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 monthly ad submission deadlines.

Are you looking for a dependable, trustworthy, and fun babysitter?*
Samantha is 15 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

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!

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

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

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.

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

Townhome for Sale
Well-cared for unit for sale. 3 bedroom, 3 bath, newer carpet, newer roof, owned solar!, new AC, new interior paint, hardwood floor in kitchen, compo site patio deck, new furniture can be included! Call for more info or to see the unit! Claire 303 809 5021

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 Mossbruker, at sparkinteriorscolorado.com/contact/

Community Information board@knollsvillage.com	
Clubhouse Reservations 2701 E. Geddes Place	**Oct – Dec** Ann McHugh – 720-240-6085 **Jan – March** Ann McHugh – 720-240-6085 **April – June** Olivia Bechtel – 720-855-1385 **July – September** Ann McHugh – 720-240-6085
KVTA Board Meeting	Tues. November 3, 2026 – 6:30 pm
Newsletter Deadline Friday, Nov 27 before noon	Nan Matthews nan@themattgrp.com; 303-843-6414
Emergencies in Common Area **KVTA Message Center**	303-304-8976 303-796-0540
Community Website	www.knollsvillage.com
Bookkeeper	Kimber Clark, Powder Accounting bookkeeper@knollsvillage.com

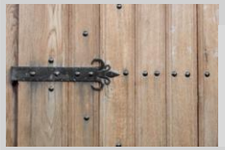
Architectural Control Committee Covenant Corner

***Halloween Decorations** must be taken down in a timely manner, but no later than **November 15th.** If you haven't already removed them, please do so now.

***Political signs** must be taken down by 15 days following Election Day.

***Window Air Conditioners & Fans** must be removed by **October 15th.** If you haven't already removed them, please do so now.

***Window Well Covers:** Window Well Covers are not required in the KVTA bylaws; however, we strongly recommend that you cover all your window wells for safety and aesthetic reasons. Left uncovered, someone could fall and injure themselves or break into your basement. We have also seen cases where small animals have fallen into wells and die. The KVTA Replacement Requirement is for flat clear covers. Plastic flat covers can be found in local stores such as Home Depot (16" Americana SKU 1002-896-341, as an example), other home and hardware stores. More permanent custom flat covers can be found at several local companies such as Colorado Covers. **Bubble covers do not meet this standard.**



The Back Gate
Villager

HOA Dues Statements Coming in November

To help clear up the confusion about HOA dues amounts stemming from the dues increase in January 2026, Kimber from Powder Accounting will begin emailing account statements to all homeowners starting in November.

What do you need to know?

Step 1: Watch for an email in November.
Your statement will be emailed through QuickBooks. Look for an email from **Knolls Village Townhouse Association** sent from quickbooks@notification.intuit.com.

Step 2: Review your statement.
Your statement will show your HOA account balance and payment history, helping you understand where your account stands and whether any payments are due.

Step 3: Make sure you receive these emails.
To help prevent the emails from going to spam, please add the following email addresses to your contacts:

- quickbooks@notification.intuit.com
- bookkeeper@knollsvillage.com
- kimberlyc@powderaccounting.com

Also, check your spam or junk folder if you don't see your statement in your inbox.

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Step 4: Have questions?

You can reply directly to the statement email, which will go to bookkeeper@knollsvillage.com, or contact Kimber at kimberlyc@powderaccounting.com with questions about your account.

Please take a few minutes to review your statement when it arrives. This is an opportunity to confirm your account status, address any outstanding balance, and help ensure your account remains in good standing.

COOKIES AND CAROLS
Sunday, Dec 20th
4 to 6 PM

Join us for a **Caroling and Cookie Exchange Party.****

We will sing in the Clubhouse (caroling sheets provided), and there will be the opportunity for children to decorate sugar cookies.

Toward the end of the party, those who wish will join us to carol at a few select houses. If you could use some Christmas cheer and would like carolers to visit your home, please contact Anne (call or text 202-841-6390).

**** (You are welcome, though definitely not required, to bring a dozen cookies to share. If you would like to bring your recipe as well, they will be compiled and shared with everyone afterwards.)**

KVTA NOVEMBER HAPPENINGS

Monthly HOA Meeting
Tuesday, November 3 | 6:30 PM | Clubhouse
Homeowners Encouraged to Attend

Mahjong
Wednesday, November 10 | 5 - 7 PM | Clubhouse
The 2nd Wednesday of the month | 5-7 PM | Clubhouse
Seasoned or newbies welcome! Questions - Contact Olivia B.@ 720-855-1385

Holiday Event - Caroling & Cookies
Sunday**,** Dec. 20 | 4 - 6 PM | Clubhouse

Waste Management & Recycling Reminders

The Association has renewed its contract with Waste Management. Please keep these guidelines in mind:

- **Container placement:** Keep containers away from garage walls to prevent siding damage.
- **Overage fees:** A $5 additional charge applies to containers that cannot close or materials left outside the containers.
- **Recycling:** Items must be loose and dry. Accepted items include aluminum, steel and tin cans; #1, #2 and #5 plastic bottles and containers; paper; uncoated paperboard; cardboard; and colored glass food and beverage containers.

Not accepted: Plastic bags or bagged recyclables, Styrofoam, food waste or liquids, soiled paper, plastic types #3, #4, #6 and #7 (or unnumbered plastics), microwavable trays, ceramics, mirrors, window or auto glass, light bulbs, hangers, appliances, hoses, cords, wires, yard waste, construction debris, wood, film packaging, medical supplies, or fabric. For a complete list of accepted and unacceptable items, visit Waste Management's Recycling Guide.

Volunteers Needed!

Help is needed with three important community projects:

- Centennial Grant: Assist with the grant application (due April 1, 2027) and, if awarded, the grant will fund the installation of Tahoma sod.
- Employee Handbook: Help finalize the handbook to meet Colorado requirements by the end of 2026. Bruce Gittleman is coordinating required signage.
- Exterior Camera Policy: Help finalize the camera policy for Board approval in January 2027.

We also need volunteers to fill the open one-year Board position and Secretary role, as well as help with the ACC and Paint Committee.

Interested in helping? Please volunteer through the HOA website or contact Yvonne Anderson at President@KnollsVillage.com or 303-619-0000. Thank you for supporting our community!

Fall leaves and pine needles are piling up! Please dispose of yard waste in your personal trash cans. Fall fertilizer will be applied soon, though a date has not yet been set.

For pet-related concerns, please contact Warren or Cady.