

**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**  
*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!

**Max and Sam Winter Services**

- Dog walking
- Babysitting
- Snow shoveling
- Exterior window washing
- Car wash and car detailing
- Garage or basement clean out

Please call or text to discuss how we can help. Janet Arnold 303-562-7878

**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

**Ethan Allen Entertainment Center For Sale!**  
Will provide pics on request.  
Dimensions: 82" H x 36" W x 22" D  
Contact zeee@me.com for info, pics etc!

**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.

Email: information@obls.biz | Call: 303-900-8848

COMMUNITY INFORMATION	
board@knollsvillage.com	
<b>Clubhouse Reservations</b> 2701 E. Geddes Place	<b>Oct—Dec</b> Ann McHugh—720-240-6085 <b>Jan—March</b> Ann McHugh—720-240-6085 <b>April—June</b> <b>Olivia Bechtel—720-855-1385</b> <b>July—Sept</b> Ann McHugh—720-240-6085
<b>KVTA Board Meeting</b>	Tuesday, Jan 6, 2026— 6:30 pm
<b>Newsletter Deadline</b> Dec 29, 2025 before noon	Nan Matthews nan@themattgrp.com; 303-843-6414
<b>Emergencies in Common Areas</b> KVTA Message Center	303-304-8976 303-796-0540
<b>Community Website:</b>	www.knollsvillage.com
<b>Bookkeeper</b>	Marie Kilty 303-489-0392 bookkeeper@knollsvillage.com

<b>Looking for a new house cleaning team? How about getting rid of some of that old junk or furniture?</b>	<b>Get It Before It Ends - \$1,200 Energy Star Tax credit!</b> *Rebates and discounts also apply!  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
	 *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



## The Back Gate Villager

**IF YOU USE BILL PAY TO PAY YOUR DUES, PLEASE UPDATE THE DUES AMOUNT WITH YOUR BANK FROM \$200 TO \$225 BEFORE THE JANUARY 1ST PAYMENT TO KNOLLS VILLAGE IS ISSUED BY YOUR BANK.**

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Bill Pay Instructions:

**Set up online 'Bill Pay' through your bank's website.**

(No more writing and mailing checks)

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 and **beginning January 1 2026 are \$225**.

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/memo, 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

**Marie Kilty**  
**Accountant**  
**303-489-0392 c**

## Volunteer Committee Spotlight: The *Back Gate* Newsletter Team

Each month, The Back Gate reaches every home thanks to a dedicated group of over 20 volunteers who write, assemble, and deliver our community newsletter. This month, we're highlighting a few key members of the team: Nan Matthews, Cindy Kiel and Darcy Johnson whose combined efforts keep our newsletter running smoothly.

### Meet Nan Matthews – Newsletter Editor

Nan has been creating The Back Gate since 2015. As the newsletter's editor, she gathers updates from the Board and community and designs the tri-fold layout each month using Publisher. Her background in marketing and event planning—where she often built newsletters—made the role a natural fit.

Nan enjoys the creative side of the work and loves hearing from residents who stop her on walks to say how much they appreciate the newsletter. She also helps with distribution by delivering copies in her alley. Nan has lived in the Village since 2006.

### Meet Cindy Kiel – Delivery Coordinator

Cindy has coordinated the delivery of The Back Gate since 2015, when longtime volunteer Harold Arnold retired. She manages a team of 16 delivery volunteers, maintains the master route list, and recruits new volunteers whenever someone steps down—often from her ready-made backup list. In addition to organizing delivery, Cindy frequently steps in to run routes herself to ensure every back gate receives a newsletter.

Beginning January 1, she will also pick up the printed newsletters, prepare distribution packets, and deliver them to the volunteers. Cindy has lived in the Village since 2011. What she enjoys most is how essential the newsletter is for the community—especially for residents who may not use the internet regularly. She loves seeing how eagerly many people await each month's issue.

## Meet Darcy Johnson – Distribution and Printing Coordinator

Darcy has supported The Back Gate for several years in a variety of behind-the-scenes roles. She has helped with direct delivery to homes, picked up printed newsletters from Staples, and assisted with distributing packets to fellow volunteers who deliver each issue door-to-door.

She enjoys contributing to the flow of information that keeps our community connected. For her, helping with The Back Gate is a simple but meaningful way to support the "goings-on" in a place she's grateful to call home. She says it's a pleasure to help—and a joy to live in KVTA.

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

#### Did you know??

- **Holiday Decorations:** Decorations can be put up any time after Thanksgiving and must be removed by **January 15<sup>th</sup>**.

As always, we appreciate the way we all work together to keep our community beautiful! Enjoy the season.



**Merry Christmas**

## KVTA DECEMBER HAPPENINGS

 **Board of Directors Meeting** **Tuesday, December 2 | 6:30 PM | Clubhouse** Homeowners and residents are welcome.

 **Mahjong** **Next meeting: Wednesday, Dec 10 | 5-7 PM | Recurring:** The 2nd Wednesday of the month at Clubhouse. Seasoned or newbies welcome! Questions - Contact Olivia B@ 720-855-1385

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

The Arts & Crafts event is coming up, so mark your calendars! We've cleaned out the kitchen and will be giving away free coffee mugs—all unique or in sets—so come early to grab your favorite. Enjoy a cup of coffee or eggnog while you browse seven tables of handmade items: animal-inspired birdhouses, unique clothing, purses, wire and beaded insects, acrylic and collage art, small ink drawings, abstract paintings, and button bracelets. Prices range from \$12-\$100, with most around \$50. A portion of the proceeds will support the HOA hospitality budget..

 **Book Club Christmas Party, Thursday, Dec 18 | 4 PM |**

No book discussion this month. We're having our annual book exchange at the home of Olivia Bechtel, 7361 South Knolls Way. Please bring a wrapped book and an appetizer to share. Contact Karen Hannon at tphan-non6@msn.com with any questions.

 **Coffee Chat, Saturday, December 20 | 9-11am | Clubhouse**

Join us for a cup of coffee or hot chocolate and a chat about all things pool-related. The pool ladies will be there to share updates about the production and awards. Darla will have copies of *The Goal* available for a donation, with all contributions supporting the HOA's hospitality budget.