

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.

Who better to sell your home than someone from the neighborhood? Contact Andi or Kirk Breaux realtors with 5281 Exclusive Home Realty thebreauxs@yourrealestatebrokers.com 720-925-0436 (Andi) 20-319-8799 (Kirk) Scan the QR Code below to see what your home is worth: 	Handyman <i>Repairs to remodel</i> Carpentry, painting, plumbing, electrical, drywall repairs, fences/gates, tile, and much more. Call Jeff @ 303-880-0543 for a free estimate. Senior discount available!
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	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
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	Protect What Matters Most 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.
Looking for Ranch Home We are Knolls Village residents trying to help a friend find a property in KVTa. Must be end unit/ranch, preferably east of Knolls Way. Contact Marjorie: 720-280-2054 or jandmparker@comcast.net	Email: information@obls.biz Call: 303-900-8848

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

Looking for a new house cleaning team? How about getting rid of some of that old junk or furniture? 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! Our services include: - Move-in / Move-out cleanings - Weekly / Bi Weekly / Monthly cleanings - Office / Business cleanings - Deep Cleanings - Junk & Furniture Removal -Amazon / IKEA furniture assembly Reach out today! Ashley (cleaning): 720-316-4293 Phil (junk removal/furniture assembly): 303-997-1432 Email: afterglowcleaning22@gmail.com	Get It Before It Ends - \$1,200 Energy Star Tax credit! *Rebates and discounts also apply! *R8nn AC / furnace less. Pay Xcel less monthly – up to 30-40%. Feel more comfortable. Add value to your home. Run AC / furnace less. *Update to R60 (20”) attic insulation - IECC 2021 recommended for Denver metro. *R10 (3”) is original attic insulation YIKES! (look inside attic entry for label). *Free attic insulation inspection, evaluation, estimate. *Neighbor and resident testimonials. Tim 303-521-5699 Energy Armor Centennial BBB A+ rating
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The Back Gate Villager

2026 HOA Dues Increase Approved by Homeowners

A big **thank you** to everyone who took the time to cast your vote in our recent HOA ballot!

Our governing documents require a 60% quorum — that’s at least 225 votes — and we’re happy to report that we received **270 votes total!** 🗳️

The Results:
Yes: 242 (≈90%)
No: 28 (≈10%)

The new monthly dues of **\$225** will take effect **January 1, 2026.**

Thank you for your continued support in keeping our community well-maintained and financially healthy!

— **Your HOA Board**

October HOA Election and Officer Appointments

At the Annual October HOA meeting, ballots were cast and collected for the election of two director positions. A total of 127 votes, including proxies, were counted, with both candidates—Dick Campbell and Yvonne Anderson—being elected. At the subsequent board meeting, the new board selected the following officers: Yvonne Anderson, President; Reece, Vice President; Jennifer Stokes, Treasurer; and Kim Phillips, Secretary.



A Friendly Reminder: Please Don't Feed the Squirrels



We all enjoy seeing the squirrels around the neighborhood, but feeding them—especially with peanuts—has been causing some unexpected problems. They often bury peanuts in planters and gardens, which can damage plants, and leftover food can attract mice and rats.

We know it comes from a place of kindness, but please help by letting the squirrels find their own natural food sources. It keeps both them and our neighborhood healthier and

KVTA NOVEMBER HAPPENINGS

 **Board of Directors Meeting Tuesday, November 4 | 6:30 PM | Clubhouse** Homeowners and residents are welcome.

 **Mahjong Next meeting: Wednesday, Nov 12 | 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

 **Book Club, Thursday, Nov 20 | 4 PM|** Book Club will meet at 4 pm on Thursday, November 20, at the home of Olivia Bechtel, 7361 S Knolls Way.

The book for discussion is Educated, a memoir by Tara Westover. If you have any questions, contact Karen Hannon at tphannon6@msn.com.

 **Holiday Art & Craft Day, Saturday, December 13 | 10 AM–4 PM | Clubhouse**

Join us for a fun day of arts, crafts, and holiday shopping! If you have crafts or artwork to display, contact Cathy Fox (303-947-5866) to check for available table space. Mark your calendar and come shop for last-minute gifts!

PAST EVENTS

 **Thank You to Film Producer Darla Rae**

A big thank-you to Darla Rae for sharing her inspiring journey as a film producer! Darla has produced several films, including *The Goal*, *Spirit of Love: The Mike Glenn Story*, and *Weary Hearts*. During her presentation, she shared trailers and excerpts from her work, offering a fascinating glimpse into the world of independent filmmaking.

She also produced *Pool Ladies with Nets*, featuring several of our very own residents! The excitement and creativity sparked by this project are spreading—other communities, even in different states, are getting involved.

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

***Halloween Decorations** must be taken down in a timely manner, but no later than **November 15th**.

***Window Air Conditioners & Fans** must be removed by **October 15th**. If you haven't already removed them, please do so now.

***Window Well Covers:** Window Well Covers are not required in the KVTA bylaws; however, we strongly recommend that you cover all your window wells for safety and aesthetic reasons. Left uncovered, someone could fall and injure themselves or break into your basement. We have also seen cases where small animals have fallen into wells and die. The KVTA Replacement Requirement is for flat clear covers. Plastic flat covers can be found in local stores such as Home Depot (16" Americana SKU 1002-896-341, as an example), other home and hardware stores. More permanent custom flat covers can be found at several local companies such as Colorado Covers. **Bubble covers do not meet this standard.**



Urgent: Volunteer Needed for Clubhouse Reservations

Our HOA is in urgent need of a volunteer to assist with managing clubhouse reservations beginning January, 2026. This is an important role that helps ensure the clubhouse is available and ready for community events.

If you can help—or would like to learn more—please reach out to Yvonne Anderson, yvonneanderson@knollsvillage.com