

<p>FOR RENT</p> <p>2891 E Geddes Place, Available mid-June</p> <p>End ranch unit on greenbelt, very nice, very clean</p> <p>\$2750/month Call Bill 303-906-3816</p> <p>3-bedroom, 3 bathroom plus main floor study, 2376 sq ft. covered patio, finished basement, hardwood in main floor living room, dining room and kitchen. A/C, whole house fan. Appliances include refrigerator, electric range, dishwasher, garbage disposal, washer, dryer No smoking, no pets</p>	<p>In Need of a Dog Walker?</p> <p>Hi. I am a 14-year-old Village resident with 2 years' experience as a dog walker. If you are in need of someone that can walk your dog during the day while at work, or just need some extra exercise for your Fur-Baby "I can Help." I only charge \$5 dollars for a 20-30 minute walk, or I can do two shorter walks during the day for the same \$5 dollars.</p> <p>Please give me a call for availability and references. 720-891-1570.</p>
<p>FOR SALE</p> <p>Antique Ice Box</p> <p>Oak with metal lining and brass hardware. Three sections: lid on top lifts to reveal the top section which was used for a block of ice to keep the contents in the cabinet below cool; door on cabinet opens; door on bottom lifts up (this is where the drip pan was located).</p>	<p>FOR SALE</p> <p>NordicTrack T6.5S Treadmill</p> <p>Gently used treadmill is about 54"high X 36" wide X 73.5" deep. The tread belt is about 55" X 20". It has a 2.6 CHP motor; speed options of 1 - 10; incline options 1 - 10; and preinstalled programs if you want to use them. Asking \$350.</p> <p>Contact Kristy at 720-923-7633; leave a message if you don't reach me.</p>
<p>Can be used for various things; I used it for my liquor cabinet with glasses, etc. in the top part. Value is around \$750 - \$850. . It's about 43" high, 26" wide and 17.5" deep.</p> <p>Selling for \$500 or reasonable offer. Call Kristy at 720-923-7633; leave a message if you don't reach me .</p>	<p>FOR SALE</p> <p>Patio Table and 4 Chairs</p> <p>round table about 42" across with tempered glass top. Table has hole in middle for an umbrella if you want to add one. Chairs are fabric with metal frame.</p> <p>Asking \$50 for the set. Call Kristy at 720-923-7633; leave a message if you don't reach me</p>
<p>Max and Sam—Dog Walking and Babysitting</p> <p>Dog walking \$5 for 20 minutes or \$10 per hour; Babysitting \$10 per hour</p> <p>Available 7 days a week this summer.</p> <p>Max is 13 yrs old (8th grade). Sam is 11 yrs old (6th grade).</p> <p>Both are responsible and comfortable around dogs. They are happy to walk, feed or play with your dog this summer. Max is available to babysit. Great for exploring the creek, walks to the playground or bike rides on the trail with your kiddo. Mornings, afternoons or evenings.</p> <p>Call or email Janet Arnold cell: 303-562-7878 email: janet.arnold@yahoo.com</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>Every Listing Gets Free Staging!</p> <p>I'm Emily Lonborg, Owner-Realtor of The Steller Group, a Centennial-based real estate team that saves you time, money, and stress. We provide complimentary home staging and offer turn-key project management on any improvements needed to sell. We provide our clients with the experience we'd want for our family and friends—informative, transparent, and patient, and we have experience selling homes in Knolls Village. If you're curious about what's going on in our real estate market or would like to attend one of our FREE seminars, I'd love to talk! 720.480.4665</p> <p> Emily@StellerRealEstate.com StellerRealEstate.com</p>	<p>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>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>Senior discount available! Call Mr. Winden at 303-949-3930</p>	<p>Your Friendly Neighborhood Babysitter!</p> <p>I am 15 years old and very Dependable.</p> <p>\$10 Per Hour Kids 3 And Up</p> <p>CPR CERTIFIED</p> <p>Call Sara (720-474-7661)</p>
<p>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>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>



COMMUNITY HAPPENINGS

Patio Tour
Friday, June 23
7:00 pm

The Patio Tour will be held on Friday, June 23 at 7:00 pm.

Maps will be available at the Clubhouse. We've chosen an evening tour since we're hoping for a little cooler weather.

We are still looking for volunteers to show off their patios. It's really fun to see what can be done with a small space. The hail has been hard lately but things should be fine by then.

Please volunteer and please come. Contact Olivia Bechtel at 720-855-1385 or at oliviabechtelt@gmail.com



BUON VIAGGIO A CADY!
SUNDAY, JUNE 4 at 1:00 pm
At the Clubhouse
Mici Italian Pizza and Cannoli

Come say good-bye and thank you to Cady Dixon as we wish her well on her archaeological assignments in Italy and Greece.
(Questions: Please call/text Anne 202-841-6390 or social@knollsvillage.com.

FROM TODD MATA

PRESIDENT OF THE HOMEOWNER’S ASSOCIATION

Hello KVTA Community members,

As we enter the summer months, our thoughts turn towards warm summer days and cooling off in the community pool.

As many of you know, KVTA kicked off a pool equipment replacement project in Spring of 2022. As a result of supply chain issues and the pool opening schedule for 2022, the actual replacement of equipment did not take place until the fall of 2022. At that time the contractor engaged to replace the equipment was unable to find licensed professionals to complete the installation. Once these professionals were available to the contractor, it was determined that all required certifications and approvals had not been obtained from the City of Centennial. So up to this point, completion of installation is being held up by City approvals and availability of HVAC professionals. We’re continuing to work with the contractor to complete this project as soon as possible, **but there is not a firm pool opening date set.** Once we have additional guidance from the contractor and the City, we will update the KVTA community immediately.

On a different note, the Board has received a number of parking complaints from residents. So, I thought it might be a good idea to go over some of the rules on parking in our community. Here is a partial excerpt from the policy that can be found on our website at https://knollsvillage.com/wp-content/uploads/2023/02/Parking_Policy.pdf.

Parking on KVTA Owned Property:

- Long term storage of vehicles, i.e., 14 days or more without being used, is prohibited.
- Storage of equipment, i.e., any non-vehicle occupying a parking space (s), e.g., dumpster, trailer, storage unit, etc., is prohibited at all times unless granted written permission by the Board for a designated period of time.
- Vehicles observed as inoperable, e.g., wrecked, flat or missing tires, etc., are prohibited as adopted by this resolution.
- Boats, trailers, trucks, campers or commercial vehicles are prohibited as per Article X of the Association’s Covenants. As adopted by this resolution, recreation vehicles (RVs) are prohibited from overnight parking on KVTA property.
- Vehicles blocking, impeding or in any way preventing access to other parking spaces or garages are prohibited and shall constitute an emergency for towing purposes.
- The parking of any vehicle or equipment that blocks or limits access by fire or other emergency vehicles on the Knolls Village Townhouse Association roads is expressly prohibited and shall constitute an emergency for towing purposes

I hope everyone’s summer gets off to a great start. Talk to you in July.

COMMUNITY INFORMATION:

Clubhouse Reservations 2701 E. Geddes Place	Jan—March Kathy Kurtz —720-240-3099 April—June Pam Hansen—303-517-9442 July—Dec Linda Ward— 303-999-6471
KVTA Board Meeting	Wednesday, July 5, 2023 — 6:30 pm
Newsletter Deadline June 28, 2023 before noon	Nan Matthews nan@themattgrp.com; 303-843-6414
Emergencies in Common Areas KVTA Message Center	303-304-8976 303-796-0540
Community Website:	www.knollsvillage.com
Bookkeeper	Marie Kilty 303-489-0392 bookkeeper@knollsvillage.com

DUMPSTER DAY—SATURDAY, JUNE 10



Dumpsters available in various locations throughout the community.

SOUTHGLENN SUMMER CONCERTS

***Dancing in the Streets* 6:30—8:00 pm**

June 7—FACE

An internationally acclaimed all-vocal rock band from Boulder, who have been captivating audiences for more than a decade with their infectious energy punctuated by an endearing love of performance.

June 21— UNION GRAY

Union Gray is a fun, grass roots rockin’ Country band that plays a great mix of new and classic Country, celebrating epic songwriters and artists from Oklahoma to Texas to Nashville.



Is this your cat?

Has been wandering around Mollie Lancaster’s house and they’d love to find his/her true home.

Contact her at mollieklancaster@gmail.com
If you know where he/she belongs.



BOOK CLUB

June 15, 2023

4:00 pm

The book we are reading this month is Barbara Kingsolver’s “The Bean Tree.” Cheryl Scher has the books. Her phone number is 720-290-9904.

We’ve changed the time for the next meeting to 4:00 pm on June 15th at Cheryl’s house. 2779 East Fremont Place.

Hoping for a little cooler weather. See you then!



NOTICE FROM OUR KVTA MAINTENANCE TEAM

We ask there be no dumping of sand, dirt, or miscellaneous rocks in our common area beds. Rock beds are meant to be “clean” in that there is landscape fabric beneath the rocks acting as a weed barrier. Dumping soil on top allows weeds to grow. If different colors and sizes of rocks are dumped, we also have no way of removing them other than by hand.