

COMMUNITY INFORMATION: www.knollsvillage.com	
Clubhouse Reservations 2701 E. Geddes Place	July—Dec Linda Ward— 303-999-6471 Jan—March Kathy Kurtz —303-794-4918 April—June Pam Hansen—303-517-9442
KVTA Board Meeting	Tuesday, September 6, 2022 — 6:30 pm
Newsletter Deadline Wed, Sept 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

STREETS AT SOUTHGLENN
2022 Centennial Chalk Fest
Saturday, September 24, 2022 | 10:00 AM to 4:00 PM

Watch as local artists create sidewalk masterpieces using only chalk and their imaginations. Arrive early to spend the day browsing local businesses and vendors and enjoying an outdoor concert.

- 30+ chalk artists
- Live music
- Family activities

Music by:
Drum, guitar, piano and vocal performances by students from **School of Rock Aurora**

Rock and country rock vocals by singer/songwriter **Dave Miller**



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;">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>	<p style="text-align: center;">FREE Estate Plan Consultations</p> <p>Your friendly Knolls neighborhood attorney here! Reminding you that estate plans are crucial for ALL ages. Whether you need a review of a current Estate Plan or want a new one created - we offer FREE consultations to help you figure out what's best for you: trusts, wills, powers of attorney, guardian/conservator, social security, probate and more. We are happy to stop by your house or meet for coffee. Look forward to meeting you!</p> <p>Adam O'Rourke Attorney Email: information@obls.biz Website: www.obls.biz</p>
<p style="text-align: center;">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.</p> <p style="text-align: center;">Senior discount available! Call Mr. Winden at 303-949-3930</p>	<p style="text-align: center;">Your Friendly Neighborhood Babysitter!</p> <p>I am 15 years old and very Dependable. \$10 Per Hour Kids 3 And Up CPR CERTIFIED Call Sara (720-474-7661)</p> <hr/> <p style="text-align: center;">FREE—Wooden China Cabinet</p> <p>Free to good home if you move it. 303-741-6567</p>
<p style="text-align: center;">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 style="text-align: center;">For Sale</p> <p>Bedroom Furniture and Xbox One S Bedroom furniture set, including full-size bed frame, side table and dresser for \$250. Perfect for kids bedroom. Used, but in good condition with a few scratches and paint chips. Text Shannon at 720-883-5217 for more information (pictures available)</p> <p>Xbox One S, including three controllers with covers and chargers, three bonus video games and the console for \$300. Text Shannon at 720-883-5217 for more information (pictures available).</p>



2022 Annual Meeting
Tuesday, October 11, 2022
7:30 pm at the Clubhouse

The Election of Directors to serve on the KVTA Board of Directors will be held at the KVTA Annual Meeting at the Clubhouse, 2701 E. Geddes Place.

The Board of Directors consists of seven Directors, each serving a three-year term commencing in November. Monthly Board Meetings are held at the Clubhouse on the first Tuesday of each month at 6:30 p.m. and at the Annual Meeting at 7:30 p.m. on the second Tuesday in October.

Terms expire in 2022 for David Kaiser and Cindy Kiel. They will not stand for re-election. The remaining Directors include Darcy Johnson, Joseph Johnston, Kathleen Sutton, Anne Krause, and Wil McCammish. However, as a result of Wil McCammish's recent resignation from the Board, a previous Board member, Scott Ward, has been appointed by the Board to complete the remaining two years of his term.

Two homeowners, Anne Waite and A.J. Quick, have been nominated for election to the KVTA Board. Please see their bios elsewhere in the newsletter.

Nominations are also accepted from the floor at the Annual Meeting.

FROM DAVID KAISER

PRESIDENT OF THE HOMEOWNERS' ASSOCIATION

As our pool closes after Labor Day, we hope you were among the many residents and guests who enjoyed this refreshing facility again this summer. Many thanks to Board members Darcy Johnson and Cindy Kiel for all their efforts and to the staff of Perfect Pools, who provided us with excellent attendants and service, keeping our old equipment running for one more year. Next year we'll have all new equipment in place for both pools.

The Architectural Control Committee will be mailing out notifications soon to homeowners in next spring's paint cycle (year-3 on the paint map found on the website) advising them of any repairs they will need to make before next spring.

In early September all homeowners will be receiving a mailing from the Board concerning the specifics of the upcoming October 11th annual meeting and the election for two Board of Directors positions. The bios of the two candidates are found elsewhere in the newsletter.

Finally, it has been three years since our last dues increase and costs have risen considerably since then. Your Board is very budget conscience, but we simply must increase dues to keep pace with inflation and have the reserves available to continue replacing our aging infrastructure (think of roads, driveways, concrete, landscape, irrigation system, pool equipment, etc.).

There will be a separate mailing later in September containing the proposed budget for 2023, an explanation of the rising costs, the amount of the proposed dues increase, and a ballot for your voting. We encourage everyone to please vote and return a completed ballot.

Meet the KVTA Director Candidates

Two homeowners, Anne Waite and A. J. Quick have been nominated for election to the KVTA Board of Directors. The election will be held at the KVTA Annual Meeting at 7:30 pm on Tuesday, October 11, 2022 at the Clubhouse. Nominations will also be accepted from the floor at the meeting. All homeowners of record will be receiving a letter in early September with more information concerning the election. Here is a summary about the candidates:

Anne Waite - I'm honored to have been nominated for election to a Director position on the KVTA Board of Directors. I'm looking forward to working with other board members and volunteers to continue making the Village a wonderful place to live. I have lived in the Village for over 15 years. My children grew up here, attending both Arapahoe and Littleton HS, and I'm sure many of you have met me and my dogs on our daily walks. I've also been a volunteer on the ACC committee since 2014.

I believe my background in leadership and technology for the last two decades, most recently working for a large cyber security company, has given me the experience I need to be a valuable member of the board. I have significant experience working with budgets, dealing with disputes, planning and implementing large-scale projects, and being an empathic listener when problems arise. As a member of the Board, I will give my all to helping this community remain as the lovely, safe haven that it has always been.

A.J. Quick - I have been a small business owner for the past 25 years with a passion for automation through technology. My goal as board member would be to increase efficiencies by reducing costs and streamlining processes by using new technology. I believe it is vital that we continue to have a board composed of volunteer townhouse owners so we can continue to maintain one of the lowest priced and best associations in the area.

Volunteers Needed

The Architectural Control Committee needs volunteers and we would love for you to join us. ACC members walk assigned areas of the community in June and September to help notify homeowners of exterior issues that need attention or repair. We have a great group and accomplish a lot with minimal effort. If you are interested, please call Elisa at 303-955-8544 or email ArchitecturalControlKVTA@gmail.com



Please save these dates!

Coffee, Juice, Cookies, Donut Holes, Fruit

Our holiday themed coffee socials will be on the following Saturdays, 9:30 am, at the Clubhouse.

Please come and meet new neighbors.

October 15

November 5

December 10

Anne Krause

(call/text 202-841-6390)

Revised KVTA Policies

Due to recent changes adopted by Colorado's legislature (re: House Bill 22-1137) that affects community associations throughout the state, KVTA has revised four of our policies effective August 10, 2022. They include our 1) Collections Policy, 2) Covenant Enforcement Policy, 3) Policy for Conducting Meetings, and 4) our Parking Policy.

The documents have been updated and posted on the website www.knollsvillage.com. If you do not have internet access, leave a message with your name, address and phone number at the Association's message center (303) 796-0540 and request copies be mailed to your home. Thank you.