

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) ; 720-319-8799 (Kirk) Scan the QR Code below to see what your home is worth: 	Are you looking for a dependable, trustworthy, and fun babysitter? · Samantha is 13 years old and just recently received her CPR and babysitter training course certification · She is available on weekends and school breaks · Her rate is \$10 per hour To book, please call Lea (Mom) at (216) 513-5084
Are you in need of a Handyman? Hire a neighbor that lives in the Knolls Village. I do just about anything you need to check off your honey do list. I’m semi retired from light construction and can even handle IKEA instructions and build your back door gate. Call or text Dick at (719) 291-1464 and I will get you taken care of.	Experienced Travel Professional Nancy Gittleman Certified Travel Consultant · Personalized Vacation Planning = Memorable Trips · Individual & Group Travel · Cruises/All-Inclusive Resorts · Excellent Service to Exceed Expectations https://www.wwwstravel.com nancy@wwwstravel.com 720-854-9189
Max and Sam Summer Services Dog walking; Pet Sitting; Babysitting; Yard work; Window washing (exterior); Car wash (exterior & interior): Basement clean out or odd jobs Max is 16, Sammy is 14—responsible young men who can help you this summer. Call or text to discuss details - Janet Arnold, 303-562-7878	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
CVGS Property Services Yards, junk removal, cleaning, and more! Call or text us today for a fast quote (720) 793-0542	

COMMUNITY INFORMATION board@knollsvillage.com	
Clubhouse Reservations 2701 E. Geddes Place	July—Sept Ann McHugh—720-240-6085 Oct—Dec Ann McHugh—720-240-6085 Jan—March Ann McHugh—720-240-6085 April—June Olivia Bechtel—720-855-1385
KVTA Board Meeting	Tuesday, July 7, 2026— 6:30 pm
Newsletter Deadline Friday, Aug 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	Karen Vega bookkeeper@knollsvillage.com

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!	Maine Coon Cat 🐾 Meet Stella 🐾 Stella is my daughter’s 8-year-old part Maine Coon cat. After her dad’s recent passing, we need to find Stella a loving home because I’m severely allergic. She is spayed, fully vaccinated, and strictly indoor. Text Jaimee at 303-324-3497 for photos or to schedule a time to meet Stella.
Looking for a house cleaning team? Afterglow Cleaning is accepting new clients! Residential, office, move-in/out, and deep cleanings. Call/text Ashley:720-316-4293 Have extra moving or Amazon boxes? Now offering cardboard removal services! Call/text Phil: 303-997-1432	Need a Remodel? At Spark Interiors, we specialize in modern, full-service, eco-conscious remodels and renovations. This includes designing the new space, coordinating purchasing of all materials and fixtures, construction oversight, and final installations. Contact your designers, Megan Thompson and Alissa Mossbrucker, at sparkinteriorscolorado.com/contact/



The Back Gate Villager

We currently have three Board positions to fill in October, 2026.

After many years of dedicated service, Tom Zukas is hanging up his hammer. From serving on the ACC to the Board, Tom's construction knowledge and commitment have been invaluable to our community and capital improvement projects. Thank you, Tom, for all you've done!

We're also grateful to Reece, who is completing her Board term after serving as both Director and Vice President. Her leadership, technology expertise, website improvements, and countless behind-the-scenes contributions have made a lasting impact on our community. Thank you, Reece, for your dedication and service!

Nancy Gittleman is running for the third position. You may all recognize Nancy from organizing the community picnic and she is also behind the ice cream social!

Now we're looking for neighbors to help carry this work forward. Whether you have a construction background or simply want to contribute your time and ideas, we'd love to have you join the Board. Volunteers help keep our community strong and our HOA costs low.

Interested or have questions? Contact Yvonne Anderson at 303-619-0000.

Architectural Control Committee Covenant Corner
A few things for your consideration this month.... Did you know??

Garage & Patio Lights: We have had some complaints about patio lights and garage sidelights being too bright and interfering with the neighbors. Hanging lights that are visible to neighbors have also been an issue. We have worked with the Board on the following guideline for clarification.

"Back Patio Porch and Garage bulbs should be white or frosted rather than clear so they do not put off glare for your neighbors. LED bulbs should have a "K value" of 3000 or less, which is generally called "soft white".

If you have hanging patio lights, they should not be visible to neighbors, meaning, they should be at or below, garage roof or fence level or otherwise obstructed from view. Hanging lights should not be so bright as to be bothersome to neighbors."

 Watering restrictions are still in full effect as Denver Water has warned that residential conservation efforts are falling short of what is needed. The lawns will continue to look a little patchy and dry as long as reservoir levels are low, and rainfall is sparse. The maintenance staff is working very hard to keep the lawns as green as possible despite these obstacles.

A Heartfelt Thank You to Our Maintenance Team
To our maintenance team—thank you.

The care, dedication, and hard work you put into maintaining our community do not go unnoticed. We know you're balancing countless projects, often in challenging conditions, and your efforts make a difference every day.

Thank you for keeping our community safe, functional, and beautiful. We are grateful for all you do.

KVTA AUGUST HAPPENINGS

 **Monthly HOA Meeting**
Tuesday, August 4 | 6:30 PM | Clubhouse
Homeowners are welcome.

 **Mahjong**
Wednesday, August 12 | 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, August 20 | 5:00 pm
The meeting is at the home of Margie Nowick, 2493 E Fremont Court. The book for discussion is The Heaven & Earth Grocery Store, by James McBride. New members are welcome. For more information contact Karen Hannon at 720-297-9393.

 **Ice Cream Social**
September 7 | 1:00– 3:00 | Pool
Planning meeting: August 6 | 6:30 PM | Clubhouse

Help us plan the fun Fall community event - we'd love to have you! Contact Yvonne Anderson at 303-619-0000.

Community Bulletin Board Guidelines

- Please include the date on your posting or advertisement.
- Postings may remain on the bulletin board for **90 days** from the date they are posted.
- After 90 days, postings will be removed by the HOA Board.
You are welcome to repost your advertisement after it has been off the bulletin board for one week.
Thank you for helping keep our community bulletin board current, organized, and clean!

The tennis and pickleball courts are now open! 

Despite the summer heat, residents have already been enjoying the new courts!

Maintenance crews are putting the finishing touches on the landscaping surrounding the courts, so the northwest gate may not be accessible just yet.

If you need a court key, please visit the Knolls Village website for instructions on how to obtain one. We hope you enjoy the new courts!

INTERESTED IN JOINING A PICKBALL GROUP

Times available:

Saturday	8:00 am
Sunday	6:00 pm
Monday	6:00 pm

Contact Ann Winterbottom at 303-798-8330 for more Information.

Streets of SouthGlenn
Dancing in the Streets
Summer Concerts
Commons Park 6:30 – 8:00 PM

August 12— Last Men on Earth
Last Men on Earth is one of northern Colorado's most popular live rock bands playing a mixture of classic cuts from the 70's, 80's, 90's and beyond.

August 26—Top Shelf Entertainment
Known for high energy, interactive performances, this band delivers crowd pleasing hits from classic rock and Motown to today's pop, R&B and dance favorites.