

### FREE Estate Plan Consultations

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!

**Adam O'Rourke | Attorney**  
Email: information@obls.biz  
Website: www.obls.biz

### In Need of a Dog Walker?

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.

Please give me a call for availability and references. 720-891-1570.

### NEED CLUBHOUSE COMMITTEE VOLUNTEERS!

**We are currently seeking resident volunteers to join the Clubhouse Committee. As valued members of this committee, your primary responsibility will be to coordinate clubhouse reservations and ensure smooth access for residents who wish to reserve and utilize the facility.**

**If you are available to lend a helping hand during either the July to September period or the October to December period, we kindly request you to reach out to the board of directors via email board@knollsvillage.com.**

### SUCCESSFUL PATIO TOUR

Thanks to all the people who opened their gates for the Patio Tour! It was a big success. The patios were all lovely and some great ideas!

Thanks to all the people who came and helped make it a lovely evening. Definitely will do evening hours in future!

The weather has been somewhat iffy lately but we had a perfect evening.

Thanks to great neighbors!

Olivia Bechtel

### 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.

### Every Listing Gets Free Staging!

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

| Emily@StellerRealEstate.com |  
StellerRealEstate.com

### Repairs to Remodel by Father/Son Team

Specializing in bathrooms and kitchens. Tile, counters, cabinets—we do it all—handyman services—painting to water heater replacement.

Senior discount available!  
Call Mr. Winden at 303-949-3930

### Free Home Warranty

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.

Contact me, the realtor who listens,  
Marlene Weaver (719) 205-5865,  
marlensesellshouses@gmail.com

### Max and Sam—Dog Walking and Babysitting

Dog walking \$5 for 20 minutes or \$10 per hour; Babysitting \$10 per hour

Available 7 days a week this summer.

Max is 13 yrs old (8th grade). Sam is 11 yrs old (6th grade).

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.

Call or email Janet Arnold cell: 303-562-7878 email: janet.arnold@yahoo.com

### Your Friendly Neighborhood Babysitter!

I am 15 years old and very Dependable.

\$10 Per Hour Kids 3 And Up

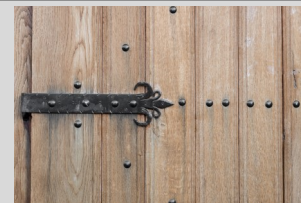
CPR CERTIFIED

Call Sara (720-474-7661)

### Memory Support

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.

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.



## The Back Gate Villager

**THERE WILL BE NO AUGUST NEWSLETTER.  
THE NEXT ISSUE WILL BE SEPTEMBER 2023.**



### ICE CREAM PARTY! Sunday, July 16 at 1 PM Outside the Clubhouse

Besties Ice Cream Truck will cater 6 to 8 different flavors of ice cream (including a dairy free option). Pick a waffle cone or cup, and then add your favorite toppings. There will also be a balloon artist and music.

This party will be paid for by a grant from the city of Centennial, and in the event of rain, will still be held.

Questions -- Please call/text Anne at 202-841-6390.



### BOOK CLUB

**July 22, 2023**

**4:00 pm**

Our next meeting is July 22nd at 4:00 at Bonnie Caruso's house, 2513 East Geddes Ave. We are reading "West with Giraffes" by Lynda Rutledge. If anyone else is interested in joining us, please contact Olivia Bechtel at 720-855-1385.

**FROM TODD MATA  
PRESIDENT OF THE HOMEOWNER'S ASSOCIATION**

Hello All – As you know, the opening of the KVTA pool has been postponed based on the pool equipment replacement project initiated in 2021. Like most of you, I'm trying to sort out exactly what happened during the timeline of this project that got it so far off schedule.

Based on discussion with members of the prior board, the decision was made to replace the pool pumps and water heating equipment in conjunction with the 2021 Reserve Study given their age and wear. In 2021, the previous board hired a pool design company to develop a plan for the equipment, replacement, and installation. After review of the four bids submitted to do the project, the previous board contracted with the chosen pool construction company. Upon receipt of the final approved plans from the design company, the pool construction company (Installation Contractor) ordered the equipment based on the approved plan layout for the replacement.

The prior board voted in May of 2022 to delay the installation of the equipment due to the unexpected break and necessary replacement of the clubhouse sewer line, and pending receipt of replacement parts necessary for the wader pool. The previous board approved commencement of the equipment replacement after the close of the 2022 season. Once the pool was closed for the summer, removal and disposal of the original pool equipment was initiated and completed by the Installation Contractor in summer 2022.

By early February of 2023, the Installation Contractor was prepared to begin the equipment installation. At this time, KVTA's ground maintenance supervisor expressed concern that the new pool equipment and installation structure approved by the pool design company was not "up-to-code" and posed a potential safety hazard for our community. He contacted the City of Centennial to ensure that all required permitting had been obtained by the Installation Contractor to perform the installation. The grounds maintenance supervisor advised me that the city indicated that no such permitting had been obtained. Concerned that there was a reason such permitting had not been obtained, I asked the Installation Contractor to secure such permitting and submit a design review to the City of Centennial. At that point, the Installation Contractor stopped all work in order to submit the documentation as requested. On April 5, 2023, the Installation Contractor notified KVTA of the permit approval by the City of Centennial. Since that time, I sent numerous emails and left many voicemails, but the Installation Contractor did not return any of my messages.

The week of April 10, 2023, the Installation Contractor sent a plumber and HVAC person to review the location where the pumps and heaters were to be installed. The KVTA board was not advised by the Installation Contractor that these professionals would be on site. However, the grounds maintenance supervisor and I happened to be in the clubhouse at this time, and we met with these folks. During our conversation, these two professionals expressed concern that the existing ventilation for the new pool heaters might not pass review by the City of Centennial. They were also concerned with the space available in the clubhouse basement for the different pieces of pool equipment, even though the original pool equipment was much larger. Given these safety and design concerns, there have been equipment and design changes and improvements made. At this point, most of the new pool equipment has been installed. Final hook-up and start-up are still pending electrical and power issues.

On June 20, 2023, the Installation Contractor's electrician conducted an electrical load study. It revealed that the main electrical panel located outside the clubhouse did not meet current state and city codes. The main panel supplies the sub panel which powers the pool equipment. In order to comply with code and safety issues and provide proper service to the pool sub panel, the board voted to approve replacement of the main electrical panel. This was the first time the current board had been advised of this issue. We are now awaiting a scheduled installation date for this electrical power box. The board envisions that once the electrical infrastructure issues are sorted out, the pool can then be opened. We are continually requesting that the Installation Contractor develop a timeline for completion, so we can communicate that to you.

This board is now entirely focused on ensuring that this project is completed in the safest and code-compliant manner possible. Once the dust and rancor settle from this project, it is this board's hope that you and your neighbors will be able to have a safe and fun experience at the KVTA community pool for years to come.

**COMMUNITY INFORMATION:**

<b>Clubhouse Reservations</b> 2701 E. Geddes Place	Jan—March Kathy Kurtz —720-240-3099 April—June Pam Hansen—303-517-9442 July—Dec vacant
<b>KVTA Board Meeting</b>	Tuesday August 8, 2023 — 6:30 pm
<b>Newsletter Deadline</b> <b>August 23, 2023</b> before noon	Nan Matthews nan@themattgrp.com; 303-843-6414
<b>Emergencies in Common Areas</b> KVTA Message Center	303-304-8976 303-796-0540
<b>Community Website:</b>	www.knollsvillage.com
<b>Bookkeeper</b>	Marie Kilty 303-489-0392 bookkeeper@knollsvillage.com

**Accepting Nominations for Election to the  
KVTA Board of Directors**

The Election of Directors to serve on the KVTA Board will be held at the KVTA Annual Meeting at the Clubhouse, 2701 E. Geddes Place, on October 10, 2023.

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 and at the Annual Meeting on the second Tuesday in October.

If you are interested in serving on the Board, the Nominating Committee is accepting applications. To apply:

**\*\*Call Dick Campbell, Nominating Committee Chair, at (303) 378-1558 to submit your name for nomination; or**

**\*\*Place a letter into the Association's 'Black Box' next to the bulletin board in front of the clubhouse; or**

**\*\*Email the Board at board@knollsvillage.com**

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