

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	
Clubhouse Reservations 2701 E. Geddes Place	Jan—March Ann McHugh—720-240-6085 April—June Olivia Bechtel—720-855-1385 July—Sept Ann McHugh—720-240-6085 Oct—Dec Ann McHugh—720-240-6085
KVTA Board Meeting	Tuesday, Feb 3, 2026— 6:30 pm
Newsletter Deadline Thursday, Feb 26 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



Help Keep Our HOA Self-Governing — Join the Board or Attend a Meeting!

One of the biggest advantages of our community is that we are a **self-governing HOA board**. Because neighbors volunteer their time to serve on the board, we are able to keep our HOA dues **lower than comparable communities**—for example, our sister community pays **\$290/month**, while our dues remain at **\$225/month**.

To remain self-governing, we need engaged homeowners wanting to serve the community by serving on the board.
We currently have two positions that needs filled. One individual has a personal issue and needs to step down. This position expires in October. The second position is one that is filled with a temporary individual who has three years left in their term. The Board would love your help in filling these positions. Join us until October and decide if you want a longer commitment.

- Why self-governance matters:**
- **Lower HOA dues** through reduced management costs
 - **Our own on-site staff**, dedicated specifically to our community

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- **Direct decision-making** by neighbors who live here and understand our needs
- **Our own pool monitors**, ensuring better oversight and resident safety
- **Greater transparency**, accountability, and community involvement

Serving on the board is a meaningful way to protect our quality of life and keep costs under control. You don't need prior board experience—just a willingness to participate and represent your neighbors.

 **Not sure if board service is right for you?**

A great first step is to **attend one of our monthly board meetings**. It's an easy, no-commitment way to learn how things work and ask questions.

If you're interested in learning more or would like to be considered for a board position, please fill out a volunteer comment form on the web site or join us at an upcoming meeting. Your involvement helps keep our community strong, local, and affordable.



Upcoming Tennis & Pickleball Court Construction – What to Expect

Construction for the replacement of our Tennis and Pickleball Courts is **scheduled to begin April 1, weather permitting**.

This is a large-scale project, and residents should expect temporary disruptions during construction, including day-time noise, construction equipment on-site, and increased traffic in certain areas. Access to the site will occur through the alleyway north of the courts and from Knolls Way. Residents affected will receive direct communication with additional details.

To help ensure concerns are addressed efficiently and consistently, the HOA will designate a Community Liaison for this project. All project-related questions or concerns should be directed to the Community Liaison, and residents are asked not to approach contractors or maintenance staff directly. The Community Liaison's contact information will be provided in the March newsletter.

Additional details and reminders will be shared as we approach the start date. Thank you for your patience and cooperation as we prepare to improve our shared amenities.

KVTA FEBRUARY HAPPENINGS

 **Board of Directors Meeting**
Tuesday, February 3 | 6:30 PM | Clubhouse
Homeowners are welcome.

 **Mahjong**
Wednesday, February 11 | 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, February 15 | 5:00 pm
Book: *James* by P. Everett, Winner of the Pulitzer Prize and the National Book Award. Olivia B has copies of the book.
Location: Home of Anne Wormley, 2797 E. Geddes Avenue (ranch unit)
Questions: Contact Anne Wormley at 303-753-1411.

 **Pool Opening — Date Correction**
The pool will open on May 22, 2026

 **Community Opportunity!** 

We're excited to offer a paid opportunity to a fellow community member! We're looking for someone to help with **light cleaning at our community clubhouse just once every 4 months (3 times per year)**.

 **\$100 per cleaning**

If you enjoy helping keep our shared spaces looking great and want an easy way to earn a little extra, contact Yvonne Anderson @ 303-619-0000.