


complex cost. Each time we cycle the sprinklers, it costs between \$500 and \$700. We've looked at non-potable wells, but water rights are tightly managed by Denver Water. A leaky plumbing fixture can easily generate an additional \$100 plus per month.

Upcoming projects include upgrading the cul-de-sac areas with cobble stones, replacing more sprinkler zones, replacing sunken concrete sidewalk pads and more aggressive trimming/shearing in the complex. Wishing everyone a great summer.
Joe Johnson, Treasurer



Knolls Village Book Club
The next meeting of the KTVa Book Club will take place at 7 p.m. on Thursday, August 17 at the home of Ann Kingery, 2475 EGP. Book selection yet to be announced.
All KTVa residents are welcome to become part of this group which reads both fiction and non-fiction selections.

Pool Rules
<http://www.knollsvillage.com/poolrulestext.html>
To use the pool, homeowners must have a Pool Agreement on file with the association, as well as a current Pool Registration Card. The Pool Agreement needs to be filed only once, however, the Pool Registration card expires and must be renewed upon expiration. Residents whose monthly HOA fees/dues are not current will be denied use of the pool facilities.
*The pool opens for the season on Memorial Day weekend and closes on Labor Day. It is open daily from 9:30 a.m. until 8:00 p.m.
*From 9:30 a.m. to 10:30 a.m. daily the pool is reserved for adults only.
*From 5:30 p.m. to 6:00 p.m. daily the pool is reserved for adults only.
*All other time between 9:30 a.m. and 8:00 p.m. the pool is open to all eligible KTVa pool users.

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)	
Clubhouse Reservations 2701 E. Geddes Place	April—June Pam Hansen—303-757-1576
	July—Sept 720-583-2495
	Oct—Dec Mimi Iverson—303-794-2494
	Jan—March Kathy Kurtz —720.398.8684
KVTA Board Meeting	Tuesday, August 1, 2017 —6:30 pm
KVTA Board Meeting	Tuesday, September 5, 2017 —6:30 pm
Newsletter Deadline Wednesday, Sept 6 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

2017 Mid-Year Financial Update
Summer is in full swing and improvements at Knolls Village continue. As your KVTA Treasurer, I closely monitor the financials and present an annual budget for approval each October. Homeowners have asked me to share an update, especially given the dues increase in January.
The Board focuses on projects needing repair/replacement. This includes two roads - Columbine Way and Geddes Pl. (West of Knolls Way), 34 driveways for the 374 townhomes, miles of sidewalks, a sprinkler system covering our 43 acres, the swimming pool and the clubhouse. In the past 10 years the following has been replaced: both roads; 30% of the sprinkler system; approximately half the driveways; numerous sections of sidewalks and most recently significant work at the swimming pool. Each of the roads cost about \$90,000 and driveway replacement averages around \$70,000 (with concrete) per alley.
The work at the pool is nearing completion. We replaced the pool skimmers and nearly all of the concrete deck. Every existing concrete pad was cracked and showed signs of settling/movement. We discovered numerous gaps underneath the old pads during removal. Our contractor removed and replaced significant amounts of soil with road base material to prevent the new concrete from shifting. Pressure testing of the pool plumbing was conducted along with updating the electrical bonding of the new concrete pad. While we have spent approximately \$66,000 for these improvements it is far less than the total replacement of the entire pool.
The Association also focuses on the day-to-day operating costs required to maintain our property that include water, lawn care, staff payroll, garbage service, etc. Our biggest variable continues to be our water
(continued on next page)

ACC Covenant Corner – Working Together to Keep Our Community Vibrant!

A few things for your consideration this month.

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, some 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 has discussed the issue with the board, and we have agreed it is time to tackle the issue across our property so we can upgrade the entire look of our community. This effort was initiated last year and will be completed this year.

- If you have a gate that needs to be replaced, you will be receiving a letter from the ACC with your replacement options. Details on replacement requirements are in the Homeowners Guide and will also be included in the letter. Once you decide on a gate replacement, be sure to complete an ACC Request Form for approval before replacing your gate.

Unpainted Wooden Front Doors: KVTA strongly recommends that owners follow the direction provided in the KVTA paint schemes to paint their front doors in the designated color. Unpainted wooden front doors often require additional upkeep on the part of the owner since unpainted doors are NOT cared for in the KVTA painting process.

- If your unpainted front door requires attention (and some still do!), you will be receiving a letter from the Architectural Control Committee that provides options for you to resolve the issue.

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

Bella's Teapot

- Ladies (gents welcome, too) if you haven't already, you'll want to check out the new tea room "Bella's Teapot" in Southglenn.
- Don one of their fancy chapeaus or boa's, choose a pretty tea cup from their collection and enjoy a treat from their tempting menu in a quiet, relaxed setting.
- For more information on hours and menu options call 303-484-1464 or go to www.bellasteapot.com.

Clubhouse Committee Volunteer Needed

5 to 7 hours per month to oversee our facility's care and use.
Call 720-583-2495 if you are interested in helping.

NO AUGUST NEWSLETTER

Dear Knolls Residents:

There will NOT be an August newsletter this year.

The next one will be September 2017.



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
or call him at 970-485-1891 to add your name to the list.



The Streets at SouthGlenn Summer Concert Series

July 12 - Margarita Brothers Band Beach and Party Music

Hey it's summer—and just the time for some fun in the sun. All the greatest beach and surf hits you can think of from the Beach Boys and reggae to, of course, Jimmy Buffett. This is the ultimate sing along band.

July 26—The Long Run Colorado's Tribute to The Eagles

The Eagles wrote and performed some of the most well known songs in the history of popular music, and they are faithfully recreated by these outstanding Colorado musicians. Hits like "Take It Easy" to "Hotel California" are executed with thrilling precision and "The Eagles" signature vocal harmonies.



KVTA Annual Community Ice Cream Social

Sunday, July 16
1:00 pm - 3:00 pm
at the Pool Gazebo