

The Open Gate Ads are free, but you must be a Villager 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

Experienced Travel Professional
 Nancy Gittleman:
 Certified Travel Consultant
 Independent Agent with Worldwide Travel Specialists
 *Personalized Vacation Planning = Memorable Trips
 *Individual & Group Travel
 *Cruises/All-Inclusive Resorts
 *Excellent Service to Exceed Expectations
<https://www.wwtstravel.com>
 nancy@wwtstravel.com
 720-854-9189

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, March 3, 2026— 6:30 pm
Newsletter Deadline Thursday, March 29 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

Need a Remodel?
 At Spark Interiors, we specialize in modern, full-service, eco-conscious remodels and renovations. We offer our clients a white-glove experience where we take care of everything. This includes designing the new space, coordinating purchasing of all materials and fixtures, construction oversight, and final installations - because we know that you have a busy lifestyle and trust us to manage the details.
 Contact your designers, Megan Thompson and Alissa Mossbrucker, on our website at sparkinteriorscolorado.com/contact/



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 but mainly along Knolls Way. Residents in that area will receive direct communication with additional details.

To help ensure concerns are addressed efficiently and consistently, the HOA has established a clear communication process for this project.

Please submit all project-related questions or concerns through the Contact Us form on the website. Messages will be forwarded to our community liaisons, John and Scott, and the HOA Board representative overseeing the project, Tom.

Thanks to John Bringenberg, Scott Ward, and Tom Zukas for overseeing the project.

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

The ACC is recruiting!

We have a few openings on our committee and would love for you to join us. We have a great group, and we accomplish a lot for our community with minimal effort. Everything is documented and we'll train you! Our first meeting is in April/May, so if you are interested, please send an email to: ACC@KnollsVillage.com, and we'll be in touch.

The Knolls Village is a Covenant Controlled Community. When you purchased your Townhome, or signed your rental agreement, you were provided with a copy of the Covenants and the Homeowners' Maintenance and Replacement Guide which provides a very practical guide for living in our community.

It is available at our Website: **KnollsVillage.com** and should be used as your reference for general information and for any changes you are considering to your townhome.

The Architectural Control Committee (ACC) has two processes in place to work with homeowners to ensure covenant compliance.

1. ACC Application Form & Approval Process: ALL changes to the outside of your unit, including but not limited to doors, windows, lighting, landscaping, roofs, Radon Mitigation, gates, and satellite dishes must be approved by the Architectural Control Committee **BEFORE** you order materials or begin work. To obtain approval, please fill out an ACC Application Form and return it for processing as directed on the form. Application Forms are available online (www.knollsvillage.com) or at the Bulletin Board by the Clubhouse. You can generally expect a response within 5 to 7 days. **As a reminder, work done without approval may have to be redone or removed if it does not comply with KVTA Covenants and Guidelines.**

KVTA MARCH HAPPENINGS

 **Board of Directors Meeting**

Tuesday, March 3 | 6:30 PM | Clubhouse
Homeowners are welcome.

 **Mahjong**

Wednesday, March 11 | 5-7 PM |
Recurring: The 2nd Wednesday of the month at Clubhouse. Seasoned or newbies welcome! Questions - Contact Olivia B@ 720-855-1385.

 **BBQ Picnic Planning**

Thursday, March 5 | 6:30 PM | Clubhouse



Leashes, Leavings & Little Feet

We love our four-legged residents just as much as the two-legged ones! With everyone walking and playing in the neighborhood, we need everyone's help keeping things safe and clean.

Please keep dogs on a leash while walking. Not everyone - adults and kids - are comfortable with an enthusiastic "surprise meet-and-greet," no matter how friendly your pup is.

And if your dog makes a "deposit," please make a withdrawal.

Let's keep our lawns green, our sidewalks clean, and our neighborhood a place where the only surprises are pleasant ones.

Thanks for being a responsible neighbor!



A Reminder About Feeding Wildlife

We'd like to remind residents about the importance of not feeding squirrels or other wildlife in our neighborhood. Feeding squirrels can be harmful to their health by disrupting natural foraging behaviors and increasing the risk of disease.

Additionally, food left outdoors attracts other vermin, which can lead to an increase in predators such as foxes and coyotes roaming through the neighborhood. This creates safety concerns for residents, particularly for dogs, cats and children.

We appreciate everyone's help in keeping our community safe and balanced by allowing wildlife to remain wild and avoiding the placement of food outdoors.

Maintenance Memos

Look for this new monthly section with facts about the neighborhood and its upkeep.

The neighborhood consists of 374 units across 44 acres of property. 26 of those acres are common areas, and landscape permitted grounds that are maintained by staff, including along University Blvd.

