident, since we were renters and couldn't serve. But as soon as we became owners, the then president, Loren Rohl, immediately asked if I would join the Board and I've been involved ever since." When asked what the challenges have been over his term, Dick commented, "Actually, I think it has just gotten easier. Mainly because most of the issues that need to be voted on are met with a unanimous "yes" decision – so as President I do not have a vote. Only if there is a tie may I participate. Overall, I feel most of our families greatly appreciate living here and routinely tell me so. Perhaps the biggest challenge is for those downsizing from a single-family house and learning what is required and asked of them when living in a town-home community."

Dick and his wife, Gay, are originally from Canada and made the move to the States when Dick's financial planning company transferred them from Toronto to Chicago. Another transfer brought them to Denver in 1986 "I was the senior marketing manager traveling 25-30 weeks a year visiting our regional offices holding training seminars on helping our financial clients." In 1991 he had the chance to relocate to Minneapolis, but having already spent time in Colorado he knew that this was the place he wanted to stay, so retired from Home Office to start his own business. "Originally, I focused on "financial" planning since that is what I knew best, but then as my clients aged, it became "retirement" planning; and now it really should be called, "lifestyle" planning. I find people just can't say, "we are going to travel," as a plan for retirement and then spend efforts accumulating wealth to do that. They really need to think about what they truly want to do and not simply how much money living takes."

Both of Dick and Gay's sons attended Arapahoe High School. Chris went to college at UNLV and has been the successful owner of the Olde Towne Tavern on Main Street in Littleton for 11 years. Michael attended the University of Idaho on a football scholarship and is the head football coach at Arapahoe. "I love football and get to go to all the Arapahoe games and then to Chris' bar for a beer – it doesn't get any better than that."

Dick specifically asked that I take his picture with Lexi, their 6 year-old Cairn Terrier. "The best thing that could happen to me is that people will now say as we walk through the community, 'Oh, your Lexi's dad – I saw your picture in the newsletter.' If you've walked over the bridge at the south end of the Village and turned left, you may have seen a park bench with the names, 'Sandy, Kelly, Cody, and Simon' and wondered whose family that is. I can answer that question. Those are the names of all the wonderful dogs we've had over the years, and Gay and I thought the bench would be a perfect way to honor their memories."



KNOLLS VILLAGE SOCIAL CLUB



Get recommendations
Visit a museum
Go to the theater
Take a walk or hike
Find a pet sitter
Meet a new friend

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

Just email Ken Deshaies - TrueKen@iCloud.com or call him at 970-485-1891 to add your name to the list.