


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;">FOUND</p> <p>Found Echo Dot from Amazon Call 720-560-1590</p>

COMMUNITY INFORMATION board@knollsvillage.com	
<p>Clubhouse Reservations</p> <p>2701 E. Geddes Place</p>	<p>Jan—March Kathy Kurtz —720-240-3099 April—June Marilyn Heinle— 303-694-3541 July—Sept Need Volunteer Oct—Dec Need Volunteer</p>
<p>KVTA Board Meeting</p>	<p>Tuesday, April 1, 2025— 6:30 pm</p>
<p>Newsletter Deadline March 28, 2025 before noon</p>	<p>Nan Matthews nan@themattgrp.com; 303-843-6414</p>
<p>Emergencies in Common Areas KVTA Message Center</p>	<p>303-304-8976 303-796-0540</p>
<p>Community Website:</p>	<p>www.knollsvillage.com</p>
<p>Bookkeeper</p>	<p>Marie Kilty 303-489-0392 bookkeeper@knollsvillage.com</p>



KVTA BOOK CLUB
March 20, 2025
4:00 PM

The next meeting of the Book Club will be on Thursday, March 20th at 4pm at the home of Cathy Fox, 2842 E Geddes Place. The book being discussed is **“Ghosts of Honolulu”** by Mark Harmon.

The book can be obtained via Olivia Bechtel, 7361 S. Knolls Way, 303-841-2537.



HOW TO DEAL WITH ICE

With the snow comes the additional problem of ice. Several of you came to the HOA board meeting to discuss possible solutions. As you know, the sidewalk between the garages is the homeowner’s responsibility, so here are some possible solutions.

Shovel the snow as soon as possible. Some ice melts suggest putting down before the snow. The following suggestions work after the snow is cleared away.

Rock salt:
Pros: readily available, inexpensive, melts ice quickly
Cons: can damage concrete over time, not effective in very low temperatures, can harm plants and animals

Calcium chloride:
Pros: melts ice at lower temperatures than rock salt, less corrosive to concrete
Cons: can be harmful to plants and animals in large quantities

Magnesium chloride:
Pros: considered one of the most environmentally friendly options, less corrosive to concrete than calcium chloride
Cons: may not be as effective in very low temperatures as calcium chloride

Sand:
 While not melting ice, spreading sand can provide traction on on slippery surfaces.

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Dawn dish soap and rubbing alcohol can be used to melt ice. This method can be cheaper and less harmful to concrete than salt.

How to make:

- 1 teaspoon Dawn dish soap
- 1 tablespoon rubbing alcohol
- ½ gallon hot water

Pros: Hot water quickly melts the ice, the dish soap helps the liquid spread evenly, and the rubbing alcohol lowers the freezing point of the water, preventing immediate refreezing.

Cons: not as effective for extreme cold or thick layers of ice, reapplication may be needed

🔗 Grow With Us! 🔗

Calling all gardeners (or future gardeners)! We're excited to announce that small garden plots are now available in our community garden, and they're ready for you to transform into a blooming oasis! Whether you're a seasoned pro or a newbie who loves to dig in the dirt, there's a spot just for you.

🔗 **What's Up for Grabs:**

- 2 Small Plots 🔗

Price: Only \$10 per plot! 🔗

🔗 **Don't Wait!** These plots are first-come, first-served, so grab yours before they're gone! Ready to get started? Reach out to Reece at lori.reece@gmail.com for more info. Last year, the plots went fast! Let's roll up our sleeves, get our hands dirty, and grow something beautiful! 🔗

P.S. To our returning gardeners, please check your email and let me know if you're still interested in your plot. Your timely response will help ensure we can offer any remaining spaces to others. Thank you!

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. It is available 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 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 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.



JOIN US!

the **Y** CENTENNIAL COLORADO CLUE ROOM

CEN GEN STORY SLAM

An open-mic storytelling event where **anyone can share** a 5-minute true & personal story around the **theme: Soundtrack of Your Life!** Don't feel like sharing? Come listen to some unique stories & **join in the community!**

\$5

Get Your Tickets!



Questions? Contact The Clue Room
info@theclue room.com • 303.955.1722

FRI MARCH 28
DOORS OPEN:
4:30 PM
STARTS AT: 5 PM
Refreshments provided after Story Slam at 6PM

Centennial YMCA
Center of Generations
6972 S Vine St #366, Centennial

