


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>Who better to sell your home than someone from the neighborhood?</p> <p>Contact Andi or Kirk Breaux realtors with 5281 Exclusive Home Realty thebreauxs@yourrealestatebrokers.com 720-925-0436 (Andi) 20-319-8799 (Kirk)</p> <p>Scan the QR Code below to see what your home is worth:</p> 	<p>Handyman</p> <p><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!</p> <p>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 www.4EverKnives.com.</p> <p>*Own a business? We can engrave your logo on a forever gift for clients and employees. Learn more at www.RetentionGifts.com</p>	<p>Need Extra Hands?</p> <p>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?</p> <p>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.</p> <p>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</p>
<p>Handyman Services</p> <p>Semi retired from light construction. Willing to tackle your honey do list, home repairs and various in-stalls. Fine wood & carpentry. Even understands IKEA instructions.</p> <p>Please contact Dick 719- 291-1464</p>	<p>Protect What Matters Most</p> <p>Adam O'Rourke, your neighborhood estate planning attorney. FREE CONSULTATIONS for wills, trusts, powers of attorney, and more. I'll meet you at home or over coffee—whatever works best. Your family's security starts with one conversation.</p> <p>Email: information@obls.biz Call: 303-900-8848</p>

COMMUNITY INFORMATION board@knollsvillage.com	
Clubhouse Reservations 2701 E. Geddes Place	Oct—Dec Ann McHugh— 720-240-6085 Jan—March Kathy Kurtz —720-240-3099 April—June Need volunteer July—Sept Ann McHugh— 720-240-6085
KVTA Board Meeting	Tuesday, Nov 4, 2025— 6:30 pm
Newsletter Deadline Oct 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

<p>Looking for a new house cleaning team? How about getting rid of some of that old junk or furniture?</p> <p>Afterglow Cleaning Services is here for all your home cleaning needs! We’ve proudly served the community for over 3 years and we’re still growing!</p> <p>Our services include:</p> <ul style="list-style-type: none">- Move-in / Move-out cleanings- Weekly / Bi Weekly / Monthly cleanings- Office / Business cleanings- Deep Cleanings- Junk & Furniture Removal-Amazon / IKEA furniture assembly <p>Reach out today!</p> <p>Ashley (cleaning): 720-316-4293</p> <p>Phil (junk removal/furniture assembly): 303-997-1432</p> <p>Email: afterglowcleaning22@gmail.com</p>	<p>Get It Before It Ends - \$1,200 Energy Star Tax credit!</p> <p>*Rebates and discounts also apply!</p> <p>*R8nn AC / furnace less. Pay Xcel less monthly – up to 30-40%. Feel more comfortable. Add value to your home. Run AC / furnace less.</p> <p>*Update to R60 (20”) attic insulation - IECC 2021 recommended for Denver metro.</p> <p>*R10 (3”) is original attic insulation YIKES! (look inside attic entry for label).</p> <p>*Free attic insulation inspection, evaluation, estimate.</p> <p>*Neighbor and resident testimonials.</p> <p>Tim 303-521-5699</p> <p>Energy Armor</p> <p>Centennial BBB A+ rating</p>
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The Back Gate Villager

Reminder: Voting on Dues Increase

We recently mailed out important voting materials to all HOA members. If you have **not received** your voting packet, or if it has been **lost or misplaced**, please contact Reece (reece@knollsvillage.com) as soon as possible so we can provide you with a replacement.

Voting for Dues Increase: must be approved by a two-thirds vote of a quorum requiring participation from 60%. If we do not receive 60%, we are required to repeat the voting process and as a result also incur the cost of second mailing.

Your participation is important — every vote counts!

- Return your ballot by the following deadlines:**
 - ♦ **Mail it** — Must be postmarked by **October 20, 2025.**
 - ♦ **Drop it off** — Black box in front of the Clubhouse by **October 24, 2025.**



Pictured left to right: Susan R., Tiffany A., Ann W., Karen H., John B., Mary B., Carol M., Steve A. Not pictured: Reece, Kim P., Sheryl W., Ken N.

What is the ACC? The Architectural Control Committee (ACC) is a group of volunteer neighbors who help keep our community looking its best. They review exterior property modification requests, uphold architectural standards, and support the preservation of property values. Their goal is not to penalize but to provide awareness and education—helping homeowners stay informed and supported.

What does the ACC do? In addition to reviewing exterior property modification requests, the committee conducts two community walks each year—one in the spring and one in the fall—with 30-day follow-up checks. Each member is assigned a zone and looks for potential architectural issues, bringing them to homeowners’ attention early so small fixes don’t become bigger problems.

Why does the ACC matter?

- Protects property values
- Preserves the overall community aesthetic
- Reduces neighbor conflicts from non-conforming changes
- Maintains the structural integrity of our homes

Who’s involved? Tom and Anita Zukas led the ACC for over a decade preserving the character of our neighborhood. We’re grateful to Tom and Anita for their many, many years of selfless service. In 2024 they handed over the reins to John Bringenberg.

John became familiar with the role of the ACC through his own requests and coupled with his background in general home issues and repairs, saw an opportunity to contribute. John enjoys helping homeowners solve problems and offer solutions they may not have considered. He shared he values the long-standing work of this committee—over 40 years of maintaining consistent roof and house colors, and preserving the overall look and feel of the Knolls Village. We are so fortunate to have John lead the ACC.

KVTA OCTOBER HAPPENINGS

- 📅 **HOA Meeting Tuesday, October 7 | 6:30 PM | Clubhouse**
- 🧩 **Mahjong Next meeting: Wednesday, Oct. 8 | 5–7 PM | Clubhouse** **Recurring:** The 2nd Wednesday of the month | 5-7 PM | Clubhouse. Seasoned or newbies welcome! Questions - Contact Olivia Bechtel @ 720-855-1385

- 📅 **Annual Meeting and Board Elections Tuesday, October 14 | 7:00 PM | Clubhouse**

🎬 **Darla Rae’s Film Short: “Pool Ladies with Nets” Thursday, October 16 | 6:30–7:30 PM | Clubhouse**
Did you know we have a famous filmmaker in our community?! Please join us for Darla’s film short featuring our very own community members. Visit the KVTA website (knollsvillage.com) to read Darla’s incredible bio!

PAST EVENTS

🍦 **Ice Cream Social & Pool Party**
Thank You for a Sweet Labor Day!
A heartfelt thank you to everyone who joined us for our Labor Day Ice Cream Social & Pool Party! It was a perfect afternoon filled with cool treats, great music, and even better company. We loved seeing neighbors come together to celebrate the end of summer in true KVTA style.

Special thanks to our incredible volunteers—Ann Winterbottom, John Bringenberg, Ken Nowick, Sharyn Whitaker, Linda Mangas, Jan Vine, and Caitlyn Brandine—who made it all happen.
And a big shoutout to Caitlyn for providing the live music that kept the good vibes flowing. Special thanks to Scott Ward and Margie Nowick - the event would not have been possible without you!

- 🧩 **Mahjong Kickoff Meeting**
A big thank you to Olivia Bechtel for coordinating and hosting a fantastic kickoff planning meeting! We had a great mix of attendees—from seasoned players to those brand new to the game—and our experienced members gave the newcomers an introduction to how mahjong is played.
For anyone interested in learning more, the Centennial YMCA Center of Generations (COG) at The Streets at SouthGlenn offers beginner mahjong classes.

Architectural Control Committee Covenant Corner – A few things for your consideration this month.... Did you know??

- **Gutter Cleaning & Downspout Maintenance:** Each homeowner is responsible for gutter cleaning and upkeep. Clogged gutters can lead to serious problems including roof and siding damage, or basement flooding if not addressed, so please inspect your gutters and have them cleaned when needed.
- **Outside Spigots and Hoses:** Remember to turn off your outside spigots, remove hoses and drain them before the first big freeze comes.
- **Walkways** between the garages and the areas at the end of those walkways are the homeowner’s responsibility and are not maintained by the HOA. These walkways are the access routes for both the Fire Department and Ambulance Crews, so it is essential to keep them clear. Please look at your area and trim back or remove overgrown plants and bushes, and remember, this is an ongoing effort throughout the year.



Back Gate Newsletter Delivery Volunteer Needed

Can you spare a few minutes each month? We need a volunteer to deliver the monthly newsletter to two driveways on the North side of E. Geddes Avenue at the entrance to the community.

- Driveway one (10 homes) - 2401-2491 E. Geddes Avenue
- Driveway two (10 homes) - 2503-2593 E. Geddes Avenue.

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

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