

COMMUNITY INFORMATION: www.knollsvillage.com	
Clubhouse Reservations 2701 E. Geddes Place	Jan—March Kathy Kurtz —720-240-3099 April—June OPEN Jul—Sept OPEN Oct—Dec Robin Stewart—303-946-5416
KVTA Board Meeting	Tuesday, February 6th— 6:30 pm
Newsletter Deadline Sun Feb 26, 2024 before noon	Terri Tymkovich terribearblue@hotmail.com 303-437-1360 (cell/text)
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

What's going on around Denver in February?

February is theater season at the **Denver Center for the Performing Arts** denvercenter.org "Message In A Bottle" at the Buell 2/13-25

Colorado Ballet presents "Jekyll and Hyde" Feb 2-11 ColoradoBallet.org

Hudson Gardens February Bird Walk is Feb 24-\$15 HudsonGardens.org

Spring catalogs for **South Suburban Parks and Recreation** are now available! Pick one up at Goodson Rec Center now!

Museum of Contemporary Art Denver "Cowboy Exhibit" now thru Feb 18

Denver Botanic Gardens "Golden Legacy Exhibit" Original art from 80 years of Little Gold Books thru Feb 18

Mark your calendars for **Women with Hattitude** downtown at the Seawell Ballroom, Thursday, May 2 at the Denver Center for the Performing Arts <https://www.denvercenter.org/support-us/special-events/women-with-hattitude/> for more information.

The Open Gate	
<p>Ads are free, but you must be a Village resident to advertise. Email your ad with your name, address and phone number to: terribearblue@hotmail.com; drop your ad in the black box by the bulletin board at the clubhouse; or call 303-437-1360. 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>	
<p>Max and Sam Dogs and Snow</p>	<p>1 To 1 Training Package</p>
<p>Max (14 yrs old) and Sammy (12 yrs old) are happy to walk your dog or shovel snow for you this winter. \$5 for 20 min dog walk. Dog-sitting available. Snow shoveling price is up to you, depending on the project. Let us know how we can help.</p> <p>Please contact Janet Arnold Cell:303-562-7878 Janet.arnold@yahoo.com</p>	<p>Working with leaders who want new ways to connect with their employees and to feel more engaged in the never-ending meetings on their calendars. I train on the skill of drawing visuals and guiding on how to apply this tool as an attendee and host of meetings. Please visit Vitalbeecreative.com for more information Kara Williams 805-452-7746</p>
<p>Repairs to Remodel by Father/Son Team</p>	<p>SELL AND RENT BACK (or not)</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>Knolls Village residents looking to purchase another property in KVTA. We are flexible with timing and open to renting back to you according to your schedule – from a month to a year or longer. No agent necessary, but will work with yours if required.</p> <p>Contact Marjorie at 720-280-2054 or jandmparker@comcast.net</p>
<p>Looking for Light House Cleaning and a Home cooked meal? Call 720-425-8991 or email yamilee_171@hotmail.com Leave a message of what you are looking for and phone and address. Cash or check only.</p>	



- **KVTA Board Meeting is Tuesday, February 6 at 6:30 pm in the Clubhouse**
- **Meeting for Community Members/Homeowners is Saturday, February 10 at 9:30 am in the Clubhouse**

INSURANCE

In Knolls Village, homeowners must be vigilant when it comes to insurance choices. Despite the explicit guidelines in the covenants and restrictions, some insurance agents often recommend 'Condominium Insurance' for our townhomes, assuming it provides sufficient coverage. However, it's crucial to understand that as a homeowner, you are responsible for insuring both the interior and exterior of your home, including the roof and garage, as a single-family residence. Common areas are covered by the HOA's insurance, but individual homeowners must ensure their policies adequately protect their properties.

Take a moment to review your insurance documents; if you have "Condo" coverage, it will almost certainly lack protection for your roof, exterior, and you may face uncovered losses. Ensure you are fully covered with a single-family Homeowners policy and NOT a Condominium Policy.

FROM THE BOARD OF DIRECTORS

Hello Everyone,

On February 10, 2024 there is a meeting of Community Members/Homeowners at the Clubhouse. Everyone is invited because we are looking for your input on major topics and projects for 2024. The meeting will begin at 9:30 AM and the Board President will be attending to hear homeowner input on these topics:

- ◆ **Tennis / Pickleball:** Are two courts required if we replace the existing amenity? New City of Centennial Rules require a 300 foot distance from Pickleball courts to residences. What would be a solution to this dilemma?
- ◆ **Pool:** Are pool monitors a requirement? What is an alternative? On summer weekends there can be quite a few attendees that require monitoring.
- ◆ **Landscaping and Maintenance:** Concerns about trees? We are developing a list of trees that need trimming and maintenance. You can submit the location for any tree you think needs attention. We will expand replacing turf with rock, help us decide where.

During the meeting Board members present will inform the Community on these topics and share the direction that has been discussed so far.

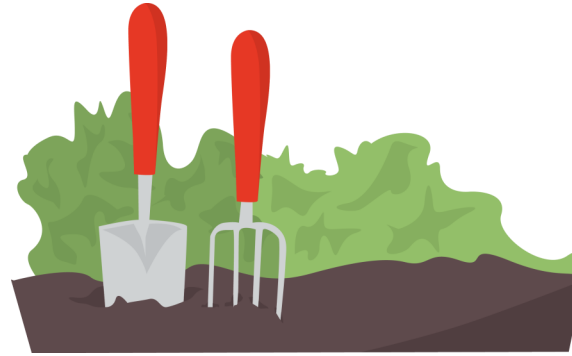
In order to make an impact on your community we welcome any and all concerns you have on the listed topics or any other subjects. Members of the Board are more than willing to take direction from those who wish to positively assist with several major decisions coming up in 2024.

The Board of Directors can make decisions, but any help the Community can give makes our job easier.

This is a chance for anyone interested in being a part of the solution. Please do not wait until June to express your displeasure with the Board of Directors decisions.

Thank You, The Board

New Landscape Addition



Check out the beautiful, new and artistic garden Cady, one of our landscapers is working on! She is very talented and applies her landscaping expertise for our benefit! You'll find it at the far southeast corner of our community. We can't wait to see the finished product! When you see them, please say **thank you** to our crew who work tirelessly winter, spring, summer and fall. There's never a day we look out and we don't see someone from the crew working diligently to keep our community as beautiful as it is!



Architectural Control Committee

The ACC is recruiting!

We have several openings on our committee and would love for you to join us. We have a great group, and we accomplish a lot for our community with minimal effort. Everything is documented and we'll train you! We're also looking to train a new Chairperson. Our first meeting is in April/May, so if you are interested, please send an email to:

ACC@KnollsVillage.com and we'll be in touch!



Book Club

Next book club meeting will be in March. Exact date, time, location and book to be determined later.