

**FROM SCOTT WARD  
PRESIDENT OF THE HOMEOWNERS' ASSOCIATION**

**Happy 2018 Everyone**

I have a personal resolution I wish to share with you. I resolve this year to be a kinder person. I look forward to exemplifying kindness in the way I treat my world, my acquaintances, my work and my family. This in part, is accomplished by sharing laughter, compliments and keeping a cheerful disposition.

I also resolve to exemplify kindness toward my community. It is my fiduciary responsibility as well as the rest of the Board and our employees to bring maintenance and improvement projects for our beautiful community to a swift and economical conclusion.

During 2018 we are not facing any large or capital-intensive projects and fortunately, no major paving projects are planned. The tennis courts will get the long-desired crack fill and leveling as well as new coloring and paint. Our turf irrigation system will continue to receive the on-going maintenance, upgrading and repair efforts as usual.

The 2018 budget includes sizable expenditures for tools and equipment. We are planning to purchase a gas-powered utility cart with a dump bed for our use. Our crew will utilize this cart to transport equipment and supplies to various locations throughout the community in a more efficient manner. This vehicle is street legal but unlicensed, as it will not leave our property. We are planning that a 2017 model can be purchased at a reduced cost.

I wish everyone a very happy new year. Please be safe, secure - and kind . . . but above all else, humorous.

Scott

**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.

**Fleming Windows & Doors, LLC**

We offer replacement windows and entry doors at unbeatable prices. Our focus is getting you the right windows and doors for your home. We can provide you with products from many different manufactures such as Pella, Simonton, and Jeld Wen to name a few. So, if want to save money and still have a quality renovation to your home, please give us a call or contact us through email to set up a free estimate.

Bill Fleming, 720-628-5092, [Flemingswd@gmail.com](mailto:Flemingswd@gmail.com)

**Family in Knolls Village Looking for Homecare Service**

Someone caring and competent who could help out with couple needing some help at home in Knolls Village – We would like to find someone living in the Village to:

- \* Fix meals
- \* Drive to errands, doctor's appointments, wherever needed (can use car for this if licensed)
- \* Go on walks and do exercises with a very sweet older woman
- \* Be available for overnights in emergency situation
- \* Help with laundry and light cleaning between cleaning service fortnightly visits

**Please call Emily – 970 846 0225 or email [emilyhenderson@comcast.net](mailto:emilyhenderson@comcast.net)**

**FOR SALE**

Guinea-Pig Pen on wheels; measures 35" tall, 22" width, 32" long; \$50 or best offer. Phone Gena at 303.929.3483.

**Repairs to Remodel**

Specializing in bathrooms and kitchens. Tile, counters, cabinets-we do it all-handyman services-painting to water heater replacement. 25 yrs experience. Call M.W. Inc. (Mike) at 303-949-3930

**Red Cross Certified Babysitting**

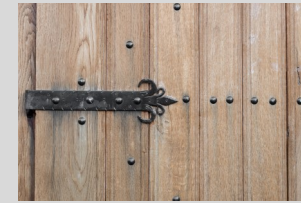
Adri Johnston  
303-928-9110

**Babysitter Available!**

Red Cross certified as well as having CPR and Pediatric CPR training. Camden Krumholz  
720-883-2613; 303-995-6373

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

<b>Clubhouse Reservations</b> 2701 E. Geddes Place	Jan—March	Kathy Kurtz —720-398-8684
	April—June	Pam Hansen—303-757-1576
	July—Sept	Mimi Iverson— 303-794-2494
	Sept —Dec	Linda Ward— 303-999-6471
<b>KVTA Board Meeting</b>	Tuesday, February 6, 2018 —6:30 pm	
<b>Newsletter Deadline</b> Friday, February 2 before 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**

**2018 KVTA Calendar of Events**

*Clubhouse located at 2701 East Geddes Place*

Date	Time	Event	Location
Tues, Jan 2	6:30 p.m.	Board of Directors Meeting	Clubhouse
Tues, Jan 2	7:30 p.m.	<b>Homeowners' Quarterly Meeting</b>	Clubhouse
Tues, Feb 6	6:30 p.m.	Board of Directors Meeting	Clubhouse
Tues, Mar 6	6:30 p.m.	Board of Directors Meeting	Clubhouse
Tues, April 3	6:30 p.m.	Board of Directors Meeting	Clubhouse
Tues, April 3	7:30 p.m.	<b>Homeowners' Quarterly Meeting</b>	Clubhouse
Sat, April 21	9 - 11 a.m.	<b>Resident Coffee &amp; Donuts</b>	Clubhouse
Tues, May 1	6:30 p.m.	Board of Directors Meeting	Clubhouse
Fri, May 25		<b>Pool Opens for the Season</b>	<b>Various Locations</b>
June 16- 17		<b>Dumpster Days</b>	<b>Various Locations</b>
Tues, June 5	6:30 p.m.	Board of Directors Meeting	Clubhouse
Tues, July 3	6:30 p.m.	Board of Directors Meeting	Clubhouse
Tues, July 3	7:30 p.m.	<b>Homeowners' Quarterly Meeting</b>	Clubhouse
Sun, July 15	1 - 3 p.m.	<b>Ice Cream Social</b>	<b>Pool Gazebo</b>
Tues, Aug 7	6:30 p.m.	Board of Directors Meeting	Clubhouse
Mon, Sept 3		<b>Pool Closes for the Season</b>	
Tues, Sept 4	6:30 p.m.	Board of Directors Meeting	Clubhouse
Tues, Oct 2	6:30 p.m.	Board of Directors Meeting	Clubhouse
Tues, Oct 9	7:30 p.m.	<b>Homeowners' Annual Meeting</b>	Clubhouse
Sat, Nov 3	9 - 11 a.m.	<b>Resident Coffee &amp; Donuts</b>	Clubhouse
Tues, Nov 6	6:30 p.m.	Board of Directors Meeting	Clubhouse
Tues, Dec 4	6:30 p.m.	Board of Directors Meeting	Clubhouse

## MAINTENANCE TIPS FROM WARREN

### Listen for water leaks inside and outside of your home

Please take a moment to check for water leaks inside your home. If you hear water running through the pipes in your home, and no one in your household is using water at that moment further checking is needed to determine if there is a leak inside your home.

Most leaks inside of your house are easy to find and repair. Leaking toilet fill and flush valves can waste an unbelievable amount of water over a month. The cost of a repair is a fraction of the cost of the water that is wasted when leaks are not promptly repaired. If there are no leaks inside of your home and you can hear the sound of water running, please let us know right away, so we can check for outside leaks.

### Winter pruning

Over the winter months trees and shrubs will be pruned throughout the complex. This work will include thinning, shaping, removal of dead wood, hard pruning and rejuvenation pruning. When hard pruning or rejuvenation pruning is done, older growth is cut out or the shrub is cut completely to the ground. Many shrubs around the complex will be cut to the ground leaving the bed looking empty. Don't worry, these beds will only look empty for a short time. The roots of the shrubs are still there. In the spring you will be surprised! These shrubs will grow back quickly, often about a foot in a month. The old stems which only had a little green on top won't be missed when you see the new stems which are green from the ground up. Also, shrubs where the color of the stems had faded will regain their attractive color.

As part of this project some ornamental trees that are either dying, too close to the building, dropping berries on sidewalks or growing over underground utilities will be removed.

## SNOW SHOVELING SERVICES!

We have received several names of Village residents who are interested in helping out with snow shoveling. Please see below:

- Alex from our HOA can shovel snow for those who need it. \$20 for every storm which includes patio and walkways. Call 720-838-1177.
- \$10 for both front and back yard. Steyn Braakman, 720-935-5262
- \$5.00 for average storms and \$10.00 for large ones for pathways to back gates and patios. Kambi Crabb, 303-947-9017
- \$10 for both front and back sidewalks. Chrissi Krumholz, 303-995-6373

If you (young or older) would be interested in helping out (you set your price), please submit your name and phone number to the BackGate Editor [nan@themattgrp.com](mailto:nan@themattgrp.com), so she will put your name/phone number in the next Issue as a reference for the neighborhood.

## MEET YOUR TREASURER — JOE JOHNSTON



Now into his third term as a board member of Knolls Village, Joe has been your Association's Treasurer for a majority of them. He moved into the Village after relocating to Colorado from Minnesota in 1996. During that time, he lived in Europe twice but always kept his town-home knowing Denver was home.

Originally from North Dakota, Joe moved to Minnesota and began his career in telecom as a lineman for U S WEST Communications while pursuing undergraduate degrees in Mechanical and Industrial Engineering from the University of Minnesota. Upon graduation, he was promoted to management where he continued his education focusing on an MBA. In 1999, Joe pursued a new career path in management consulting with KPMG. Within months of joining KPMG, they offered him an opportunity to manage large network and IT programs in the Netherlands. He moved back from The Hague in 2002 just prior to his daughter's birth. In 2006, Joe again was offered an opportunity to oversee a European rollout of major fiber optic programs and was based in Copenhagen. After finishing that program, he assumed a global director role traveling to over 60 countries covering 6 continents but simply burned out. He currently works for a small IT company called IBM and feels extremely fortunate to be dealing with local projects at this time.

A few years back Joe traded in his suitcase to spend more time at home allowing him to be more active with his children (son Andrew and daughter Adri), as well as the community. Many of you may know his wife Becky who frequently walks the family's two Boston Terriers in the neighborhood. Limiting his travel has been a blessing since he's also been able to have spent more time with both his Mom and sister during each of their battles with cancer. In Joe's spare time he enjoys working on household projects, golfing and of course riding his Harley Davidson.

"When I joined the Board, the Association was in the midst of doing many stop gap repairs and patchwork. Dick Campbell and Loren Rohl had initiated a long-term planning vision. Many of the tasks of Treasurer are a small subset of what I typically deal with on a day-to-day basis which include budgets,

forecasting, operations management and capital asset analysis/funding, etc., so I have been able to help the Board execute its initial planning into results while trying to minimize dues increases. It has been great to watch our Association improve its value by the replacement of both roads which we own, replacing numerous driveways/sidewalks, replacement of the entire pool deck and seeing more than 35% of our 40 year old sprinkler system replaced."

Joe plans to continue participating on the Board and being involved in the community although he expressed interest in doing another expat assignment - but not until Andrew and Adri have completed their education. Joe expressed his appreciation for the other Board members who, like him, are eager to collaboratively work together on managing the Association's upgrades and progress.

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

A few things for your consideration this month.

**Holiday Decorations:** Please remember to remove your Holiday Decoration by January 15<sup>th</sup>

**Trash Cans and Recycling Bins:** Please be thoughtful of your neighbors and put your trash and recycling bins away on the day the trash is picked up.

**Recycling:** Why not start out the Yew Year right by recycling? Recycling is included in our HOA contract with Waste Management, and it is simple to do. You don't even need to separate glass, plastic, paper anymore, all you need to do to get started is call Waste Management at 800-482-6404 to order your Recycle Container at no charge to you. The trash and recycle pick-up schedule and recycling details can be found on our Website at: [http://www.knollsvillage.com/trash\\_pickup.htm](http://www.knollsvillage.com/trash_pickup.htm). Let's all do our part in the New Year to recycle.

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