

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.

Are you looking for a dependable, trustworthy, and fun babysitter? Your friendly neighborhood babysitter, Samantha, is here for you!

- 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.

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!

*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

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. Please contact Dick 719- 291-1464

HANDYMAN

Repairs to remodel

Carpentry, painting, plumbing, electrical, drywall repairs, fences/gates, tile, and much more.

Call Jeff @ 303-880-0543 for a free estimate. Senior discount available!

Adam O'Rourke, your neighborhood attorney.
I believe estate planning is for everyone, regardless of age or wealth.

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.

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.

AFTERGLOW CLEANING SERVICES

Home and Office cleaning
Text/Call 720-316-4293

COMMUNITY INFORMATION
board@knollsvillage.com

Clubhouse Reservations 2701 E. Geddes Place	April—June Marilyn Heinle— 303-694-3541 July—Sept Need Volunteer Oct—Dec Need Volunteer Jan—March Kathy Kurtz —720-240-3099
KVTA Board Meeting	Tuesday, June 3, 2025— 6:30 pm
Newsletter Deadline May 29, 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

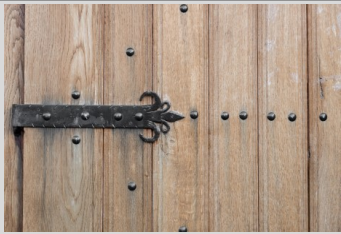


Need Extra Hands?

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



The Back Gate
Villager

KVTA VOLUNTEER OPPORTUNITIES

Do you have a couple of hours extra per month? Or perhaps you would like to meet new, local folks? Or learning a new skill set? Would you like to contribute to keeping our monthly dues low? Did you know that the average condo/ townhouse monthly dues in Colorado are more than twice of ours at KVTA? Did you know that KVTA has always relied on volunteers and does not employ a management company?

For this to continue, perhaps you would like to join your neighbors in lending a hand to keep our fees low. Knolls Village needs you!! Some current folks are retiring. Please consider joining:

- KVTA Board of Directors, Social or Technology Committees
- Clubhouse reservations (needed after June 2025)
- ACC’s Paint Manager

Training is available for all positions, and you can be either owners or tenants (except Board members need to be legal owners).

If you have interest, please contact the board@knollsvillage.com or leave a message including name & address & position of interest at 303-304-8976 or 303-796-0540. The contact sheet in knollsvillage.com website also can be filled out and submitted. Thanks!!

KVTA WISHES TO CLARIFY A FEW POINTS:

IF YOU Have Been Missed in Trash or Recycling Pick-Up and did everything correctly. please IMMEDIATELY (like Friday evening, certainly by Saturday) call the main, KVTA number 303-304-8976 or 303-796-0540. Warren will try to let Waste Management, KVTA's contractor, know. Perhaps they can do an individual pick-up or issue KVTA a refund. Remember, time is of the essence!

To Obtain Pool and/or Court Keys: Please fill out the form in the knollsvillage.com website, review rules, and obtain the physical signature of your owner/whoever you pay rent to (if renting), and send the completed form to the name and physical address on form or website. Note that this must be done in hard copy, no emails will be accepted. Forms can be deposited in the Black Box near the Clubhouse.

Sewer System Inspection and Maintenance

During the month of May, sewer main lines throughout the Knolls Village will be video inspected and cleaned as needed by DES Pipeline Maintenance. Inspection and cleaning will be done through manholes, mostly located in the lawn areas. The equipment used for inspection will need to be parked as close to manholes as possible. We will contact residents if equipment needs to be parked at the end of a driveway where it may block garage access. Please stay away and keep children and pets away from the work area, while the inspection and cleaning is in progress. Thank you for your understanding.

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

Our Front Areas are owned by KVTA; however, many folks have taken it upon themselves to enhance and maintain their front areas. If you choose to do that as well, you will need to get approval before making any changes. To obtain approval, please fill out an ACC Application Form for Exterior Improvements/Changes and return as directed on the form. Application Forms are available online (www.knollsvillage.com) or at the Bulletin Board by the Clubhouse. Also note, the HOA is re-doing our front areas as funds and labor are available, during paint cycles.

Rabbit Holes Under Front Porches: Over the years, the dirt under many of our porches has settled, weakening porch support. Rabbit burrows under porches can create additional stress and cause your porch to crack, or in some cases collapse entirely, causing damage to your townhouse itself. If you have a rabbit hole under your porch, we urge you to be proactive in stopping the damage by sealing the hole and filling in the area under the porch to mitigate the damage that has been done and prevent further damage. **As a reminder,** maintenance and upkeep of front porches is the homeowner's responsibility, not the Homeowners Association.

Front Door Replacement must be approved by the ACC before work begins. Please follow the process noted above for approval. Front Doors should be painted the designated color listed in the KVTA paint schemes located on our Website. Wood-Stained doors are discouraged, as they require additional owner maintenance and are NOT cared for in the KVTA painting process.



Annual High Line Canal 5K & 10K Race May 10, 2025 7:30 AM– 11:00 AM

South Suburban Parks and Recreation is hosting the Annual High Line Canal 5K & 10K race along the beautiful High Line Canal Trail on Saturday, May 10 at deKoevend Park. The 10K run starts at 7:30 a.m. The 5K starts at 9 a.m. Runners of all ages and abilities are welcome. This event is co-sponsored by the City of Centennial.

Registrations are now being accepted. Registration includes post-race pancake breakfast! For more information and to register, please visit ssprd.org/RaceSeries. Proceeds benefit South Suburban's Community Recreation Scholarship Program.



KVTA Book Club Thursday, May 15 4:00 PM

Book Club will meet at 4:00 PM on Thursday, May 15, at the home of Marilyn Heinle, 2615 E. Geddes Avenue.

The book for discussion is The Only Woman in the Room, by Marie Benedict. Copies of the book are available for pickup from the back patio of Marilyn's house.