



**ACC Covenant Corner**

**Working Together to Keep Our Community Vibrant!**

A few things for your consideration this month.

**Dog Reminder:** Pets cannot be staked in front of your unit or in common areas. Please clean up after your pets!

**Old Half Barrels & Old Flower Pots not in use:** There are quite a few old half barrels throughout the Village that are no longer used and are in bad shape. Warren and his team will be removing them as they do other work in each area. If you have one or more you would like to have removed, please leave a message for Warren at: (303) 796-0540 so they can be sure they are removed.

**Rabbit Holes Under Front Porches:** Another year and another bumper crop of ‘cute’ baby bunnies at the Village at the Knolls; that is until they burrow under your porch and cause serious damage. Over the years, the dirt under many of our porches has settled weakening porch support. Rabbit burrows can create additional stress and cause your porch to crack, or in some cases collapse entirely, causing additional damage to the townhouse itself. If you have a rabbit hole under your porch, we urge you to be proactive in stopping the damage by sealing the hole and filling in the area under the porch to mitigate the damage that has been done and prevent further damage.

**As a reminder,** KVTA is not responsible for the upkeep and maintenance of KVTA Front Porches; they are the homeowner’s responsibility.

As always, we appreciate the way we all work together to keep our community beautiful!

**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.

**\*Rototilling/Garden Prep Services\***

For Backyards, Gardens & Flower Beds  
Local - Affordable - Reliable

Call: 720-440-2116

**Remodeling done easy!**

SPRING special for gutter cleaning and remodeling. 25 years experience.

Call for estimate:  
303- 949- 3930. M.W. Inc.

**Flexible and Experienced Cat Sitter**

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

**Red Cross Certified Babysitting**

Adri Johnston  
303-928-9110

**Nerium Night & Day Cream**

Contact me for a free 5 night sample (night cream only)

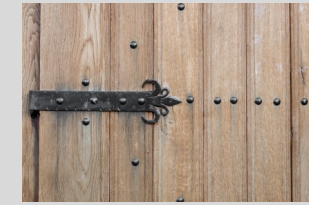
Nerium Body Contouring Cream, Nerium EHT for memory enhancement  
Felipatorres.nerium.com, 303-419-6859

**Your Resident Realtor**

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

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

<b>Clubhouse Reservations</b> 2701 E. Geddes Place	April—June	Pam Hansen—303-757-1576
	July—Sept	
	Oct—Dec	Mimi Iverson—303.794.2494
	Jan—March	Kathy Kurtz —720.398.8684
<b>KVTA Board Meeting</b>	Tuesday, June 6, 2017—6:30 pm	
<b>Newsletter Deadline</b> Wednesday, June 7 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**

**What’s Happening in The Village**

The Association has a long list of projects planned for 2017. Here are some of the tasks that Warren, Victor, Alex and Eric will be undertaking in addition to their regular ongoing maintenance projects.

**Swimming pool deck.** The concrete deck will be replaced to improve drainage and prevent damage to the pool structure. The pool skimmers were replaced in March and work is scheduled for completion before the pool opens. A temporary gate was installed on the north side of the pool area for worker access. New pool covers are on order as well.

**Columns at pool entrance** – the brick columns will be removed.

**Tennis Courts** - Crack filling and repainting the court surface.

**Sprinkler zone replacement continues** as we work our way around the complex using more efficient water-saving products. New rotary nozzles will also be installed along S. University Blvd. to reduce water run-off and misting. The new sprinkler nozzles and heads will conserve water and help prevent damage to the fence.

**The roundabouts** on E. Geddes Place, East Fremont Place and Court and East Geddes Avenue are getting an updated look. The shrubs and grass are being removed and replaced with cobblestone to save water, mowing and maintenance. New bubblers are being installed to irrigate the trees.

Faded **‘Fire Lane’ signs** will be replaced where needed.

**Dumpster Days** is scheduled for June 17 and 18. Dumpsters will be placed in parking areas for resident use during that weekend.

**Security Cameras** will be installed in the pool area.



## BOOK CLUB

The selection for the next book club meeting, to be held at 7 p.m. on Thursday, June 1, at home of Olivia Bechtel - 7361 So. Knolls Way - is **Empty Mansions** - the mysterious life of Huguette Clark and the spending of a great American fortune. An enthralling mystery of wealth and loss by Pulitzer Prize winning journalist Bill Dedman and Paul Clark Newell, Jr. (Huguette's cousin).

A thank you to all book lovers and readers who have supported and made use of the Little Free Library. Denver, with more than 500 registered Little Free Libraries in the metro area, which would include the one we have here in Knolls Village established in summer, 2013 and registered as No. 7988, was recently recognized with the City of Distinction Award from the national organization as one of the leading cities in the country in number of libraries. The first one was set up in Wisconsin in 2009 and has now grown to more than 50,000 around the world



## DUMPSTER DAYS - June 17-18, 2017

More details in next month's newsletter.

## MEET YOUR NEIGHBOR



### Robin Stewart

You probably know her as the "Albertson lady" since she was a fixture at their local store before it closed. Then you may have run into her at the Sprouts on County Line where I thought she was still working. But during our visit, Robin told me that she had left Sprouts before Easter having found a great job at the Albertsons in Louisville. "Have to get up at 5:00 am to get there, but am done at 2:30, so it's not a terrible drive – just happy to be back at bookkeeping."

Robin began her grocery store career in 2000 starting as a 20 hour/week checker. Then she worked her way up becoming a checker, assistant front store manager, service supervisor for 13 years when she finally got the opportunity to be a bookkeeper. "That is the position I always wanted to have, since I like keeping busy and doing a variety of things at the store. I was lucky that Albertsons had on-the-job training and gave me over 40 hours of instruction to help me learn the bookkeeping job." Not one to sit around on her days off, Robin also has six houses that she cleans as well as taking care of the Village clubhouse.

Robin and her family are sixth generation Coloradans mainly living in the Englewood area for much of that time. In 1897, their great grandmother, Sana Brita Rusk, settled in Colorado after moving from Sweden to the United States. "My great grandfather worked for Public Service and built their first house at Acoma and Cornell."

She moved to the Village around 10 years ago having lived at Bristol Cove and Littleton. "My friend and I frequently walked through the community so got to know it well. One day, Warren who knew me from the grocery store mentioned there was a house in foreclosure that would soon be going on the market. I called my realtor, we went to see it, and I wrote a contract the very next day. We've refinished cabinets in the kitchen and totally gutted the upstairs bathroom making everything all brand new – it really looks great!"

*(continued on next page)*

Robin has three of her own children and one stepson plus four grandchildren all of whom lived nearby, so she gets to be a "grammi" frequently.

"I would just like to tell people like the Board and Warren and others who take care of our neighborhood, 'thank you, thank you, thank you' for making this such a beautiful place to live."

## PICKLEBALL ANYONE?



Come join us at our courts for some pickleball fun. I have paddles and balls and would love to help you learn the game. Just call me, and we'll get started.

If you're an experienced pickleball player and want to meet others in our community, let me know, and I'll add your name to our roster.

**Ann Winterbottom, 303-798-8330**



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

## 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.

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.