

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. 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>Are you looking for a dependable, trustworthy, and fun babysitter? Your friendly neighborhood babysitter, Samantha, is here for you!</p> <p>* Samantha is 13 years old and just recently received her CPR and babysitter training course certification * She is available on weekends and school breaks * Her rate is \$10 per hour To book, please call Lea (mom) at (216) 513-5084.</p>	<p style="text-align: center;">HANDYMAN <i>Repairs to remodel</i></p> <p>Carpentry, painting, plumbing, electrical, drywall repairs, fences/gates, tile, and much more.</p> <p>Call Jeff @ 303-880-0543 for a free estimate. Senior discount available!</p>
<p>Your Neighborhood Cutco Guy! Cutco Cutlery Sales, Service, and Corporate Gifting Cutco products are #1 rated, American made for over 75 years, and guaranteed forever!</p> <p>*Need your Cutco serviced? Text Michael Athens @ 303-909-1405 *Want Cutco for your kitchen or holiday gifts for friends and family? Visit www.4EverKnives.com. *Own a business? We can engrave your logo on a forever gift for clients and employees. Learn more at www.RetentionGifts.com</p>	<p>Adam O'Rourke, your neighborhood attorney. I believe estate planning is for everyone, regardless of age or wealth.</p> <p>So I'm offering FREE CONSULTATIONS to help you navigate wills, trusts, powers of attorney, and more. Whether you want a new plan or to review your existing documents, I'll come to your home or meet for coffee to discuss the options.</p> <p>Let's work together to protect what matters most. Email information@obls.biz or call 303-848-2907. Your family's security is worth the conversation.</p>
<p>HANDYMAN SERVICES Semi retired from light construction. Willing to tackle your honey do list, home repairs and various installs. Fine wood & carpentry. Even understands IKEA instructions.</p> <p>Please contact Dick 719- 291-1464</p>	<p style="text-align: center;">NO BOOK CLUB MEETING IN FEBRUARY</p>

COMMUNITY INFORMATION board@knollsvillage.com	
Clubhouse Reservations 2701 E. Geddes Place	Jan—March Kathy Kurtz —720-240-3099 July—Sept Marilyn Heinle— 303-694-3541 Oct—Dec Robin Stewart—303-946-5416
KVTA Board Meeting	Tuesday, March 4, 2025— 6:30 pm
Newsletter Deadline Feb 25 2025 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



2025 Community Calendar

Date	Time	Events	Location
Tues, Feb 4	6:30 p.m.	Board of Directors Meeting	*
Tues, Mar 4	6:30 p.m.	Board of Directors Meeting	*
Tues, Apr 1	6:30 p.m.	Board of Directors Meeting	*
Tues, May 6	6:30 p.m.	Board of Directors Meeting	*
May	9:00 a.m.	Pool Opens for the Season – Memorial Day weekend	Weather Permitting
Tues, Jun 3	6:30 p.m.	Board of Directors Meeting	*
June		Dumpster Day—Father's Day	Various Locations
Wed, Jul 1	6:30 p.m.	Board of Directors Meeting	*
July		Patio Tour	
July	1 - 3 p.m.	Community Ice Cream Social	KVTA Pool
Tues, Aug 5	6:30 p.m.	Board of Directors Meeting	*
Sept	7:00 p.m.	Pool Closes for the Season – Labor Day	
Tues, Sept 2	6:30 p.m.	Board of Directors Meeting	*
Tues, Oct 7	6:30 p.m.	Board of Directors Meeting	*
October		Annual Homeowners Meeting	
Tues, Nov 4	6:30 p.m.	Board of Directors Meeting	*
Tues, Dec 2	6:30 p.m.	Board of Directors Meeting	*

Clubhouse and Pool are located at 2701 E. Geddes Place
 * Board of Directors Meetings are held at the Clubhouse.

**PARKING RULES AND REGULATIONS
pertaining to vehicle parking and restrictions thereto
on Knolls Village Townhouse Association, Inc. (KVTA)
owned property, i.e., driveways, KVTA owned streets,
and all perpendicular parking spaces (commonly
referred to as guest parking spaces).**

1. Long term storage of vehicles, i.e., 14 days or more without being used, is prohibited.
2. 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.
3. Vehicles observed as inoperable, e.g., wrecked, flat or missing tires, etc., are prohibited as adopted by this resolution.
4. 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.
5. 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.
6. 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.

**The above is just a section of the Parking Policy.
Please go to [https://knollsvillage.com/residents/
documents/](https://knollsvillage.com/residents/documents/), Policies, Parking Policy for the complete
document.**

***Architectural Control Committee Covenant Corner –
A few things for your consideration this month.***

The Knolls Village is a Covenant Controlled Community. When you purchased your Townhome, or signed your rental agreement, you were provided with a copy of the Covenants and the Homeowners' Maintenance and Replacement Guide which provides a very practical guide for living in our community. Each homeowner is responsible for complying with the KVTA Covenants and the Board of Directors' policies and requirements including those of the Architectural Control Committee (ACC) regardless of whether they are aware of the requirements or not. The pertinent documents are at our Website: ***KnollsVillage.com*** and should be used as your reference for general information and for any changes you are considering to your townhome.

The Architectural Control Committee (ACC) has two processes in place to work with homeowners to ensure covenant compliance.

1. ACC Application Form & Approval Process: ALL changes to the outside of your unit, including but not limited to doors, windows, lighting, landscaping, roofs, Radon Mitigation, gates, and satellite dishes must be approved by the Architectural Control Committee **BEFORE** you order materials or begin work. To obtain prior written approval, please fill out an ACC Application Form and return it for processing as directed on the form. Application Forms are available online (www.knollsvillage.com) or at the Bulletin Board by the Clubhouse. You can generally expect a response within 5 to 7 days. **As a reminder, work done without approval may have to be redone or removed if it does not comply with KVTA Covenants and Guidelines.**

2. ACC Compliance Process: The ACC is charged with walking our community to determine if there are any issues that need addressing by homeowners to keep our community in compliance with our covenants. The ACC also sends
(continued)

Advisory Letters for issues of safety or concern such as missing window well covers, rabbits under porches, that you may want to address. If you receive an Out of Compliance Letter, it will state the issue, corrective steps, and ask that you respond or resolve the issue within 30 days. If the ACC Chairperson does not hear from you and the issue is not resolved, the ACC will follow up with you to be sure the issue is resolved. When necessary, unresolved issues will be referred to the Board for follow-up.

In Loving Memory of Marilyn Irene Olson



Dec 12, 1930—Dec 30, 2024

One of our dear friends and neighbors, Marilyn Olson passed away on December 30, 2024. She was 94 years old. She is survived by her son Brad Olson (Lisa Olson), three grandchildren, and four great grandchildren. And is preceded in death by her husband, Rick, daughter, parents and sister.

Marilyn and Rick were original owners on East Fremont Place. Marilyn was a secretary for Johns Manville for many years. She enjoyed dining out with many of the neighbors, especially when it was a birthday celebration. They frequented many restaurants however her favorite was The Outback. Also, Florida and Hawaii were Marilyn and Rick favorite places to travel to.

Marilyn's free time was spent at her church, Cherry Creek Presbyterian Church. She was a deacon, sang in the choir, helped with funeral services, and strengthened her faith through bible study. Per her family, "She will be remembered as someone with unwavering faith."

Marilyn will be missed!!