

**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

**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>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>Oct—Dec</b> Ann McHugh—720-240-6085
<b>KVTA Board Meeting</b>	Tuesday, Feb 3, 2026— 6:30 pm
<b>Newsletter Deadline</b> Jan 29 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

**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



2026 CALENDAR		
Date	Time	Events
Tues, Jan 6	6:30 p.m.	Monthly HOA Meeting
Tues, Feb 3	6:30 p.m.	Monthly HOA Meeting
Tues, Mar 3	6:30 p.m.	Monthly HOA Meeting
Sat, Mar 14	10-11:30 a.m. (tent.)	Meet the Board / Community Event Planning
Tues, Apr 7	6:30 p.m.	Monthly HOA Meeting
Tues, May 5	6:30 p.m.	Monthly HOA Meeting
Fri, May 29	9:00 am	Pool Opens – Weather Permitting
Tues, Jun 2	6:30 p.m.	Monthly HOA Meeting
Sat, Jun 6	5-7 p.m.	Community Picnic – Booth’s Woods
Fri, June 19	6 p.m. – (tent.)	Patio Tour
Jun, June 12	8:00 a.m.	Community Dumpster Days
Tues, Jul 7	6:30 p.m.	Monthly HOA Meeting
Tues, Aug 4	6:30 p.m.	Monthly HOA Meeting
Tues, Sept 1	6:30 p.m.	Monthly HOA Meeting
Mon, Sept 7 (tent.)	6:30 p.m.	Ice Cream Social
Tues, Oct 6	6:30 p.m.	Monthly HOA Meeting
<b>Tues, Oct 13</b>	<b>7:00 p.m.</b>	<b>Annual HOA Meeting</b>
Tues, Nov 3	6:30 p.m.	Monthly HOA Meeting
Tues, Dec 1	6:30 p.m.	Monthly HOA Meeting

*Wishing all of our neighbors a very Happy New Year!  
We hope your holidays were joyful and refreshing.*

As we begin 2026, we're feeling optimistic and excited about the year ahead. Serving on the HOA Board is truly rewarding, and we appreciate the trust you place in us as we work on behalf of our community.

Here's to a positive, connected, and successful year for everyone.  
— HOA Board



### Dealing With Ice: Quick Guide

Snow often leads to icy walkways. Since **sidewalks between garages are homeowners' responsibility**, here are simple options for prevention and treatment:

- **Shovel early** to reduce ice formation.
- **Pre-treat with ice melt if recommended.**

### Ice Treatment Options

- **Rock Salt:** Cheap and fast-acting, but can damage concrete and plants; less effective in extreme cold.
- **Calcium Chloride:** Works in very low temps; less corrosive but can harm plants in large amounts.
- **Magnesium Chloride:** More environmentally friendly; less corrosive, but not as strong in extreme cold.
- **Sand:** Adds traction but does not melt ice.

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


**Holiday Decorations are to be removed by January 15<sup>th</sup>.** Thanks to those who gave us splashes of Holiday Cheer. And to our HOA and Maintenance team for adding some new spots of Holiday light in the Village.


Also, thanks to our Maintenance crew for building a sidewalk safety rail in the downslope sidewalk at E Geddes Avenue and So Knolls Way.

### Some Winter weather tips around the house.


- Remember, it is the homeowner's responsibility to clear snow from the sidewalk and steps between garages, the concrete garage apron and the front porch and steps.
- Importantly, most sidewalks in rear are shared responsibility. Even if you seldom use the sidewalk, it remains a shared responsibility to keep clear of snow and especially ice for everyone's safety.
- If needed the Village has multiple responsible teens prepared clear snow and ice from your sidewalks so watch for notices in the BackGate or reach out to ACC@KnollsVillage.com for contact info.
- Your gutters should now be cleared of any excess leaves and pine needles. If not, please address. If downspouts get clogged during freezing temperatures, those pipes often burst causing permanent downspout damage and leading to even more costly damage to the siding behind the downspout.


## KVTA JANUARY HAPPENINGS

 **Board of Directors Meeting**  
**Tuesday, January 6 | 6:30 PM | Clubhouse**  
Homeowners are welcome.

 **2026 Barbeque planning meeting**  
**Thursday, January 8 | 6:30 - 8 PM | Clubhouse**  
We are bringing back the annual barbeque picnic! We are looking for input and ideas for the June 7 event. We are planning food, water balloon volleyball, corn-hole, and other games.

If you attended the first meeting, Yvonne Anderson will be sending out the minutes and a reminder to attend. It's not too late to join us. Call Yvonne at 303-619-0000 for more information.

 **Mahjong**  
**Wednesday, Jan 13 | 5-7 PM |**  
**Recurring:** The 2nd Wednesday of the month at Clubhouse. Seasoned or newbies welcome! Questions - Contact Olivia B@ 720-855-1385.

 **Book Club**

**Thursday, Jan 15 | 5:00 pm**  
Meeting at Ann Wormley's house, 2797 E. Geddes Avenue. Book choice to be decided.