

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.

Townhome for Sale Well-cared for unit for sale. 3 bedroom, 3 bathroom, newer carpet, newer roof, owned solar!, new AC, new interior paint, hardwood floor in kitchen, composite patio deck, new furniture can be included! Call for more info or to see the unit! Claire 303 809 5021	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!
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.wwtstravel.com nancy@wwtstravel.com 720-854-9189
CVGS Property Services Yards, junk removal, cleaning, and more! Call or text us today for a fast quote (720) 793-0542	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
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/

💡 Did You Know?
You don't have to make a trip to the post office. Place your outgoing mail toward the back of your mailbox and your postal carrier will pick it up and take it to USPS when they deliver.

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, September 1, 2026— 6:30 pm
Newsletter Deadline Monday, Sept 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	Kimber Clark, Powder Accounting bookkeeper@knollsvillage.com 970-486-1133

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

KVTA Pet Policies for the good of the community!
* Pets must be on a leash and cannot be staked in front of your unit or in any of the common areas.
* As the pet owner, you need to clean up after your pets. This has become a serious problem for all of us, so please be a responsible pet owner and good neighbor and clean up every time.
*Also be sure you dispose of the pet feces in your own trash receptacle rather than placing bags on your front porch, between the garages or behind your garage in the alley where it is offensive to everyone.

Trees in Patios & Shrubs By Garage Doors:
*Dead or dying trees should be removed in a timely manner for both safety and aesthetic reasons.
*All Shrubbery near garage doors and in shared walks should be kept small and decorative and should not impede the rear sidewalk or any garage door.
*Since large trees in your patio can impact your neighbors, it is important that you think about your neighbors and communicate with them regarding your trees.



The Back Gate Villager

NEW WAY TO PAY YOUR HOA DUES — STARTING SEPTEMBER 1
Knolls Village HOA is now working with Powder Accounting for bookkeeping and dues collection.

Payment Options:

1. Check
*Make checks payable to: Knolls Village Townhouse Association
*Mail to: Powder Accounting, PO Box 781, Frisco, CO 80443-0781
*Write your property address account number on the check.

2. Zelle
*Send payment to: bookkeeper@knollsvillage.com
*Include your property address account number in the memo or note field.
*You will receive payment confirmation through Zelle.

3. Bank Bill Pay
*Set up your bank’s bill pay service to send payment to: Powder Accounting, PO Box 781, Frisco, CO 80443-0781
*Include your property address account number in the memo or account number field.

Always include your property address account number:
*Your house number plus the first letter of each word in your street address
*Example: 1234 South Columbine Way = 1234 SCW.

The black drop box by the pool is no longer in use for HOA dues payment.

Questions?
*Contact Kimber Clark with Powder Accounting: 970-486-1133
*Or email bookkeeper@knollsvillage.com

KVTA Board Elections - October 13, 2026 at 7:00 PM
Notice: Accepting nominations for three KVTA Board positions.

The election of Directors to serve on the Knolls Village Town-house Association (KVTA) Board will take place during the KVTA Annual Meeting at the Clubhouse, 2701 E. Geddes Place on **Tuesday, October 13 at 7:00 PM.**

The KVTA Board of Directors consists of seven members, who are

- Yvonne Anderson, President
- Lori Reece, Vice President
- Jennifer Stokes, Treasurer
- Kim Phillips, Secretary
- Tom Zukas, Director
- Nancy Gittleman, Director
- Dick Campbell, Director

Would you consider giving back to your community by serving on the KVTA Board?

Please apply by September 5, 2025:

- Contact Yvonne Anderson, Nominating Committee Chair (303) 619-0000
- Mail a letter to KVTA, 2701 E. Geddes Place, Centennial, CO 80122.
- Nominations will also be accepted from the floor at the meeting.

In mid-September, homeowners will receive a mailing with:

- Details about the Annual Meeting
- Biographies of candidates
- A **Proxy Form** (for those unable to attend)

Voting Options:

1. In Person:

Attend the Annual Meeting on **October 13** and submit your ballot during the meeting.

2. By Proxy:

If you cannot attend, complete the enclosed **Proxy Form** to authorize another homeowner who will be present to vote on your behalf. Have your authorized homeowner bring the proxy form with them to the meeting.



Ice Cream Social – September 7

Mark your calendar for our **Annual Ice Cream Social on September 7 from 1–3 p.m. at the pool!** Enjoy a variety of ice cream flavors, music by Caitlin, and time with your neighbors.

Pool chairs will be available but may fill quickly, so bring a blanket or lawn chair if you'd like to sit in the shade. Need help getting your ice cream? Look for **Nancy or one of our volunteers wearing blue and orange**—we'll be happy to stand in line for you!

Come cool off, enjoy some ice cream, and celebrate our community!

Volunteer Opportunities!

If you're interested in getting more involved, we always welcome volunteers! There are plenty of ways to participate - many of which take just a little of your time. These include:

- Delivering the BackGate newsletter (30-45 minutes/month).
- Assisting with clubhouse reservations (30-60 minutes/month, for 3-months/year).
- Joining the Architectural Control Committee (2 hours/quarter).
- Becoming a director on the KVTA Board (6 hours/month).

If you're interested, please call (303) 796-0540 or fill out a volunteer form at <https://knollsvillage.com/get-involved/>



Heads Up: Fireworks on September 16

Arapahoe High School will again be launching their Homecoming fireworks from near our neighborhood on **Wednesday, September 16**. The show starts between **8:20 and 8:30 p.m.** and lasts about **6.5 minutes**.

If you have pets that startle easily, plan to bring them inside beforehand — a short show is still a loud and close one.

KVTA SEPTEMBER HAPPENINGS

Monthly HOA Meeting

Tuesday, September 1 | 6:30 PM | Clubhouse
Homeowners are welcome.

Mahjong

Wednesday, September 9 | 5–7 PM | Clubhouse
Recurring: The 2nd Wednesday of the month at Clubhouse. Seasoned or newbies welcome! Questions - Contact Olivia B @ 720-855-1385.



Ice Cream Social

September 7 | 1:00– 3:00 | Pool



Pool Season Extended

The pool will close on September 13. Updated pool hours 9 AM—7 PM.

KVTA Annual Meeting

October 13 | 7:00 PM | Clubhouse



-Lawn Care: In August, the maintenance team de-thatched over half of the neighborhood to improve water penetration to the grass roots. They also applied a full treatment of fertilizer to strengthen the lawns.

- New Sod: The team laid 2,500 square feet of new, water-saving Tahoma 31 sod by the clubhouse parking lot and along S. Knolls. We hope to continue this replacement effort each year to continue with water saving efforts.