

COMMUNITY INFORMATION: www.knollsvillage.com	
Clubhouse Reservations 2701 E. Geddes Place	Jan—March Kathy Kurtz —303-794-4918
	April—June Pam Hansen—303-757-1576
	July—Sept Kathy Kurtz —303-794-4918
	Oct —Dec Linda Ward— 303-999-6471
KVTA Board Meeting	Tuesday, February 1, 2022 — 6:30 pm
Newsletter Deadline Friday January 28, 2022 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>In My Home Babysitting</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>Free Home Warranty</p> <p>Are you thinking of 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>Support</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 asafe-place2share.org.</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>Need a New Gate?</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> <hr/> <p>Looking For A Dog Walker?</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

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. See "Community Information" for the monthly ad submission deadlines.

<p style="text-align: center;">For Sale</p> <p>For sale-kuji sno cone machine/ice crusher-used once. \$10- 303-290-6338</p> <p>Large oval roasting pan, Teflon interior with rack and vented lid. 16"- l, 10"-w, 4"- h/with lid 8"-h.- \$10.00</p> <p>Call Jo at 303-290-6338 for more information.</p>	<p>I am a Travel Advisor 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 www.BeaconTravelLLC.com</p>
<p>Your Friendly Neighborhood Realtor</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 thomas@relevatohomes.com</p>	<p>FREE Estate Plan Review or Consult</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: information@obls.biz phone: 303-848-2907; website:www.obls.biz</p>
<p>Need a Petsitter??</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>Repairs to Remodel by Father/Son Team</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 style="text-align: center;">Memory Support</p> <p>I assist people who are having difficulty with their memory. Examples would be forgetting food that is cooking, forgetting to bring items with you when you leave, forgetting a grocery list, forgetting clothes in the laundry, difficulty with multi-tasking when cooking, forgetting to follow through on tasks, and forget to return phone calls.</p> <p>I have been helping people with memory problems for 35 years and have lived in the Knolls for 38 years. Roger Veach—cell 303 594-6846. Private pay or health insurance accepted.</p>	



2022 KVTA Events			
Date	Time	Event	Location
Tues., Jan. 4	6:30 p.m.	Board of Directors Meeting	*
Tues., Jan. 4	7:30 p.m.	Homeowners' Quarterly Meeting	*
Tues., Feb. 1	6:30 p.m.	Board of Directors Meeting	*
Tues., Mar. 1	6:30 p.m.	Board of Directors Meeting	*
Tues., Apr.5	6:30 p.m.	Board of Directors Meeting	*
Tues., Apr 5	7:30 p.m.	Homeowners' Quarterly Meeting	*
Tues., May 3	6:30 p.m.	Board of Directors Meeting	*
Fri., May 27	9:00 a.m.	Pool Opens for the Season	Weather Permitting
Tues., Jun 7	6:30 p.m.	Board of Directors Meeting	*
Sat., June 11		Dumpster Day--details in Back Gate Newsletter	Various Locations
Tues., Jul 5	6:30 p.m.	Board of Directors Meeting	*
Tues., Jul 5	7:30 p.m.	Homeowners' Quarterly Meeting	*
Sun., Jul 10	1 - 3 p.m.	Community Ice Cream Social	Pool Gazebo
Tues., Aug. 2	6:30 p.m.	Board of Directors Meeting	*
Mon., Sept. 5	7:00 p.m.	Pool Closes for the Season	
Tues., Sept.6	6:30 p.m.	Board of Directors Meeting	
Tues., Oct. 4	6:30 p.m.	Board of Directors Meeting	*
Tues., Oct. 11	7:30 p.m.	Homeowners' Annual Meeting	*
Tues., Nov. 1	6:30 p.m.	Board of Directors Meeting	*
Tues., Dec. 6	6:30 p.m.	Board of Directors Meeting	*

*Clubhouse and Pool are located at 2701 E. Geddes Place

FROM DAVID KAISER

PRESIDENT OF THE HOMEOWNERS' ASSOCIATION

As the New Year rolls in so too do the new rules for trash collection in Knolls Village. Everyone needs to be using Waste Management roll-off bins for both trash and recycling collection. If you do not have their roll-off bins by now you will need to contact Waste Management directly to place your order. If you are a renter your landlord will need to place the order. Call WM's customer service at 303-797-1600 and give them your unit's address...you do NOT need the HOA account number to order your bins.

Some additional rules to keep in mind when putting out your bins for collection:

- All material must now be placed inside the bins...loose bags or other items placed next to a bin will not be picked up.
- If you have bulky items that don't fit in a bin you can schedule and pre-pay directly with WM for pick-up by calling their customer service (same number as above).
- All cardboard boxes must be broken-down and placed inside your recycling bin.
- Bins should be put out the evening before or early morning of pick-up day. Roll your bins to the edge of the asphalt but not on the asphalt.
- By City code and HOA rules you must return your bins to their place of storage within 24 hours after pick-up. If you are away for the weekend, please have a neighbor store them out of sight for you.
- To dispose of old personal containers place them upside-down and empty on any collection day. There is limited space on the trucks, so if they don't pick up your discarded container keep trying until they do.

Thanks everyone for your cooperation...and may 2022 be a better year for us all!

Newsletter Delivery Volunteers Needed

Can you spare 20 minutes each month? Volunteers are needed to deliver KVTA's monthly *Back Gate* newsletter to two driveways - 2500-2548 E. Geddes Place and 7331-7399 S. Knolls Way.

Newsletters are dropped off the first week of each month to volunteer's patio for delivery to back gates. If you're available to help, please call Cindy at (720) 583-2495.



December 14, 2021

Centennial formally approves plan to let Streets at SouthGlenn increase housing, decrease retail

Up to 1,125 housing units will now be allowed at the 77-acre shopping center
By John Aguilar, The Denver Post

Centennial made it official this week.

In an 8-1 vote, the City Council on Monday approved a plan that will allow The Streets at SouthGlenn to boost the maximum number of allowable housing units on site from 350 to 1,125, while lowering the minimum amount of retail space at the 77-acre outdoor shopping district from just over 900,000 square feet to 621,000 square feet.

The vote came nearly a week after the council spent hours discussing the future of one of its most prominent shopping centers amid a national shift in consumer buying patterns, which have been upended by e-commerce and the pandemic. City leaders delayed a final vote until Monday.

The vote means that Denver-based Alberta Development Partners, the shopping center's owner, along with Northwood Investors will be able to build multi-family housing at the spot where an empty Sears building sits. The Streets at Southglenn could also incorporate homes in the space now occupied by a Macy's, which is slated to close in March.

The Streets at SouthGlenn replaced the former Southglenn Mall a dozen years ago.

Reminder

HOA Covenants require that all holiday lights and outdoor decorations be removed by January 15.

The Cost is Nominal . . . the Results are Brilliant!

Help us all brighten up our community during the long winter nights. After our holiday lights are removed our sidewalks and driveways can be difficult to navigate at night for residents and our guests - especially those out walking their dogs. We encourage everyone to leave porch and walkway lights on for increased safety and security. You can save energy costs by purchasing a dusk-to-dawn adaptor to turn your lights on and off for you automatically (available at home improvement stores) for approximately \$8.00. And did you know you can purchase LED bulbs a with dusk-to-dawn feature built into them?



COFFEE AND COOKIES

Saturday, January 8 at 9:30 am
at the Clubhouse (2701 East Geddes Place)



Start the New Year!

Join us for a coffee social and meet Knolls Village neighbors.

Please contact Anne Krause (call or text 202-841-6390) for more information on upcoming events.



February Book Club

Thursday, February 17
7:00 pm

The meeting is being held at Marilyn Heinle's house, 2615 East Geddes Ave. Call Marilyn at (303) 694-3541 to get your copy of the book we will be discussing.

We are excited to get going again with book club. All are welcome, please come and join us.