

COMMUNITY INFORMATION: <a href="http://www.knollsvillage.com">www.knollsvillage.com</a>	
<b>Clubhouse Reservations</b> 2701 E. Geddes Place	Oct—Dec Linda Ward— 303-999-6471
	Jan—March Kathy Kurtz —303-794-4918
	April—June Pam Hansen—303-757-1576
	July—Sept Kathy Kurtz —303-794-4918
<b>KVTA Board Meeting</b>	Tuesday, November 5, 2021 — 6:30 pm
<b>Newsletter Deadline</b> <b>Thursday, Oct 28, 2021</b> before noon	Nan Matthews nan@themattgrp.com; 303-843-6414
Emergencies in Common Areas KVTA Message Center	303-304-8976
	303-796-0540

CLASSIFIEDS CONTINUED	
<p><b>In My Home Babysitting</b></p> <p>My name is Lindsey Orren, and I am currently offering in home babysitting for ages 2 and up. I am a mother of two wonder boys. My oldest is 7 and my youngest is 2. I previously worked at a Montessori preschool and would love to continue my passion here in my home.</p> <p>I am available Monday-Friday 8am-4pm (I am flexible with my hours). I charge \$10 an hour or we can discuss a weekly rate.</p> <p>Feel free to call me at 469-684-9584 Thank you</p>	<p><b>Free Home Warranty</b></p> <p>Are you thinking or buying or selling a home? With my 20 years of experience I can help you navigate this crazy market that we're experiencing. Mention this ad and I'll GIVE YOU A FREE home warranty. For sellers it protects you against appliances/HVAC systems breaking while your home is listed (it happens more often than you think) and for buyers it protects you after you purchase a home.</p> <p>Contact me, the realtor who listens, Marlene Weaver (719) 205-5865, marlenesellshouses@gmail.com</p>
<p><b>Seamstress</b></p> <p>Due to Covid, I lost my job as a costumer for live performance. I sell hand-made face masks, over 3000 made, 200+ fabrics, choose cotton ties or elastic, choose moisture wicking or cotton lining.</p> <p>I also do clothing alterations, custom costumes and clothing, recovering cushions and more.</p> <p>"Free local pickup with code 'knolls2021'"</p> <p>Call or text Zoe at 303-949-4374 My website is: <a href="http://arrowatelier.com">arrowatelier.com</a>.</p>	<p><b>Need a New Gate?</b></p> <p>I build gates that are HOA approved and built to last.</p> <p>Call Mike Bush, 303-263-4117 mcb303@icloud.com <i>Village resident for over 20 years!</i></p>
	<p><b>Looking For A Dog Walker?</b></p> <p>Your Friendly Neighborhood Walker!</p> <p>I am 13 years old and very Dependable.</p> <p>\$8 Per Walk Flexible Hours Call Sara at 720 -474 -7661</p>

The Open Gate	
<p>Ads are free, but you must be a Village resident to advertise. Email your ad with your name, address and phone number to: <a href="mailto:nan@themattgrp.com">nan@themattgrp.com</a>; 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. See "Community Information" for the monthly ad submission deadlines.</p>	
<p><b>Support</b></p> <p>Things are really hard and pretty negative right now. If you would like some more support and positivity through this difficult time, visit <a href="http://asafeplace2share.org">asafeplace2share.org</a>.</p> <p>This site is for any age, but it is geared towards teens and young adults. There you will find support groups and posts that will lift your spirits.</p>	<p>I am a <b>Travel Advisor</b> who takes the hassle and stress out of finding your perfect Luxury Adventure.</p> <p>How?</p> <p>By doing the research for you based on your unique requirements.</p> <p>All you need to do is relax, indulge and be as adventurous as you want.</p> <p>Contact us today for your Complimentary Planning Session <a href="http://www.BeaconTravelLLC.com">www.BeaconTravelLLC.com</a></p>
<p><b>Your Friendly Neighborhood Realtor</b></p> <p>I'd love to help you realize whatever your real estate goals are! Whether you are buying, selling, or want to break into investing I would love to serve you. If you have any questions, don't hesitate to call or email!</p> <p>Thomas Prewitt 303-513-7761 <a href="mailto:thomas@relevathomes.com">thomas@relevathomes.com</a></p>	<p><b>FREE Estate Plan Review or Consult</b></p> <p>Having an estate plan in place is crucial. Whether you are single, have a family with kids, or an empty nester, having a plan in place for unexpected times brings peace to you and those you love.</p> <p>We're offering free consults to figure out what's best for you: trusts, wills, powers of attorney, guardian/conservator, social security, probate and other estate matters. We would love to get on the phone with you and chat! Look forward to meeting you!</p> <p>Adam O'Rourke   Attorney; email: <a href="mailto:information@obls.biz">information@obls.biz</a> phone: 303-848-2907; website:<a href="http://www.obls.biz">www.obls.biz</a></p>
<p><b>Need a Petsitter??</b></p> <p>Semi-retired with 30 years experience. Your house or mine. Dogs/cats only. Pets must be housebroken and socialized.</p> <p>Fees are based on number of pets and number of days.</p> <p>Call or text Lynn at Fischer-Price Petsitting, 303-522-1678</p>	<p><b>Repairs to Remodel by Father/Son Team</b></p> <p>Specializing in bathrooms and kitchens. Tile, counters, cabinets—we do it all—handyman services—painting to water heater replacement. Senior discount available!</p> <p>Call Mr. Winden at 303-949-3930</p>
<p><b>For Sale...Baldwin Hamilton (taller than a spinet: lower than an upright) walnut piano and bench.</b> It has been used very little and is in good condition, but it needs tuning, which is best done after moving. The bench, containing sheet music and books, has a beautiful needlepoint cushion. The asking price is reduced to \$750.00 cash. Call Mary Anne at 303-770-6770.</p>	<p><b>For Sale....Bose Wave Music system,</b> with FM/AM radio, CD player, alarm, automatic shut off (for sleeping), digital clock display and 2 remote controls. It has been used very little.</p> <p>Asking \$145.00 cash....Call Mary Anne at 303-770-6770.</p>



## The Back Gate Villager

*Darcy Johnson and Wil McCammish are the Director nominees for election to the KVTA Board of Directors at the KVTA Annual Meeting on Tuesday, October 12, 2021.*

### Darcy Johnson

Since retirement (2009) from 21 years working in Littleton Public Schools and as a long-time resident of Village at the Knolls (1996), I have enjoyed participation in a variety of volunteer opportunities in the Village. These include delivery of the monthly newsletter, *The Back Gate*; the redesign and planting of the clubhouse/pool garden area; Director on the KVTA Board; and currently, the position of KVTA Board Vice-President.

The KVTA demographic continues to evolve and needs change as our common areas and infrastructure mature. I value the opportunity to continue on the Board as we focus on our vision to implement what is essential in order to maintain the beauty and character of our community. It is my honor to serve and assist in meeting our community goals.

### Wil McCammish

(Douglas Willis McCammish III)

I grew up in Richardson, Texas (North Dallas) and went to Stephen F. Austin State University to earn a BS in Kinesiology (fancy word for PE) and a minor in Math. I am now and have been a math teacher and coach at Prairie Middle School in the Cherry Creek School District for the last 20 years. I have taught 6th, 7th and 8th grade math but am currently teaching 7th. I have also coached everything there is to coach except Lacrosse, wrestling, and baseball including most other summer sports.

I moved to Colorado because my girlfriend, now wife, said move or we're done, so I did. We've been married 19 years this October and have 2 kids. Our oldest will be starting college soon, and our youngest is a junior at Arapahoe High School.

We love the Knolls Village neighborhood, the very friendly neighbors who are definitely willing to work together to make sure things stay as reasonably close to the same as possible, especially the costs. I am more than willing to do whatever it takes to keep things on the same track.

## FROM DAVID KAISER

### PRESIDENT OF THE HOMEOWNERS' ASSOCIATION

As we head toward another Homeowners' Annual Meeting, at the clubhouse on October 12th, I would like to take this opportunity to once again express my gratitude to **all** the volunteers who have contributed so much of their time and energy to our community. This starts with the Board members, whose unselfish dedication allows this HOA to continue to be self-managed. But, it also goes out to every individual who volunteered any amount of time for the betterment of our community.

By far, the two largest KVTA volunteer committees are the Architectural Control Committee, headed up once again this year by Anita and Tom Zukas and the Newsletter committee, headed by editor Nan Matthews, whose volunteers hand deliver the Back Gate newsletter each month to all 374 units. These committees are always in need of replacement volunteers so please reach out if you are so inclined ... it's a great way to get involved.

A special thanks goes out to Barbara Stokes, who after more years than she cares to recount, is stepping down from the Board of Directors. Her commitment to the Board and to the community as a whole will be sorely missed and impossible to replace...thanks for everything Barb!

Finally, I would like to acknowledge our full-time staff members Warren and Cady, and part-time staff members Marie, John and Brayden, who even though are paid for their services are every bit as dedicated to our community's sustainability.

Thank-you everyone who volunteered this year and hopefully we'll have more folks to thank next year...our community only thrives through volunteerism!

Following is list of current HOA projects and what's projected for next year:

#### 2021 - Summary of HOA Projects (not including routine maintenance)

- Completed sanitary sewer trunk-line maintenance work including camera inspection and cleaning where needed.
- Completed the renovation of the clubhouse interior and replaced the exterior lights with directional LED fixtures.
- Approximately 3/4 of homeowners have now registered for and received new key cards for the swimming pool.
- Hired professional landscape and irrigation design consultants, which allows us to competitively bid detailed design plans. The installation of these initial design plans is occurring this fall in the north end of the community.
- Staff detected and repaired over 60 leaks in the original irrigation system.

#### (President's Letter Continued)

- Completed the update to our Reserve Study.
- Completed the 2020 audit of our accounting books.
- Added a second pickleball court to our existing tennis courts.
- Continued concrete sidewalk leveling and replacement where needed.
- Developed a plan for handrail installations in common area walkways. Hand-rail installations will be initiated this fall and continue over several years until completed.
- Staff continues to paint our wooden bridges with a sand filled product that will provide better traction during the winter.
- Implemented the new seven-year paint cycle for the residential units.
- One of our community's six original driveways is being replaced this fall, including new concrete curb and gutter where needed. The parking areas are being re-paved as well.
- Held an ice cream social for the community at the swimming pool.
- Completed another successful swimming pool season, considering the age of the equipment.
- Hired a consultant to develop detailed plans for pool equipment replacement. Contractor bidding of these plans will commence later this fall.
- Purchased an electric utility cart to facilitate maintenance activities.

#### 2022 - Anticipated HOA Proposed Projects

- Replace the aging pool equipment before the pools reopen.
- Continue landscape replacement/updating as budget allows.
- Continue with replacement of old irrigation zones in conjunction with landscape improvements.
- Continue leveling or replacing concrete walks where needed.
- Repair, seal and maintain old asphalt until budget allows for replacement.
- Continue to evaluate and monitor tree health. Remove diseased trees as needed and replant with disease-resistant varieties.
- Expand maintenance shed to house much needed shelving for equipment and supplies and to store the utility cart.



#### To All Knolls Village Neighbors

Please join our neighborhood Google group, The Knolls Social Club. It's private and only open to our neighborhood.

Once you're a member, you will see email posts from your neighbors, and you can post your own messages as well. The posts are informative and fun with neighborhood updates, etc. It

is also a forum of communication to our HOA residents.

We keep politics and ugliness out as it is very different from other forums. To be added to the list of recipients please email Jennee Schwartz at [JenneeSellsCO@gmail.com](mailto:JenneeSellsCO@gmail.com).

#### JOIN US FOR COFFEE!

**Saturday, Oct 2—9:30 am**



Outside on the lawn – in front of Olivia Bechtel's home, 7361 S. Knolls Way (where old tennis courts use to be).

Enjoy coffee and cookies, conversation with neighbors, beautiful fall weather! Just stop by! Bring the kids! Games to play! (If it rains, event will be inside house.)

For questions on upcoming social events or to become more involved, please contact Olivia Bechtel (720-855-1385) or Anne Krause (202-841-6390).



#### A Message from the KVTA Treasurer Joe Johnston

Each October it is common for us to provide an update on the upcoming year's KVTA budget.

There is no dues increase being proposed for 2022, but it is anticipated we will be voting on one for 2023. In 2019, we had no indication of the additional cost increases we would face during the Covid-19 pandemic which included dramatically higher water costs as a result of an unusually warm summer and most residents working and/or remaining at home.

Last year when we prepared the 2021 budget, we erred on the side of caution and over-estimated our Operating Fund budget based on the previous 12 months of uncertainty. For 2022, we have adjusted back our Operating Fund estimates although they are still much higher than in years prior to 2020. Our unit costs have increased anywhere from 5% to 20%+ on materials/services.

Given the unpredictable limitations to getting Reserve projects scheduled last year, we have added many of those projects into this and next year's plans. The Reserve Analysis was completed this year where we exceeded 100% of a funded Reserve. (Anywhere above 80% is considered healthy by experts that prepare Reserve Analysis studies.)

While we are only making 0.1% on our CDs (KTVA governance restricts us to FDIC CDs and Money Market), we are seeing large increases in unit costs. We may be performing another Reserve Analysis this year to drive efficiencies on how our Reserves get invested – whether in CDs or in higher prioritized projects – to prevent the gap from spreading further. We anticipate our Reserve Fund Replacement percentage to be in the 90%+ after the true up from this year's Reserve Analysis plus current projects for this year and next.