

Because of the amount of information for the community from the Board this month, the Classifieds will not be available. They will return in the June issue.

Back Gate Newsletter Delivery Volunteers Needed
 Can you spare a few minutes each month for a brief walk? We need volunteers to deliver the monthly newsletter.

First area: Two driveways on the North side of E. Geddes Avenue near the main entrance into the community:
 *Driveway one (10 homes) - 2401-2491 E. Geddes Avenue
 *Driveway two (10 homes) - 2503-2593 E. Geddes Avenue.

Second area: Two driveways near the S. Knolls Way entrance at the south end of the community:
 *Driveway one (12 homes) – 7371-7389 South Knolls Way
 *Driveway two (9 homes) – 7351-7361 South Knolls Way.

Newsletters are dropped off the first week of each month to the delivery volunteer’s patio.

If you are available to help, please call Cindy – (720) 583-2495. Thank you.

Bookkeeper Staff Update

We would like to extend our heartfelt thanks to Marie Kilty for her many years of dedicated service to our community. We are truly grateful for all she has contributed and wish her the very best in her next chapter.

Please join us in warmly welcoming our new bookkeeper, Karen Vega. We look forward to working with her and appreciate your support during this transition. Please note that the contact email and voicemail will remain the same.

COMMUNITY INFORMATION board@knollsvillage.com	
Clubhouse Reservations 2701 E. Geddes Place	April—June Olivia Bechtel—720-855-1385 July—Sept Ann McHugh—720-240-6085 Oct—Dec Ann McHugh—720-240-6085 Jan—March Ann McHugh—720-240-6085
KVTA Board Meeting	Tuesday, May 5, 2026— 6:30 pm
Newsletter Deadline Thursday, May 28 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 Karen Vega	bookkeeper@knollsvillage.com 303-489-0392

MUSIC DAY CAMP

WEEK 1 JUNE 8-12 **WEEK 2 JULY 13-17**

AGES 5-11

NO EXPERIENCE NEEDED

W/ INSTRUCTOR SOFIA YOUNG

SOUTH FELLOWSHIP CHURCH
6560 S BROADWAY
LITTLETON, CO

SCAN FOR INFO AND REGISTRATION

email: sofiayoungmusic@gmail.com



COMMUNITY PICNIC

Knolls Village Community BBQ
Saturday, June 6 | 5:00–7:00 PM

Location: Booth Woods (E. Geddes Ave & Greenbelt)
 Join your neighbors for an evening of great food and fun! Enjoy pulled pork, brisket, hot dogs, sides, lawn games, face painting, and more. Feel free to bring a favorite dessert to share.

Cost: \$5 per household

RSVP by: May 27

How to Pay/Register:

- For payment, please note: **BBQ, Name, and number of people attending for planning purposes**
- Zelle
- **Cash/Check:** Drop in the black box or bring to the pool Memorial Day weekend (Sat–Mon, 12:30–3:30 PM)

Bring lawn chairs or blankets and come connect with your community!

Want to help or have questions?
 Contact: NancyGittleman@knollsvillage.com


Architectural Control Committee Covenant Corner


ACC is looking for additional volunteers for our Committee work. This involves help for our Spring and Fall walks, which take just a few days of effort each season. There is a similar need for our related Paint Committee work. Reach out with questions and consider joining our group!


*A few things for your consideration this month....
Did you know??*

- **Our Front Areas are owned by KVTA;** however, many folks have taken it upon themselves to enhance and maintain their front areas. If you choose to do that as well, you will need to get approval before making any changes. To obtain approval, please fill out an ACC Application Form for Exterior Improvements/Changes and return as directed on the form. Application Forms are available online (www.knollsvillage.com) or at the Bulletin Board by the Clubhouse. Also note: The HOA works on front areas on a rolling basis as time permits, so you may see work from time to time, if you are not maintaining your own.
- **Rabbit Holes Under Front Porches:** Over the years, the dirt under many of our porches has settled, weakening porch support. Rabbit burrows under porches can create additional stress and cause your porch to crack, or in some cases collapse entirely, causing damage to your townhouse itself. If you have a rabbit hole under your porch, we urge you to be proactive in stopping the damage by sealing the hole and filling in the area under the porch to mitigate the damage that has been done and prevent further damage. **As a reminder,** maintenance and upkeep of front porches is the homeowner's responsibility, not the Homeowners Association.
- **Front Door Replacement must be approved by the ACC before work begins. Please follow the process noted above for approval.** Front Doors should be painted the designated color listed in the KVTA paint schemes located on our Website. Wood-Stained doors are discouraged, as they require additional owner maintenance and are NOT cared for in the KVTA painting process.


KVTA MAY HAPPENINGS

 **Board of Directors Meeting**
Tuesday, May 5 | 6:30 PM | Clubhouse
Homeowners are welcome.

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

 **Pool Opening**
Friday May 22, 2026

 **Dumpster Days**
June 12-14

 **Patio Tour**
Friday June 19
The patio tour begins at 6 pm. If interested in sharing your patio on the tour, please contact Olivia Bechtel at 720-855-1385.



Tennis and Pickleball Court Update

Construction on the new tennis and pickleball courts is progressing well. With the concrete now poured, it must cure for at least 28 days before access is permitted beyond construction crews. Final surface coating and striping will follow once overnight temperatures consistently remain above 50° F.

Due to weather-related scheduling and a backlog of fall projects, completion is now anticipated in the second week of July. We appreciate your patience as this important project moves forward. Once finished, the courts are expected to last over 40 years, with periodic repainting and striping throughout their lifespan.

For questions, please contact our community liaison, John Bringenberg, at acc@knollsvillage.com or 720-289-3289. If he is unavailable, Scott Ward can assist.



Maintenance Memo: Water Use & Irrigation Update

The community irrigation system typically runs from April/ May through October, depending on weather. Our team is currently working to bring the system online.

With 245 sprinkler zones, over 2,000 heads, and 15 miles of pipe, the system requires ongoing weekly maintenance. On average, about 120 leaks are repaired each year, some taking several days to fix.

Due to ongoing drought conditions in the Denver area, watering remains limited per Denver Water guidelines. If possible, please delay starting personal irrigation systems until mid- to late May.

Residents are also encouraged to check for indoor and outdoor leaks. Even small issues—like a running toilet—can waste significant amounts of water.

Thank you for helping conserve water in our community.