

COMMUNITY INFORMATION: www.knollsvillage.com	
Clubhouse Reservations 2701 E. Geddes Place	Jan—March Kathy Kurtz —303-794-4918 April—June Pam Hansen—303-517-9442 July—Dec Linda Ward— 303-999-6471
KVTA Board Meeting	Tuesday, January 3, 2023 — 6:30 pm
Newsletter Deadline Wed, Dec 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

CHRISTMAS CAROLS

Sunday, December 18th, 4-5pm

We are organizing a *caroling group* and will visit specific houses within our Knolls Village Community. If you would like to sing with us, or have *carolers* come to your home, or know of a neighbor who could use some *holiday cheer*, contact Anne Krause (call/text 202-841-6390). ***This event will be contingent upon interest, so please call or text before December if you are interested.*** Music sheets will be provided. ***Come to have fun and hot chocolate afterwards!*** (Good singing voices not required!)



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.</p> <p style="text-align: center;">\$10 Per Hour Kids 3 And Up CPR CERTIFIED Call Sara (720-474-7661)</p>
<p style="text-align: center;">Free Home Warranty</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 style="text-align: center;">BIBLE STUDY</p> <p>Long Term Believer New Believer Non Believer</p> <p style="text-align: center;">All are welcome!</p> <p style="text-align: center;">Call Holly—303-912-1565</p>



The Back Gate
Villager

Merry Christmas

圣诞快乐

Feliz Navidad



Froehliche
Weihnachten

Joyeux Noel

Buon Natale

HOA DUES INCREASE EFFECTIVE JANUARY 1, 2023

The monthly HOA dues for Knolls Village have increased to \$200 per month due on the 1st of JANUARY 2023. The dues will be \$200. IF YOU USE BILL-PAY, PLEASE UPDATE the amount you pay to 'Knolls Village Townhouse Assn' to \$200. The late fee for Knolls Village will be \$25 beginning on January 1, 2023.

No more writing and mailing checks SET UP BILL PAY through your bank's website

Logon to your bank's website and look for 'BILL PAY'. Set up using the Payee as 'Knolls Village Townhome Assn.' and the address below. Choose the frequency of 'monthly'. You can set up recurring automatic payments (most residents choose this option) or log in to your bank every month and pay. Monthly dues payments are due on the first of every month. The bank produces a check and mails it to Knolls Village Townhome Assn. (KVTA) on the date YOU specify. Banks offer this service for no charge. You may access a copy of the cancelled check for a receipt if needed.

***Use your last name and street address as your account number in order to have your payment applied to the correct account .

Payable and mailed to:
Knolls Village Townhouse Assn.
2701 E. Geddes Pl.
Centennial, CO 80122

**Call Marie Kilty, Bookkeeper at 303-489-0392,
if you have any questions.**

HOLIDAY HAPPENINGS Hudson Gardens

www.hudsongardens.org/event/a-hudson-christmasday20-2022/

A Hudson Christmas is back again this holiday season with our dazzling display of lights. Our lighted forest of towering trees will enchant guests of all ages.

Trail of Lights at Chatfield Farms

www.botanicgardens.org/events/special-events/trail-lights
Trail of Lights at Chatfield Farms takes you along a winding path glistening with lights that illuminate the Colorado countryside.



COFFEE SOCIAL

Saturday, December 10 at 9:30 am, at the Clubhouse.

Come meet Knolls Village Neighbors!

Coffee—Juice

Donuts—Cookies—Fruit

Children are welcome. Make a
Christmas ornament with us.

Anne Krause
(call/text 202-841-6390)

Newsletter Delivery Volunteer Needed

Can you spare a few minutes each month? We need a volunteer to deliver the monthly *Back Gate* newsletter to two driveways on the corner of E. Geddes Place and S. Knolls Way. Newsletters are dropped off the first week of the month to the volunteer's patio. If you're willing to help, please call Cindy – 720-583-2495.



Book Club and Christmas Party

December 15, 2022

6:00 pm

The next book we are reading is "The Color of Water" by James McBride. If you want a copy they are in the cooler on Karen Hannon's front porch. Her address is 7352 S Columbine way. Just take a copy and write your name and the number of the book.

This will be our combination book club meeting and Christmas party. For new members, we do a book exchange. Bring a book wrapped that you've enjoyed and don't mind parting with.

FROM TODD MATA

PRESIDENT OF THE HOMEOWNERS' ASSOCIATION

Hello Knolls Village Community!

My name is Todd Mata, and I am the new president of the HOA board of directors. Other new HOA board officers elected include Scott Ward (Vice President) and Anne Krause (Secretary). Joe Johnston was re-elected Treasurer. On a financial note, I'm happy to say that we also received overwhelming approval from the homeowners to implement the \$25 per month increase at the November meeting.

We are all very excited about serving our incredible community in these new roles. We hope to have an opportunity to meet many of the residents during our monthly board meetings and various social events throughout the year.

First, we would like to thank the outgoing officers for their incredible service for the Knolls Village community. Some of the projects initiated and completed during their tenure have greatly served our residents.

As your new board president, I would like to continue their great work and focus on the following areas for development and enhancement:

1. Operations
2. Common Area Maintenance
3. Technology
4. Community Engagement & Involvement
5. Finances
6. Governance

In subsequent newsletters, the other board officers and I will develop ideas and projects for these areas and will invite community input and involvement in selection and implementation.

Again, I'd like to thank the KVTA homeowners for this incredible opportunity to service our community and maintain its status as one of the best neighborhoods in Centennial!

Todd Mata, President

