

**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><b>Are you looking for a dependable, trustworthy, and fun babysitter? Your friendly neighborhood babysitter, Samantha, is here for you!</b></p> <ul style="list-style-type: none"> <li>Samantha is 13 years old and just recently received her CPR and babysitter training course certification</li> <li>She is available on weekends and school breaks</li> <li>Her rate is \$10 per hour</li> </ul> <p>To book, please call Lea (mom) at (216) 513-5084.</p>	<p style="text-align: center;"><b>HANDYMAN</b> <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><b>Your Neighborhood Cutco Guy!</b> Cutco Cutlery Sales, Service, and Corporate Gifting</p> <p>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</p> <p>--Want Cutco for your kitchen or holiday gifts for friends and family? Visit <a href="http://www.4EverKnives.com">www.4EverKnives.com</a>.</p> <p>*Own a business? We can engrave your logo on a forever gift for clients and employees. Learn more at <a href="http://www.RetentionGifts.com">www.RetentionGifts.com</a></p>	<p style="text-align: center;"><b>Adam O'Rourke, your neighborhood attorney.</b> <b>I believe estate planning is for everyone, regardless of age or wealth.</b></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 <a href="mailto:information@obls.biz">information@obls.biz</a> or call 303-848-2907. Your family's security is worth the conversation.</p>
<p><b>HANDYMAN SERVICES</b></p> <p>Semi retired from light construction. Willing to tackle your honey do list, home repairs and various installs. Fine wood &amp; carpentry. Even understands IKEA instructions. Please contact Dick 719- 291-1464</p>	

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



**Need Extra Hands?**

Someone to run errands (grocery store, Amazon returns, post office, etc), help you prep meals, companionship (walks, crafts, puzzles, sorting through closets/paperwork), or assistance to get to appointments?

I can help with "non-medical" needs. I live in the Community and am available for a wide range of times including weekends and evenings.

Please contact me to chat about your needs, my rates and availability. Please leave a message, and I will return your call as soon as possible. Candi – 720-289-2735



**Notes from the Treasurer's Desk**

April 15 is fast approaching, and the HOA taxes are done. Next up is collecting data for the audit and reviewing and finalizing the Reserve Study which will be for 2026. Expenses are going up for both operating expenses and capital improvements.

We are looking at various ways to keep costs under control. We have signed a new lower cost contract with a new landscaping company. The tennis courts have needed some serious repair so we have been collecting data since last fall for a solution, fine tuning the 2025 budget. We are keeping a safe amount of reserves but this results in funding for replacing both tennis courts as not financially feasible. The board is working with a couple of contractors for replacing the west tennis/ pickleball court. We are pleased to find out we can probably keep our grandfathered status for our pickleball court but must keep the existing location. Once construction starts the courts will be unavailable for 6 weeks. We are also getting landscaping estimates from our new landscaping company for the current east court location. We hope to have some numbers by the April 1 homeowner's meeting.

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We are in the process of moving our web page to a new company. In the coming month you will see changes to the site including a better search capability and updates including the revised 2025 budget, current minutes of meetings, and as always the BackGate newsletter. There should be very little service interruption.

The cost of the painting contract went up this year and is now over the amount collected from dues but extra funds are available from previous painting funds. Painting will be starting soon.

Yvonne Anderson, Treasurer

### **Back Gate Newsletter Delivery Volunteer Needed**

Can you spare a few minutes each month? We need a volunteer to deliver the monthly KVTA newsletter to two driveways off S. Knolls Way and E. Geddes Place.

- Driveway one (12 homes) is 2500-2528 E. Geddes Place
- Driveway two (10 homes) is 7331-7349 S. Knolls Way.

Newsletters are dropped off the first week of each month to the delivery volunteer's patio.

If you're available to help, please call Cindy – (720) 583-2495. Thank you

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

**Trash Cans and Recycling Bins are to be put away** on the day the trash is picked up. This is not only for aesthetic reasons, but also keeps the critters away.

**For Sale Signs** are not allowed in windows or in front yards, however, they can be placed in the area behind your Townhome or on the side of your garage.

**KVTA Pet Policies for the good of the community**  
Pets must be on a leash and cannot be staked in front of your unit or in any of the common areas.

As the pet owner, you need to clean up after your pets to be a good neighbor! Be sure you dispose of pet feces in your own trash receptacle rather than placing bags on your front porch, between the garages or behind your garage in the alley where it is offensive to everyone

### **"KVTA Recycling Tip, Resources to Check for the Hard to Recycle Items".**

There are many items we have that can be recycled but not in our curbside recycling bins. To find out where to recycle these hard to recycle items a good resource is the Littleton Zero Waste Gang website: zerowastegang.com.

Please use the link provided to peruse this website and find local locations/resources that will recycle your specific items that we can't put in our curbside recycling bins such as film plastic, light bulbs, batteries, electronics, metals, etc.

### **Set up online 'Bill Pay' through your bank's website. (No more writing and mailing checks)**

**Here are instructions to remind residents that they can pay their dues through Zelle by sending payment to 'bookkeeper@knollsvillage.com' and typing their address in the 'Memo' field?**

Logon to your bank's website and look for 'BILL PAY'. Set up using the Payee as 'Knolls Village Townhome Assn.' and the address below. Choose the frequency of 'monthly'. You can set up recurring automatic payments (most residents choose this option) or log in to your bank every month and pay. Monthly dues payments are due on the first of every month. The bank produces a check and mails it to Knolls Village Townhome Assn. (KVTA) on the date **YOU** specify. Banks offer this service for no charge. You may access a copy of the cancelled check for a receipt if needed.

**\*\*\*Use your last name and street address as your account number in order to have your payment applied to the correct account .**

Payable and mailed to:  
Knolls Village Townhouse Assn.  
2701 E. Geddes Pl.  
Centennial, CO 80122

### **There is No Book Club for April**

Next Book Club meeting is Thursday, May 22  
at 4:30 pm.

Details will be in May Back Gate newsletter or please contact Margie Nowick at  
margienowick@knollsvillage.com.