

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.

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!
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/
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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—Sept Ann McHugh—720-240-6085
KVTA Board Meeting	Tuesday, October 6, 2026— 6:30 pm
Newsletter Deadline Thurs, Oct 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	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??

Gutter Cleaning & Downspout Maintenance: Each homeowner is responsible for gutter cleaning and upkeep. Clogged gutters can lead to serious problems, including roof and siding damage, or basement flooding if not addressed, so please inspect your gutters and have them cleaned when needed.

Outside Spigots and Hoses: Remember to turn off your outside spigots, remove hoses and drain them before the first big freeze comes.

Walkways - Growth and Fall Leaves. With Aug / Sept rains, your rear plants/shrubs between the garages and the areas at the end of those walkways may be overgrown and are the homeowner’s responsibility. These walkways are the access routes for both the Fire Department and Ambulance Crews as well as your neighbors, so it is essential to keep them clear. Also, if you maintain your own front garden, check for overgrowth impeding the sidewalk and trim as needed. Remember, this is an ongoing effort throughout the year.

Window Air Conditioning units are allowed only on second floor windows and must be removed by October 15.



The Back Gate Villager



Ice Cream Social Recap

Thank you to everyone who joined us for our Labor Day Ice Cream Social at the pool! Em’s Ice Cream brought their truck to Knolls Village and served **165 cups of ice cream**, with favorites including Chocolate Brownie, Coffee Toffee, Salted Caramel, and Strawberry.

It was a wonderful way to enjoy the pool, visit with neighbors, and celebrate the end of summer. Fun was had by all! A special thank-you to everyone who helped make the event such a success!

Interested in trying more of Em’s Ice Cream? They also have storefront locations in Park Hill and Wheat Ridge. <https://emsicecream.com/index.html>



Upcoming Event Ideas

- We’re exploring a few ideas for future community events.
- Holiday Caroling & Santa: Caroling at the Clubhouse, a cookie exchange, and hot chocolate.
 - Arts & Crafts Showcase: Bring your favorite arts and crafts to share with neighbors. *(This would be a showcase, not a sales event.)*
 - Small Business Fair: Do you own a small business? Share your business with neighbors by displaying information, business cards, and flyers.

Interested in participating, volunteering, or helping with one of these events? Please contact Nancy Gittleman at Nancy.Gittleman@knollsvillage.com. We’d love to hear from you!

To the Knolls Village Community,

Thank you, sincerely, to everyone who has worked through the new dues payment process. We know the transition has not been easy for everyone, and we truly appreciate your patience and willingness to make the change.

If you are still experiencing issues with Zelle or bill pay, one solution that may help is to completely remove the payment method from your banking system and then add it back. As a reminder, monthly dues increased to \$225 effective January 1, 2026.

The black box will now be used for tennis and pool paperwork, proxies, reimbursement forms, and other bookkeeping items.

As we plan for the coming year, we are pleased to share that dues will not increase in 2027. Some of the projects and initiatives we are exploring include transitioning more lawn areas to drought-tolerant Tahoma 31 Bermuda grass, evaluating additional payment options, replacing portions of the sprinkler system, and resuming unit painting.

We will soon be requesting bids for painting. If you know of a reputable commercial painting company, please contact Warren at 303-796-0540 or Yvonne Anderson at 303-619-0000.

We are also entering a time of transition on the Board, with some members completing their service and looking for two new members. If you have ever thought about getting involved and making a difference in our community, we would love to have you consider joining the Board! Serving typically involves a few hours each month. Training and support are available for those who are new to Board service. Without your support we may be looking at a property management solution with a significant increase in dues in 2028.

Our community is strongest when neighbors bring their ideas, experience, and energy together. Thank you for being part of Knolls Village and for helping us build a strong future together! Yvonne Anderson, President

Voting Options for the Annual Meeting

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 **Proxy Form** mailed to you with the annual meeting packet 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.

Important - HOA Dues Reminder

Please remember to change your bill pay or mail your check to KVTA/ Powder Accounting PO Box 781, Frisco CO 80443-0781 (phone number 970-486-1133)

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 minutes/month, for 3-months/year).
- Joining the Architectural Control Committee (2 hours/quarter).
- Becoming a director on the KVTA Board (4-6 hours/month).

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



KVTA OCTOBER HAPPENINGS

 Monthly HOA Meeting

Tuesday, October 6 | 6:30 PM | Clubhouse

Homeowners encouraged to attend.

 KVTA Annual Meeting and Board Elections

Tuesday, October 13 | 7:00 PM | Clubhouse

 Mahjong

Wednesday, October 14 | 5-7 PM | Clubhouse

The 2nd Wednesday of the month at Clubhouse. Seasoned or newbies welcome! Questions - Contact Olivia B @ 720-855-1385.



Book Club

Thursday, October 15 | 5:00 pm

Book Club will meet at 5:00 pm on Thursday, October 15, at the home of Anne Wormley, 2797 E Geddes Ave. The book for discussion is Wild on Purpose, by Sean Gerrity. New members are welcome. For more information contact Karen Hannon at 720-297-9393.



The landscaping around the new tennis courts is nearly complete. When finished, the maintenance staff will have moved and cleaned approximately 20 tons of rock; moved, graded and compacted 12 yards of dirt; installed new landscape fabric, and installed 300 ft of new edging. Large stones will be placed on either side of the new concrete bridge, and a new stone retaining wall will be installed on the SW corner.