

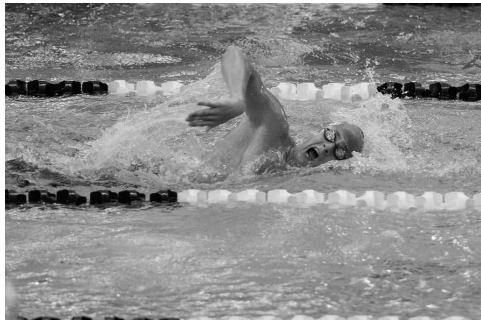


Homestead in the Willows

# Homestead Herald

**APRIL 2023** Volume 47, #4

A Covenant Controlled Community for the Benefit of All



Swim Team parent information night is April 13th. See page 11



Annual Egg Hunt details on page 3



Adult and Junior Tennis information on page 5



Second Saturday Coffee on the West Side—see page 15

**Next Regular  
Board Meeting  
6:30 PM  
April 10, 2023**



**THE MAY  
HERALD  
DEADLINE IS  
APRIL 14, 2023**





## ASSOCIATION NEWS

**MAY HERALD DEADLINE IS  
APRIL 14, 2023**

### MANAGERS:

Business Office	Katie Kidwell	303-793-0230
	businessmgr@homesteadinthewillows.org	
Landscape	Nancy Bauer	303-241-6212
Tennis Facilities	Jill Ellsworth	303-808-4513
Pool	Jaylene Jones	303-617-0221

### BOARD OF DIRECTORS:

President	Chris Evans	214-394-6779
	pres@homesteadinthewillows.org	
VP		
	vp@homesteadinthewillows.org	
Secy	James Keating	720-702-0463
	sec@homesteadinthewillows.org	
Treasurer	Kelly McCormick	303-358-4577
	treas@homesteadinthewillows.org	
Mem at Large/	Michael Garnsey	303-210-9152

### COMMITTEES:

ACC/Design Review; Covenant Review Taskforce  
Swim Team, Social Committee

**All committee meetings are open to residents.**

**REPORTS TO THE ASSOCIATION** When an Association member wishes to report observed problems or any concerns or helpful ideas pertaining to the assigned areas of responsibility of the Architectural Control and Design Review Committee, Landscape, Pools, or Business Office, please, when you call and leave a message on the answering machine, include your name and telephone number so that we may return your call. **We cannot act on any call when the caller is not identified.**

Thank you for your help.

## BUSINESS OFFICE HOURS

**5896 E. Geddes Ave.**

**Hours: Monday, Wednesday, Friday  
9:00 am — 3:00 pm**

**Phone: 303-793-0230**

**Fax: 303-793-0109**

**Email: businessmgr@homesteadinthewillows.org**

**Website: www.homesteadinthewillows.org**

## BOARD MEETING

The next regular Board of Directors meeting for community input and manager's reports will be

**Monday, April 10, 2023**

**Business Office, 6:30 pm**

**See the website for Zoom  
call-in information.**

**BOARD MEETING MINUTES:** In an effort to provide timely Board information to the Membership, **UNOFFICIAL MINUTES** of each Board meeting will be published in the next issue of the Herald. Official, approved copies of all Minutes will be on file and available at the Business Office.

**MOVING FROM HOMESTEAD?** If you move from Homestead and retain ownership of your home, it is your responsibility to pay the Homeowners dues. Remember: Please notify the Business office of your new address. Dues are always due March 1<sup>st</sup>. If you are a **Renter**, you should forward all notices to the Homeowner.

**THE HOMESTEAD HERALD** is published monthly for residents of Homestead in the Willows. **The Business Office is located at 5896 E. Geddes Ave., (West Pool House) Centennial, CO 80112.** News items or advertisements must be submitted by the **15<sup>th</sup> of the month prior to publication.** Email **businessmgr@homesteadinthewillows.org.** Call 303-793-0230 for commercial rates, ad sizes or other information.

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## SOCIAL COMMITTEE EVENTS

- Second Saturday Coffee Truck April 8th at the **WEST POOL**. Details on page 15
- "DIRT" Coffee truck will be on site for the EGG HUNT on April 1st. If the weather is poor for 4/01, they will be at the egg hunt raindate on 4/08 at the North side.
- We have 2 trucks for the egg hunt: Dirt Coffee & Pastries and Banomanom Frozen Treats.
- The Social Committee is seeking a July 4th Pool Party Planner! Please email [socialcommitteehomestead@gmail.com](mailto:socialcommitteehomestead@gmail.com).



# Homestead Egg Hunt



Saturday, April 1st  
(Raindate: 4/08/23)

North Pool Grounds  
@ 10:00a.m. **SHARP**



\*Bring a Basket\*  
\*Meet the Easter Bunny\*  
\*Have some FUN\*

*For updates & details please visit:*  
[www.homesteadinthewillows.org](http://www.homesteadinthewillows.org)

# DENVER *dreaming.*

Dream homes come in all shapes, sizes and styles. Whatever your needs, for a growing family or the family looking to downsize, your real estate journey begins by giving me a call.

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### **JUNIOR TENNIS SEASON 2023**

**Sign up for Junior Team Tennis and Junior Development**

**Registration Opens Saturday, March 18 for all Junior Tennis**

**JTT DEADLINE for REGISTRATION is FRIDAY, APRIL 14<sup>TH</sup>**

**Summer JTT Season is June 5 – July 24**

**Register at [www.AdvantageYou.org](http://www.AdvantageYou.org)**

#### **JTT Match Play**

**\$50.00 per student** Includes USTA registration, official team matches, new game balls at all home games, and a certified safe play coach at every home match.

Teams will consist of 5-6 players per team. Five-player minimum for each team.

Match format is one singles match, one double match

**7 match days. All matches are on Mondays (No matches JULY 3)**

10 & Under Coed 8:00 AM

12 & Under 9:30 AM

14 & Under 11:00 AM

18 & Under 12:30 PM

**Each team is required to have a team parent**

More information, registration, and payment at [www.advantageyou.org](http://www.advantageyou.org)

#### **Junior Tennis Development Programming / Drills**

Sign your child up for monthly drill session to improve their strokes, mechanics, and tennis knowledge while having loads of fun. One-hour sessions and 1.5-hour sessions are available throughout the week. Depending on your child's availability, you can choose one or two practices per week. There is a ball color tab on the **Advantage You** website to explain where your child should play. If you are unsure where your child would best fit, please email us at Admin@advantageyou.org . We are here to help.

The cost is \$25 per child for a one-hour session or \$37.50 for a 1.5-hour session. Registration is in one-month increments. 6/1 student to instructor ratio. All instructors are Certified Safe Play.

More information, registration, and payment at [www.advantageyou.org](http://www.advantageyou.org).

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### **ADULT TENNIS SEASON 2023**

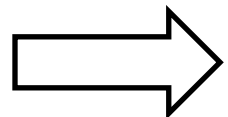
**Registration Opens Saturday, March 18 for all Adult Tennis**

**Register at [www.AdvantageYou.org](http://www.AdvantageYou.org)**

#### **Coached Team Practice**

Practice and improve together as a team. Let our USPTA certified pros help your team with strokes, mechanics, mind-set, positioning, tactics, strategies and help figure out team line-ups.

The cost is \$210 per player per 7-week session.



### **USTA 18 Plus Team Practice / 1.5 hours (April 8 – May 21)**

Team Captain will choose Saturday or Sunday and communicate with **Advantage You** via email (admin@advantageyou.org) to secure an available time slot.

Eight player minimum sign up is required for team practices

Saturdays Sessions: April 8, 15, 22, 29, and May 6, 13, 20.

Sunday Sessions: April 14 (Friday), 16, 23, 30, and May 7, 19 (Friday), 21

### **CTA Adult 18-39, USTA 40+ CTA Adult 2.5 Team Practice 1.5 hours (May 27- July 16)**

Team Captain will choose Saturday or Sunday and communicate with **Advantage You** via email (admin@advantageyou.org) to secure an available time slot.

Eight player minimum sign up is required for team practices

Saturday Sessions May 27, June 3, 10, 17, 24, and July 1, 15

Sunday Sessions May 28, June 4, 11, 18, 25, and July 9, 16

### **CTA Twilight Team Practice 1.5 hours (July 25 - September 3)**

Team Captain will choose Saturday or Sunday and communicate with **Advantage You** via email (admin@advantageyou.org) to secure an available time slot.

Eight player minimum signed up is required.

Saturday Sessions July 25, 29, August 5, 12, 19, 26, and September 2

Sunday Sessions July 23, 30, August 6, 13, 20, 27, and September 3

## **Adult Drills**

**Registration Opens Saturday, March 18 for all Adult Tennis**

**Register at [www.AdvantageYou.org](http://www.AdvantageYou.org)**

Whether you are just starting tennis, playing in a league, looking to improve your tennis game, or just looking to meet players at your level, we have multiple days, times, and skill levels to fit your schedule.

The cost is \$25 per person for a one-hour session or \$37.50 for a 1.5-hour session

All drills are scheduled at USTA levels.

Registration is in one-month increments.

6/1 player to pro ratio. Three player minimum needed to schedule drills.

Registration and payment take place at [www.Advantageyou.org](http://www.Advantageyou.org) under the Homestead Willows link. Register for the whole summer or sign up monthly, whichever fits your schedule.

Answer just a few quick questions to get registered: Pick your session

Pick your level

Pick the day(s) of the week

If you have any questions, please email us at Admin@advantageyou.org\_ we are here to help.

See you on the courts! The Advantage You Team



# FRIDAY AFTERNOON CLUB TENNIS

## Homestead in the Willows

Struggling to find a spot on a neighborhood team? Already on a team, but want to play matches that don't affect your NTRP rating?

**HAPPY  
HOUR  
WARMUP**

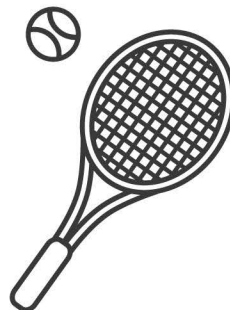
**MATCHES  
@ 6 PM**

**POTLUCK  
SOCIAL  
AFTER**

- ⊗ All matches are women's doubles.
- ⊗ All matches will be at Homestead courts.
- ⊗ All matches are against fellow Homestead residents.
- ⊗ Multiple 6-week sessions will be offered April-October.

**Register to play:**  
**<https://tinyurl.com/FAC-tennis>**

FAC Tennis in Homestead aims to reduce the strain on our 2.5-3.0 levels, but Homestead women of all NTRP levels are welcome to sign up.  
**Questions? [HomesteadFACtennis@gmail.com](mailto:HomesteadFACtennis@gmail.com)**





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**SOLD**

**\$1,200,000**



**SOLD**

**\$886,030**



**SOLD**

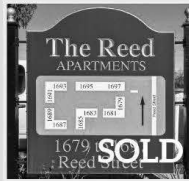
**\$865,000**



**SOLD**

**\$800,000**

## MULTIFAMILY



**SOLD**

**\$8,527,000**



**SOLD**

**\$7,300,000**



**SOLD**

**\$2,850,000**



**SOLD**

**\$2,300,000**



**SOLD**

**\$1,925,000**

## COMMERCIAL



**SOLD**

**\$1,705,000**



**SOLD**

**\$1,535,000**



**LEASED**

**\$22.00/SF**



**LEASED**

**\$20.00/SF**



**LEASED**

**\$18.50/SF**

**THANKS TO MY AMAZING CLIENTS - \$52,214,720 SALES VOLUME IN 2022!**

# Let's Get Social

## Neighborhood Highlights:

- ❖ **Easter Egg Hunt** – April 1: North Pool Grounds
  - 10:00am sharp
  - Rain date: April 8
- ❖ **Tom's Coffee Truck** – April 8
  - 8:30-10:30 North Pool Lot

## Playgroups:

- ❖ **Welcome Ana & Kate our new Playgroup Coordinators** - To join or questions email: [homesteadplaygroup@gmail.com](mailto:homesteadplaygroup@gmail.com)

**ISO 4<sup>th</sup> of July Party Planner** – if interested contact us: [socialcommitteehomestead@gmail.com](mailto:socialcommitteehomestead@gmail.com)

## Connect with us:

- ❖ Website: [homesteadinthewillows.org](http://homesteadinthewillows.org)
- ❖ Facebook: **Homestead in the Willows HOA**





April 2023



Days to Celebrate and Enjoy in April:

- \* April 7 – National Beer Day
- \* April 11 – National Pet Day
- \* April 22 – Earth Day

Continue to check the website and Facebook for all social details.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						<b>1</b> Easter Egg Hunt North Pool Grounds 10:00am 
<b>2</b> Pickleball 9-12am West Courts	<b>3</b>	<b>4</b>	<b>5</b> 	<b>6</b>	<b>7</b> Pickleball 3-5pm West Courts	<b>8</b> Tom's Coffee Truck 8:30-10:30am North Pool 
<b>9</b> 	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b> Pickleball 3-5pm West Courts	<b>15</b> Pickleball 3-5pm West Courts
<b>16</b> Pickleball 9-12am West Courts	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b> Pickleball 3-5pm West Courts	<b>22</b> Pickleball 3-5pm West Courts
<b>23/30</b> Pickleball 9-12am West Courts	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b> Pickleball 3-5pm West Courts	<b>29</b> Pickleball 3-5pm West Courts

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*Al Bellini, Owner*

**6015 E. Geddes Circle  
Centennial, CO 80112**

**303.550.5856**

**albellini@comcast.net**



## Homestead Hurricanes Annual Information Meeting

**Thursday 4/13/23 - 7-8:00 pm - Homestead Gym**

### **ALL NEW AND RETURNING PARENTS**

Who's ready for summer swim? Your Homestead Coaches and Parent Reps are ready for YOU! We can't wait to fill you in on all the important happenings for our summer swim team. Make sure you attend the Information Meeting on April 13<sup>th</sup> to hear about changes to our meet operations (no more Swimmingly!), updates to volunteer positions, Swim-a-thon details and much more. This meeting is for new AND returning families as many updates will be shared. Plus, you get to meet some of our incredible coaches. Also, if you pre-ordered spirit wear, it should be available so you can show your Hurricane spirit! And there may be a few more surprises in store...stay tuned to the Hurricanes Facebook Page for more updates this month.

Registration will take place through our website after the information meeting. We will release details as the date approaches but with new updates, we will be able to integrate your schedule directly to the coaches to assist with meet management. It is going to be a GREAT summer Hurricanes!

### **2023 Practice Schedule**

<b>FUNDAY MONDAY</b>	<b>8:15 - 9:00AM</b>	<b>ALL 11/12</b>
<b>FUNDAY MONDAY</b>	<b>9:00 - 9:45AM</b>	<b>ALL 13 - 18</b>
<b>FUNDAY MONDAY</b>	<b>9:45 - 10:15AM</b>	<b>ALL 9/10</b>
<b>FUNDAY MONDAY</b>	<b>10:15 - 11:00AM</b>	<b>ALL 8 &amp; UNDER</b>
<b><i>NO PRACTICE TUESDAY JULY 4<sup>TH</sup> AND WEDNESDAY JULY 5<sup>TH</sup></i></b>		
<b>TUESDAY – FRIDAY</b>	<b>7:00 - 8:00</b>	<b>11/12</b>
<b>TUESDAY – FRIDAY</b>	<b>7:45 - 9:00</b>	<b>13 - 18</b>
<b>TUESDAY – FRIDAY</b>	<b>8:45 - 9:45</b>	<b>9/10 Girls</b>
<b>TUESDAY – FRIDAY</b>	<b>9:30 - 10:30</b>	<b>7/8 &amp; 9/10 boys</b>
<b>TUESDAY – FRIDAY</b>	<b>10:15 - 11:15</b>	<b>7/8 Girls</b>
<b>TUESDAY – FRIDAY</b>	<b>11:15-12:00</b>	<b>6 &amp; Under</b>

***\*\*These times are new for 2023 and align with new tennis schedule. Times are subject to change based upon the actual number of swimmers in each age group. Safety and good learning experience are our main concerns.***

**If you are interested in becoming a Stroke Judge this season, please reach out to**

**JP Lawless [jplawless01@gmail.com](mailto:jplawless01@gmail.com)**

*(continued on page 12...)*

## 2023 Event Schedule

Day	Date	Time	Event	Location
Thursday	April 13 <sup>th</sup>	6:30-8pm	Information Meeting	Homestead Elem
Thursday	April 20 <sup>th</sup>	9:00pm	Registration	Team Website
Monday-Tuesday	May 15-16	3:45 - 5:15pm	New Swimmer Tryouts	North Pool
Wednesday-Friday	May 17-26	3:45 - 6:45pm	Swim Practice	North Pool
Saturday	May 27	6:00am - Noon	<b>Intra-Club Meet</b>	North Pool
<b>Monday</b>	<b>May 29</b>	<b>No Practice!</b>	<b>Last Day for Refunds</b>	
Tuesday-Friday	May 30 – July 2	7:00 - Noon	Swim Practice	North Pool
Friday	June 2	6:00 PM	<b>Pep Rally!!!</b>	North Pool
Saturday	June 3	6:00a - 2:00pm	<b>HURRICANE @ STONEGATE</b>	STONEGATE
<b>TBD</b>			<b>Parent Party</b>	North Pool
Tuesday	June 6	6:00 - 8:00pm	Star Meet (10 & under)	North Pool
Wednesday	June 7	7:00 - 8:00pm	Stroke Clinic (11 & up)	North Pool
Friday	June 9	During practice	<b>Pancake Breakfast</b>	North Pool
Saturday	June 10	6:00a - 2:00pm	<b>HURRICANES @ HRTG GREEN</b>	HRTG GREEN
Monday	June 12		<b>POTENTIAL Team Outing</b>	
Tuesday	June 13	6:00 - 8:00 pm	Star Meet (10 & under)	North Pool
Wednesday	June 14	7:00 - 8:00 pm	Stroke Clinic (11 & up)	North Pool
Saturday	June 17	6:00a - 2:00pm	<b>HOME v. SUNDANCE HILLS</b>	North Pool
Monday	June 19	During Practice	<b>Individual/Age Group Photo</b>	North Pool
Tuesday	June 20	6:00 - 8:00pm	Star Meet (10 & under)	North Pool
Wednesday	June 21	7:00 - 8:00pm	Stroke Clinic (11 & up)	North Pool
Thursday	June 22	7:00am - Noon	<b>SWIM-A-THON</b>	North Pool
Saturday	June 24	6:00am	<b>TEAM PHOTO</b>	North Pool
Saturday	June 24	6:00a - 2:00pm	<b>HOME v. CK &amp; FP</b>	North Pool
Monday	June 26	6:00 - 8:00pm	<b>Hurricane Family Outing</b>	Pirates Cove
Tuesday	June 27	6:00 - 8:00pm	Star Meet (10 & under)	North Pool
Wednesday	June 28	7:00 - 8:00pm	Stroke Clinic (11 & up)	North Pool
<b>Tuesday &amp; Wednesday</b>	<b>July 4-5</b>	<b>NO PRACTICE - RESUMES THURSDAY, JULY 6</b>		
Saturday	July 8	6:00a - 2:00pm	<b>HURRICANE @ BF</b>	Ben Franklin
Monday	July 10	6:00a - 3:00pm	<b>13-18 RMSL Prelims</b>	HOM FARM II
Tuesday	July 11	6:00a - 3:00pm	<b>8 &amp; UNDER Prelims</b>	STONEGATE
Wednesday	July 12	6:00a - 3:00pm	<b>9/10 RMSL Prelims</b>	North Pool
Thursday	July 13	6:00a - 3:00pm	<b>11/12 RMSL Prelims</b>	HRTG GREEN
Friday	July 14	5:00 PM	<b>Pasta Pep Rally</b>	North Pool
Saturday	July 15	6:00a - 3:00pm	<b>RMSL Finals</b>	CCV
Sunday	July 16	<b>5 – 7pm Award Ceremony / 7 – 8:30pm Pool Party</b>		South Lawn/Pool



# Landscape Logic

By Nancy Bauer



**So what's on your wish list for this year's gardening season? Here are a few ideas to get you thinking:**

- **Decide what you want to see** when you're sitting on the patio. Is it more color, another tree or just a bigger, nicer patio?
- **Could you change just one thing** that would require less maintenance? For example, is there a shrub you hate to prune because it has thorns? How about replacing it with a colorful and lower maintenance plant?
- **Is it too dark** in the areas where you would like to expand outdoor living? Would it be more usable if there were outdoor lights?
- **Can you find a place** for the fire feature that is now on your outdoor living wish list?
- **Also, walk across the street and look at your house with the perspective the neighbors have.** This is how they see your yard every day. Rate the curb appeal. If it reminds you of grandma's place, think about a facelift.
- **ID the worst eyesore** in the yard and put it at the top of the to-do list.

## **Books for those new to gardening in Colorado:**

The Colorado Gardener's Companion, by Jodi Torpey

Durable Plants for the Garden: A Plant Select Guide, by Plant Select

**For Gardening help or horticultural concerns contact:**

**Arapahoe County Extension:** 303-730-1920

[www.csu-extention@arapahoegov.com](mailto:www.csu-extention@arapahoegov.com)

## **April Landscape Tips**

\*Prepare to activate the sprinkler system. When your system is running make sure to walk around your property to ensure proper coverage is attained. Look for leaks, broken sprinkler heads, and improperly directed heads.

\* Although fertilizer should be used sparingly, lawns need supplemental nutrients to promote new leaf and root growth, and control weeds. Bluegrass and fescue lawns benefit from a twice- yearly dose of quick and slow-release nitrogen. It's best to follow up by watering ½ inch.

\*Over seeding may be beneficial for areas in your lawn that are thin or suffer with damaged or bare spots. A perennial rye and bluegrass seed mix is recommended. Seeding can be performed in spring or fall. It may require both.

\*Cut back perennials (except evergreen perennials that stay green all year long) with sharp pruners / scissors, remove dead plant material all the way to the ground.

\*Prepare the soil for gardens



## **Dogs Spots**

Straw colored grass or dead spots with dark green borders are common in lawns of dog owners. The concentrated salts in the urine of dogs, particularly female dogs, cause these problems. Water is the only thing that can reverse the effects of dog urine on grass. Do not apply baking soda, dishwashing detergent, or products claiming to dissolve or leach the salts. They will be ineffective and compound the problem. Sometimes the damaged areas cannot be revived, making reseeded necessary. The damaged spots should be heavily watered with a hose for a few days before reseeding or re-sodding.

**No Pile Left Behind:** Avoid conventional plastic bags and pick up poop in biodegradable bags, including some that might even be safe to flush.

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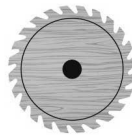
[louise.williams@gatewaystocollege.com](mailto:louise.williams@gatewaystocollege.com)  
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- General home improvements
- Garage wall & cabinet upgrades
- New casing & baseboard



**Billy Hall**

**303-814-8170**

**[castlewood888@gmail.com](mailto:castlewood888@gmail.com)**



# *Second Saturdays*

COFFEE  
**DIRT**  
BAR

**APRIL 8TH\***

**WEST SIDE  
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# Homestead in the Willows HOA Perimeter Fence

## THE SPECIAL ASSESSMENT BALLOT DID NOT PASS

The HOA perimeter fence is 22,500 lineal feet of fence that is the responsibility of the HOA. It is currently a cedar wood fence painted a light gray color.

- It was established in the 1990's, by an amendment to the bylaws, that all homeowners bear the cost of the perimeter fence equally regardless of whether their individual home is impacted.
  - In the early 2000's, a bank loan at **8%** interest was secured to replace the perimeter fence. An annual special assessment of homeowners was collected through 2010 to pay off the loan.
  - The board that researched and implemented the special assessment specifically noted it should be ongoing to cover repair and maintenance of the fence.
  - In 2010, the fence special assessment was discontinued.
  - In 2023, the special assessment +10% of the 2010 figure = \$91/homeowner was reassessed.
- In 2019 as the repairs and maintenance expenses continued to mount, the board hired an outside consulting firm to prepare a reserve study.
- That Board acted on the reserve study analysis by approving budgets that would result in \$100,000 annually to be directed to a reserve fund. There is currently \$470,000 in that account. The goal was to replace the fence in 2028. It was anticipated there would need to be an assessment of homeowners in addition to the reserves.
- In 2021, the repairs and maintenance of the fence was increasing exponentially as the fence was failing faster than the reserve study anticipated.
- In 2022, a fence committee of homeowners, guided by a board member, was established. Based on the extensive research (brick, Allan Block, cedar and TREX) of that committee, three bids for TREX fencing were obtained.
  - Several banks were consulted to obtain loan proposals. During that same time, interest rates increased dramatically compared to the historical lows they had been.
  - As a result of the interest rate increase, a majority of the board decided to present a one-time special assessment of \$3600 to homeowners for a vote.
- The board seated in April 2023 will reassess the situation given that minimal repairs and maintenance were authorized in 2022 since the committee recommended TREX. However, there are several areas that are in extreme disrepair and cannot be ignored in order to maintain an appropriate aesthetic for the neighborhood. Options to be considered include:
  - Increase 2023 annual dues 10% to bring the existing fence back up to acceptable standards and/or continue the annual reserve fund \$100K savings.
  - Reapproach the community with a vote for the same TREX fence covered by a loan over an extended period of time to lessen the annual impact to homeowners.
  - Attempt to identify a homeowner(s) that would pursue the GID process that Willow Creek and Foxridge successfully established.



## Volunteers Needed!

The Covenant Review Task Force will be doing the annual site wide inspection late May – early June and is in need of volunteers.

This is a short easily managed few hours of volunteer work and a good way to give back to your community. Volunteers walk in pairs and canvas a section of the community they do not reside in. Volunteers may walk at their convenience as long as the review is completed by the due date. Materials and training provided and volunteers remain anonymous.

Please consider volunteering for this important committee. And if you have someone in mind to walk with, please forward their information or have them contact the task force or office.

Call the office or email the task force at [hoataskforce@gmail.com](mailto:hoataskforce@gmail.com) with your questions or to volunteer.

**THANK YOU!**



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## THE COVENANT REVIEW TASK FORCE WALK

It is not too soon to start thinking about maintenance issues for the exterior of your home that you want to address this spring and early summer. As has been the process for the last few years, the Covenant Review Taskforce will be walking the community to review all homes and properties in late May and early June, helping to ensure that properties are maintained and high property values are retained. The items that will be considered are:

### HOUSE CONDITION:

Paint - faded or blotchy

- chipping and peeling

Siding - rotting or deteriorating

- holes in view

Window frames - rotting

- paint chipping
- missing or torn screens

Shutters - broken/warped vanes

- paint chipping
- no shutters on the house.

Garage doors/Garage Door Trim

- paint peeling or chipping
- faded or blotchy
- broken, crooked, dented

Roof - missing shingles

- gutters missing or deteriorating

Driveway/Walkway - heaved and buckled

- heavy oil stains
- badly flaked

### PROPERTY CONDITION:

Dead Branches & Trees - significant dead branches on one or more trees

Shrubs/Vegetation - dead and dying shrubs,

- overrun with weeds
- extending onto sidewalk
- extensive browning of junipers

Lawn - significantly weed infested (dandelions, etc.)

- dirt patches
- dead grass areas
- dry, burnt, in need of water

Fence - falling down

- missing or broken boards or rails
- pulling away from house

General debris -“ stored” around house or porch

Mail box—leaning or crooked

- in need of paint
- post or box deteriorating

Vehicles-Commercial or stored vehicles parked in view

- inoperable: flat tires, expired tags, or

Non-working

**ACC guidelines are outlined in the Homestead Colonial Aesthetic which can be found on the HOA website at: [www.homesteadinthewillows.org](http://www.homesteadinthewillows.org)>Home Improvements**

**All exterior changes to your home require an Application for Architectural Change for approval by the ACC even if they are as a result of a Task Force citation. Applications are available at the Business Office or online. The ACC is unable to accept emailed applications. Please mail or deliver hard copies to the Business Office.**



## COMMUNITY NEWS

### The Homestead Playgroup

- We provide meet-ups for ages 0—6
- We connect new families & experienced families
- We explore parks & activities around town
- We are here for you & your young family

Email Ana or Kate at  
[homesteadplaygroup@gmail.com](mailto:homesteadplaygroup@gmail.com) to sign up or ask questions.

### CALL TO REPORT

**Waste Connections** 303-288-2100

(HOA Trash Co.—Pick-up day is *Wednesday*)

[www.wasteconnections.com](http://www.wasteconnections.com)

**Airport Traffic Complaints** 303-790-4709

**Centennial City Services (24/7)** 303-325-8000

**Vandalism or Speeders**  
Arapahoe County Sheriff's Dept. 303-795-4711

**Street Light Problems:**  
[emailodlighting@xcelenergy.com](mailto:emailodlighting@xcelenergy.com)

**Barking Dogs**  
Arapahoe County Animal Control 303-325-8070

**Pot Holes** 303-325-8000

**Hazardous Waste Pick-up** 1-800-449-7587

**Graffiti** 303-795-4711

**Water Breaks** 303-770-8625

**Sewer Back-up's** 303-779-0261

**Div. of Wildlife -Coyotes** 303-291-7227

**Noise—Fiddlers Green** 303-486-8275

## Lap Swim Information

If you want to participate in Lap Swimming during the 2023 season the office must have a lap swim waiver on file for you. This form may be found on the HOA website under the Forms tab, or in the grey mailbox outside the Business Office doors.

Lap keys will not be issued. The pool will be accessed using the OpenPath security system through a digital badge on your smartphone. If you prefer not to bring your phone to the pool, key fobs will be available for sale in early May.

In the meantime, please sign up for OpenPath app if you don't have it already. You can sign up by emailing [businessmgr@homesteadinthewillows.org](mailto:businessmgr@homesteadinthewillows.org) with your mobile number and your email address. The office will send you an activation email that you must open within 6 days.

## KINDIE ROUNDUP 2023-2024

Cherry Creek School District

Step 1. Please visit the website at <http://www.cherrycreekschools.org/Admissions> and create a Powerschool enrollment account to enroll a new student into CCSD.

Step 2. Enter the information requested and attach the required documentation. Be sure to click on SUBMIT when complete.

Step 3. You will receive an email that your paperwork was successfully submitted. You will receive another email after your student has been fully enrolled.

Please use any computer or smartphone to complete the online CCSD Student Enrollment forms.



## SUMMER IS COMING...DO YOU HAVE THE OPENPATH APP?

Homestead uses a mobile access system to the swimming pool and tennis court gates at North, South and West.

**Openpath** uses a digital badge and patented triple unlock technology that is a fast, reliable mobile credential system that will help us conveniently monitor access and improve security.

If you are new to the neighborhood or didn't get around to registering last summer please email the Business Office at [businessmgr@homesteadinthewillows.org](mailto:businessmgr@homesteadinthewillows.org) with the following:

- List all members that reside in your household and provide a date of birth for each user under the age of 18. Children 10 years and younger will not be issued individual access and must be accompanied by an adult. If you have a full time summer caregiver who is not a member of your family you may include that person but let the office know he/she is a caregiver.
- **Provide an email address for every user 10 years of age and older** who will need individual access to the pools and tennis courts. Openpath will need an email address per user as a single mobile credential is only valid for a single email address. Each mobile credential will only be able to put onto a single mobile phone. This means that multiple people won't be able to use the same mobile credential. **For children – do not provide a student school district issued email address** as there are security features that can prevent receiving emails from Openpath.
- **The Openpath technology can only be used with a smartphone.** If you or any members in your household do not have a smartphone, contact the Business Office and a key fob can be issued to you that will perform the same function as the mobile badge does. There is a \$20 charge per key fob.

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**VIOLIN TEACHER:** My name is Jessica and I'm looking to expand my violin studio. I am an extremely motivated teacher with a passion for music education. I help students develop confidence as young musicians. You can **contact me at 720-560-7016 or jessie.marie636@gmail.com**

**MATH INTERVENTIONIST:** I am a longtime Homestead resident and math teacher with 8 years of Math Intervention experience working with students from 1<sup>st</sup> – 8<sup>th</sup> grade. I use screeners to assess gaps/misconceptions in math learning and reteach concepts/skills to achieve mastery. **Call Julie 303.995.1615**

**ARBORIST CONSULTANT:** Jim McGannon. Site consultation, tree/shrub/landscape inspections, diagnosis, appraisals, landscape design (i.e. xeriscape), much more. Certified Arborist and professional forester. **Contact forestermcgannon@gmail.com, 303-526-1118, coloradotreearborist.com**

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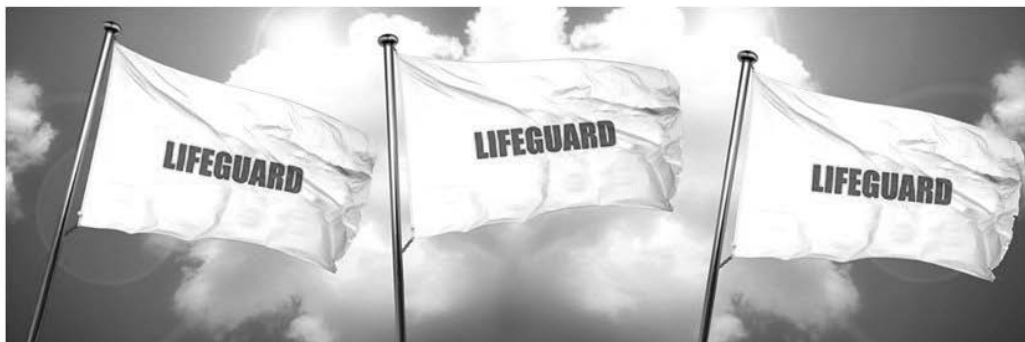
### BABYSITTING & PETSITTING SERVICE:

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**WINDOW WASHING:** Hi, We are Ryker Vancil and Connor and Luke Carlson. We wash ground level exterior windows and would love to wash your windows. **Please text 303-842-6752 for more information.**

**BABYSITTER:** Hi! I'm Isabella Martini, and I am a Red Cross certified babysitter. I am 13 years old, and I'm going to be a Freshman at Creek. I would love to watch you children!  
**Please contact me at 303-718-2062.**

# SUMMER EMPLOYMENT



**FREE CERTIFICATION CLASSES**

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# ACC Meeting Minutes

Date: March 8, 2023

Place: HOA office

Time: 12 pm

## ACC Manager Update

- Residential Improvement Guidelines will be updated under “house numbers” stating “ACC approval required”
- Traditional Aesthetic updated for sheds with language pertaining to 2021 decisions
- New patio posts should be maximum 6-8” in width, before tops and bottoms are wrapped. The approved size will depend on the scale of the home and patio.

## Roofing

- The ACC discussed and unanimously voted to add the color option of Timber for Owens Corning Woodmoor Shingle to the Roofing Materials Guidelines. The ACC maintained their position that Presidential Shake IR is not an approved product.

## Remodels

- There was an inquiry about home additions in order to allow a tandem garage. The ACC agreed more information was needed.

## Pergola

- The ACC denied a request for a pergola using metal product, as it is not to scale and the metal looks too industrial and modern.

**Next Meeting** – April 12 at 12 noon

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## SOUTH SUBURBAN FREE CHIP & MULCH EVENT

**Saturday May 6th 8:00 a.m.—Noon**

Bring tree limbs and woody plant materials for recycling. Lumber, salvage materials or rounds larger than 10 inches in diameter will not be accepted.

**FREE MULCH** will be available at the Willow Spring Service Center throughout the event and the Public Works Facility will have mulch available starting at noon while supplies last. **Bring a tarp and shovel.**

Willow Springs Service Center, 7100 S. Holly St. Public Works Facility 7272 S. Eagle St.

## **HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION**

### **Annual Homeowner Meeting – March 13, 2023, 7:00 P.M. – Unofficial Minutes**

**CALL TO ORDER:** Homestead Board President, Chris Evans, called the meeting to order at 7:08 p.m. BSA Troop 373 performed the opening flag ceremony with recitation of the "Pledge of Allegiance." The honor guard included Noah, Nathan and Harrison Kleman and Alex Suarez who led the Color Guard. The audience thanked the BSA for their service to the community.

**BOARD MEMBER INTRODUCTIONS:** Mr. Evans welcomed the homeowners present and introduced Board Members James Keating, Kelly McCormick and Michael Garnsey who had been appointed to fill a vacant seat on the Board in February.

**MANAGER INTRODUCTIONS:** Mr. Evans introduced the managers employed by the Association: Jill Ellsworth, Tennis Facilities Manager, who introduced the new teaching professionals for the 2023 season, Advantage You. Peter Richmond is co-founder. Mr. Richmond said they were looking forward to growing and enhancing Homestead's adult and youth tennis program.

Mr. Evans then introduced Homestead's newest manager, Emily Maxfield. Emily had been hired as the Architectural Control Committee (ACC) Manager because managing the workflow of this committee is too much for a volunteer chairperson. Mr. Evans went on to introduce Nancy Parker, ACC Administrator & Covenant Taskforce Manager, Katie Kidwell, Business Manager, and Nancy Bauer, Landscape Manager.

**COMMITTEE INTRODUCTIONS:** Mr. Evans explained that three committees operated under the Board of Directors: The Swim Team, the ACC and the Social Committee. Swim Team Parent Representative Christie Gammill introduced herself and her fellow parent reps, Stacy Ford, Caroline Linster and Tiffany Fleming. Christie thanked the community for their support of the Swim Team and patience during home swim meets.

**PROSPECTIVE BOARD MEMBERS:** The Association had one candidate running for the open Board position, Ginny Karlberg. Mr. Evans explained that Ginny was unable to be present that evening. After summarizing Ginny's background and qualifications he said she was great candidate for the Board, encouraged everyone to elect her and asked all homeowners to complete their ballots and pass them to the center aisle where they were collected by the managers to be tabulated. He also asked owners to complete the perimeter fence special assessment ballots and return them that evening or by March 15<sup>th</sup>.

**APPRECIATION OF OUTGOING BOARD MEMBER:** Vice President, Will Cryer, had completed his term on the Board and was unable to attend the meeting. Mr. Evans thanked Will for his outstanding service on the Board, mentioning his valuable contributions to bring Homestead into the digital age via the PayHOA platform for dues payment, his work as liaison to the ACC and his efforts to develop an online ACC application process. Mr. Evans praised Will's calm demeanor and problem-solving skills.

**COMMENTS FROM THE PRESIDENT:** Mr. Evans remarked on the warmth the Homestead community extends to new residents. He has loved living here and thanked the community for the warm welcome he and his family have experienced. Mr. Evans outlined his background as a trial lawyer and explained all board members are volunteers who have full time jobs and other duties besides their board service. To that end, they try to make the best decisions they can for the neighborhood however those decisions are meant for the neighborhood collectively, not individually.

After thanking all the board members for their service Mr. Evans mentioned that having a volunteer board and self-management saves Homestead a lot of money every year. Being community driven and volunteer run is what makes Homestead great and sets Homestead apart. Sometimes at community meetings people bring their grievances. If homeowners in attendance have a personal issue tonight is not the place to air it unless it involves the HOA's systems or processes. The board welcomes constructive feedback, but Mr. Evans asked that if anyone had a personal grievance to please approach the board at one of their regular monthly meetings or contact the Business Office. Mr. Evans concluded by stating the Board hoped criticism that evening would be constructive.

**ARCHITECTURAL CONTROL COMMITTEE:** Secretary James Keating reported that the Architectural Control Committee evaluated 323 applications last year. He also announced that the Covenant Review Taskforce, a group of volunteers who walk the neighborhood annually to look property maintenance violations, would begin in May. This is a short volunteer commitment that occurs in late May or early June and is conducted because it is an industry wide best practice. The committee needs as many volunteers as possible, and he encouraged homeowners to add their names to the sign-up sheet in the back of the room.

Mr. Keating then introduced Olivia Phillips and Kelly Kane who chair the Social Committee. The Board thanked the committee on behalf of the entire community for the terrific events they have organized. Olivia Phillips spoke for the social committee, outlining the upcoming events: Saturday coffee mornings and the annual egg hunt in April which would have a coffee truck and treats as well. Olivia asked for volunteers for the July 4<sup>th</sup> activities which is their largest event and needs many helpers. She reported that the Christmas carriage rides were so well received they have already reserved more carriages for next December.

**PERIMETER FENCE:** Treasurer, Kelly McCormick, introduced herself as the board liaison who guided the fence committee. She explained that the ballot to approve a special assessment would likely fail. 284 ballots have not been turned in but over 75 would have to be in support of the measure for it to pass. Kelly summarized the Perimeter Fence history, the previous loan for the original fence at 8% interest, the research by the fence committee who concluded that Trex was the best material and most affordable choice. She explained the Board investigated both a loan and a special assessment. During 2022 loan interest rates went from historic lows to over 7.0%. The newly seated Board will meet in April and will have to come up with a new plan for the fence replacement. Over the last few years while saving for the fence the Board made no repairs to fence and sections are in extreme disrepair. One option for the Board would be to increase the 2023 dues the full 10% permitted under the Governing Legal Documents. The Board may need to present a new budget to community mid-year. The Board will also investigate loan options. Another idea is for a homeowner to volunteer pursuing a Government Improvement District (GID) with city of Centennial which funds the fence by selling bonds. Kelly spoke to the volunteer from Willow Creek who said it was a 40 hour a week job and took him 5 years to get it accomplished for Willow Creek. It's a significant process so if someone wants to take that on Board would be delighted.

#### **Questions:**

1. **Why is the amount of the Special Assessment more than needed to cover the \$2.8 million fence bid?** As explained at the community information meeting in December, there are unknown costs such as traffic control, landscape removal and repair, moving irrigation lines, and a construction loan (the entire special assessment would not be collected for two years but the project would be completed in ten months, thus a short-term construction loan was needed to fill this gap), etc. that the Board had to estimate. It's easier for the Board to refund to homeowners if the

*(Continued on page 28)*

*(Continued from page 27)*

project cost less than expected. Alternatively, the Board could put the funds toward other expenses Homeowners have requested such as an ADA compliant ramp from the parking lot to the North Pool,

2. **There are consulting companies who can handle the GID process for the HOA. The HOA should hire a consultant to obtain a GID.** Thank you for the suggestion.

3. **At the community meeting I remember the Board saying they would reduce the assessment to \$3,200 but it stayed at \$3,600.** The Board does not remember agreeing to reduce the amount of the assessment and reiterated that to not collect enough money and must halt construction would be far more problematic than refunding surplus funds.

4. **Does the Board know why the ballot failed?** The Board has heard a variety of reasons, all anecdotal, that seem to point toward the assessment being too expensive. Another reason was that a homeowner didn't plan to live in Homestead long enough to justify the expense.

5. **How is a GID paid for?** Bonds are sold by the City of Centennial at a lower cost than typical loan rates. Homeowners are charged through their property taxes.

**FINANCIAL REPORT:** Treasurer Kelly McCormick announced that the budget presented that evening was revised due to some adjustments: Front Range Recreation, the pool management company, had to raise their contract price due to increased labor costs and three line items were changed to re-classify expenses. Despite these changes the bottom line on the budget is the same. In addition, the 2022 financials will be audited. Kelly reviewed the reserve fund expenditures from 2022 and cautioned that the existing 2023 budget may change to add the 10% needed to repair the fence mentioned earlier. The currently stated income of \$1,342,000 income and expenses of \$1,053,097 will result in a surplus of \$288,953. With scheduled reserve fund expenditures of \$259,632 there won't be \$100,000 to deposit in the reserve fund.

**Questions: Do we have a minimum reserve balance?** Yes, the HOA has a Reserve Fund Policy and Kelly believes the required minimum is \$100,000.

#### **HOMEOWNER COMMENTS/QUESTIONS:**

1. **Doesn't providing snow removal cause a liability to the HOA?** Chris answered we have hired a professional snow removal company who carries insurance which includes the HOA as an additional insured. The Board believes the HOA is adequately protected.

2. **Why was the snow removal only on east side?** Most public surfaces were plowed on a trial basis. Unfortunately, ice formed in some areas from a December rain and that was cost prohibitive to clear so not every sidewalk was able to be clear and dry. The Board will provide snow removal on a trial basis next year and see if it is affordable. This answer elicited claps from audience. Chris went on to explain that the Board had to determine the frequency and depth of snow removal and determined the company will come after 3 inches of accumulation and after it has stopped snowing. There will be no shoveling if there is less than 3 inches, and the company will wait for the snow to stop before shoveling so actual removal could be the next day. The Board has designated particular sidewalks and greenbelts.

3. **There was a vote two years ago to not shovel walks.** Actually, that was a survey which took place in 2015. The Board wouldn't have attempted a vote without guidance from the HOA attorney to be sure they were in compliance with the Governing Legal Documents. After consulting the HOA attorney, the Board determined it does have authority to contract to remove snow and has decided to try it in response to the numerous requests from homeowners.



4. **I am new to the neighborhood and would like to second everything Chris said about Homestead being a welcoming community. We love Homestead and it shouldn't be taken for granted. Our question is about West pool closing the week before school. What can the Board do to keep the West pool open as long as the North and South? Is there any possibility to extend the season?** Mr. Evans replied it is simply the cost of keeping a pool open. There are labor, cleaning, chemical and utility costs. The Board has been able to keep the North pool open past Labor Day because the facility is rented by ACES Swim club and used for their practices. The Swim Club pays a rental fee and the costs for cleaning, chemicals and utilities. Another reason the pools have closed when school starts is the lack of available lifeguards. However, the Board is very willing to look at the cost to keep the West pool open longer.
5. **Has the ACC looked at allowing xeriscape lawns?** Chris said the board was open to it and will follow the law but any xeriscaping plans need to go through the ACC to be evaluated on materials and design.
6. **Is there a map that shows where Ting boxes will go?** The HOA does not have one. If anyone has specific questions please email the office before Wednesday, March 15<sup>th</sup> because the board has arranged a meeting with Ting. Boring is occurring where streets have recently been resurfaced but micro-trenching is the practice on roads that are still due for resurfacing. If street has been resurfaced in last 5 years Ting will do boring in front yard. The City has contracted with Ting, so the city decides how the fiber is installed.
7. **Thank you to the Board for listening to the pickleball players and striping a court for pickleball. Has a pickleball manager been hired? When will striping happen?** Due to the weather, it looks like April for striping. A manager has not been hired. There seems to be little interest given the small number of hours. The striping is a trial as the West courts get re-surfaced in 2024. The new tennis pros will offer pickleball lessons.
8. **Can the Board send out a questionnaire on why people voted no for the special assessment?** The response has been that they would rather make loan payments. **Trex will go in same place as old fence so there should be no utilities in place. Why would there be utility charges?** The newly seated board will have to start over with all this. The Board will have to get new bids, so send your comments or volunteer for the committee. The Board thanked Grant Simmons for his work on the committee and for the hard negotiating on the final bid.
9. **A Perimeter fence owner said the fence is failing in her yard. So now what for owners like her?** Kelly agreed the fence is unacceptable in some areas so she suspects the Board will want to put money into repairing the existing fence but that may entail raising dues. Kelly hopes the repairs can bring the fence to an acceptable level.
10. **Why was the fence reserve maintenance fund stopped in 2010?** The Board doesn't know but has reinstated it.
11. **Charlie Rutenbeck announced he was moving after having lived in Homestead for 32 years and will miss his fellow homeowners and board volunteers. He thanked each Board member by name and remembered voting for the first fence assessment. While it was controversial back then as well, he believes the perimeter fence is an asset to all homes.**

**ELECTION RESULTS:** 127 Homeowners were in attendance. Ginny Karlberg was elected with a combination of 95 ballots and proxies providing enough votes to satisfy the quorum requirement of 90.

**CLOSING REMARKS:** Mr. Evans thanked everyone for attending and adjourned the meeting at 8:27 p.m.

## POOL PARTIES

Interested in having a party at the pool this summer? Pool parties can be scheduled through Front Range Recreation (FRR), our pool management company. Homestead offers two types of Pool Parties: after hours events in which you have the pool facility to yourself for your group; and parties during regular pool hours in which you share the pool with other residents. Parties during regular pool hours are limited to 20 people **including swimmers** and require that you pay for an additional lifeguard to be hired during your party. Both types of parties must be scheduled on the FRR website at [www.frontrangerecreation.com](http://www.frontrangerecreation.com).

Often residents think that if they are meeting several other resident families at the pool to celebrate a child's birthday, they don't need to make a party reservation because everyone involved is a resident. However, when a sudden large group shows up to swim without making arrangements ahead of time the pool is unprepared and doesn't have enough lifeguards to staff the pool safely. **Even if your group is all fellow residents, a party needs to be reserved and a lifeguard hired so that the pool is staffed safely for all swimmers.** Homeowners who do not schedule parties during regular open hours but simply show up with a group, will be billed for a lifeguard by the HOA after the fact. Please do the right thing and pay for the extra lifeguard.

To schedule a pool party at Homestead in the Willows, log on to **frontrangerecreation.com** and click on the tab labeled "Pools". Scroll down to the Homestead in the Willows pool you are interested in, complete the necessary forms and submit your request. You can also **call Front Range at 303-617-0221**.

**No pre or post season parties are possible due to lack of Pool staff to clean and guard the pools.**

### ADVERTISING RATES

Personal Ads (30 words or less)	\$ 15.00
Commercial Ads (30 words or less)	\$ 20.00
<b>Display Ads:</b>	
1/8 page (2 ¾ x 1 ¾")	\$ 45.00
¼ page (2¾ x 3½")	\$ 65.00
½ page (6"x 3½")	\$ 105.00
Full Page (6 "x 7½")	\$185.00

**Deadline is the 15<sup>th</sup> of each month preceding publication.** All display ads must be high resolution jpeg or tif files. Photographs to be used must be half tone. Ad's may be emailed to [businessmgr@homesteadinthewillows.org](mailto:businessmgr@homesteadinthewillows.org). Include text ads in the body of your email. **Pay for three months at the time you place the ad and you will receive the 4<sup>th</sup> month free.**

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## Meeting with Ting and City of Centennial Representatives

March 15, 2023

6:30pm

Present: Ting: Greg Theuret, C & O Manager; Shane Hazlip, Field Supervisor; Mike Anderfuren, Permits and Contractor Liaison

Centennial: Patrick Gunn, ROW Manager

Homestead: President, Chris Evans; Member at Large, Michael Garnsey, Business Manager, Katie Kidwell

Greg explained that Ting had failed to hold a new phase-in event for residents. The last one they held for Homestead was when they installed on the West side two years ago and there should have been another when they started work on the North and East side. The phase-in event is virtual and shows the installation process from a power point presentation. However, Ting did hang door tags which have a number for homeowners to call if they have any questions or concerns.

Michael Garnsey asked about broken sprinkler heads. He spoke directly to Paramount Underground about his property, but what happens if a line is broken but not discovered until two months from now when Ting is no longer in the neighborhood?

Greg replied that Ting tries to fix sprinkler lines on the spot if they can. Ting will provide restoration for both sod and sprinkler issues. They work from a list so homeowners should call the number on the door tag or speak to one of the workers in the neighborhood who will contact the Ting Team.

Placement of the Green Boxes: Ting works off a design from their engineer team based on the fiber path of the home. They also do a local review of the designs so they can catch potential problems. One box serves two homes and they try to place it on the property line. They will work with homeowners on placement but they have to work around utilities and they can't exceed the right of way (ROW) which means no box can be in a homeowners side yard. All the boxes will be placed in the front yard near the sidewalk. Larger boxes are used when more than two conduits intersect or for a splice dome which serves 20 to 40 homes. They try to place the larger boxes on corner lots but some of Homesteads streets are so long that they have to place the splice dome boxes along the street as well. The corners are too far away.

Ting has full authority from the City of Centennial to proceed within the city ROW. The agreement with Centennial is a Master License Agreement and was negotiated years ago. The streets and ROW belong to the City of Centennial who had the authority to make the deal and to determine Ting's installation method.

*(Continued on page 35)*

# KATE · PERRY

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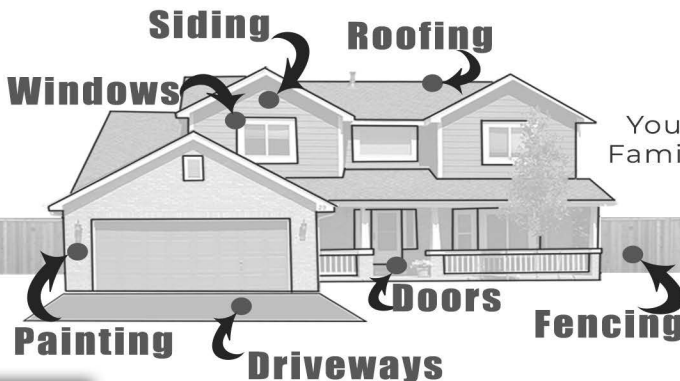
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**An additional 10% off!!**

*(Continued from page 33)*

If Ting is installing on a recently resurfaced street they will use directional boring. If the street is scheduled for resurfacing in the next 5 to 10 years, the City of Centennial permitted micro-trenching.

When Ting uses Micro-trenching they cut a 16 inch depth trench for the conduit. Once placed they fill the trench with concrete to within ½ inch of the asphalt. A sealant is then installed over the concrete to be level with the street. The cold weather in January and February has cause freeze-thaw cycles that have made adherence of the sealant tricky in places. Ting will be in Homestead another two months. By then the weather will be warmer and they can repair the micro-trenching sealant that has failed. Ting can't leave the neighborhood without a final inspection from the City of Centennial.

If homeowners notice problem areas they should call the number on the door tag (insert here) or call the City of Centennial. The fiber installation has a two year warranty.



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## **SOUTH SUBURBAN NEWS**

### **2023 South Suburban Board Election: Meet the Candidates**

The next regular election for the South Suburban Parks and Recreation Board of Directors will be held on **Tuesday, May 2, 2023**. Two board positions will be filled, each to serve a four-year term. [Learn more about each candidate here](#). The League of Women Voters will host a candidate forum at the Sports Complex on April 15, 2023, at 10 am in the Board Room. The event is open to the public, no registration required. More information, including instructions for receiving an absentee ballot, is available at [ssprd.org/election](https://ssprd.org/election).

### **Summer Catalog: Online Registration Opens April 11**

The South Suburban Summer 2023 Catalog will go live online on April 11, and the printed version will hit homes starting the third week of April. From summer camp adventures to fitness favorites and so much more, view and register for all summer programs at [register.ssprd.org](https://register.ssprd.org).

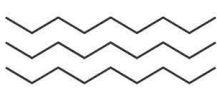
### **New Tee-Time Reservation Software**

South Suburban launched a new golf tee-time reservation system in March. Existing golf accounts were automatically moved over to the new system, and golfers received emails with instructions for activating their accounts. All tee-times can be made at [ssprd.org/Tee-Times](https://ssprd.org/Tee-Times). Please be patient, as this exciting system is new for the staff and our members. Allow for extra time to check in as we learn the system and work through bugs.

*( continued on page 39)*

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*(continued from pg 37)*

## **Splash Pass**

Dive into summer with a Splash Pass! Enjoy unlimited admission to Harlow, Holly, Franklin and Cook Creek pools all summer long for an affordable price. Passes are available for purchase starting May 1 at any South Suburban pools and recreation centers, or at [ssprd.org/Passes](https://ssprd.org/Passes).

## **Upcoming Events**

### **Active Adult Healthy Living Expo**

Tuesday, April 4 9-11 am

Take advantage of free interactive demos and learn about local resources at the Active Adult Healthy Living Expo. Come to Buck Recreation Center to engage with over 40 top-notch resources that offer a variety of support and services. This event is free and open to the public. Event sponsored by McGill Insurance.

### **Rockin' on the River 5k**

Sunday, April 16 at 9 am

Take in the view along the beautiful South Platte River on the Mary Carter Greenway for this annual 5K, which starts and ends at Hudson Gardens. More information is available [ssprd.org/raceseries](https://ssprd.org/raceseries).

### **Annual War Memorial Rose Garden Pruning Workshop**

Saturday, April 29 8 am-12 pm

Gardeners of all experience levels are invited to join South Suburban for the annual Rose Pruning Workshop! The workshop will be held at the War Memorial Rose Garden at 5804 S. Bemis Street. The event is free, but registration is required. Learn more and sign up at [ssprd.org](https://ssprd.org).

### **Showtime on Ice**

April 21-23 at the Sports Complex

Tickets on sale now at [showtimeonice.com](https://showtimeonice.com).



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