



Homestead in the Willows

# Homestead Herald

**AUGUST 2023** Volume 47, #8

A Covenant Controlled Community for the Benefit of All  
[www.homesteadinthewillows.org](http://www.homesteadinthewillows.org)



## 10% DUES ASSESSMENT

The \$132 assessment is due August 1st at the Business Office. Payments may be left in the Black Payment Box if the office is closed.

## PERIMETER FENCE BALLOTS

Are due at the Business office by August 22nd. Please contact the office at 303-793-0230 if you did not receive a ballot or have just moved into the neighborhood.

## Inside this issue:

- Pool Closing Dates, pg 15
- Palisade Peaches: order ahead, pg 14 or purchase day of , pg 4
- Homestead Elementary meet your teacher day, pg 31
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- Homestead Elementary pre-school information, pg 13
- Community Garden Volunteers needed, pg 19
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- National Night Out, pg 28
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**Next Regular  
Board Meeting  
4:30 PM  
August 14, 2023**



**THE SEPT.  
HERALD  
DEADLINE IS  
Aug. 16, 2023**



## ASSOCIATION NEWS

### SEPT. HERALD DEADLINE IS AUGUST 16, 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
ACC	accmgr@homesteadinthewillows.org	
Pickleball	Jane Robbins	janerobbins.cpa@gmail.com

#### BOARD OF DIRECTORS:

President	James Keating	720-701-0463
	pres@homesteadinthewillows.org	
VP	Chris Evans	214-394-6779
	vp@homesteadinthewillows.org	
Secy	Ginny Karlberg	303-564-6336
	sec@homesteadinthewillows.org	
Treasurer	Kelly McCormick	303-358-4577
	treas@homesteadinthewillows.org	
Mem at Large/	Michael Garnsey	303-210-9152
	member@homesteadinthewillows.org	

#### 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 Committee, Landscape, Pools, or Business Office, please include your name and telephone number when you call and leave a message so that we may return your call. **The Association does not act on anonymous calls.**

#### 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, Aug. 14, 2023**

**Business Office, 4:30 pm**

**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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## 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.

### 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.**

### 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:**

email [odlighting@xcelenergy.com](mailto:odlighting@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



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Join Us For a Special Outdoor Seasonal Event  
150+ Vendors - Fresh Palisade Peaches  
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**PEACHFEST 2023**

**AUGUST 24**  
**9 AM TO 2 PM**

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8242 S. UNIVERSITY BLVD.  
CENTENNIAL, CO 80122  
WWW.CURATEMERCANTILE.COM



# BACK <sup>TO</sup> SCHOOL PARTY



## THE BLOCK PARTY OF THE YEAR

NEIGHBORHOOD ENGAGEMENT GRANT FROM CITY OF CENTENNIAL

### SAVE THE DATE

**AUGUST 19th**  
**6PM**

## SILENT DISCO

FEATURING  
DJ ROB LEWIS

FOOD TRUCK / CUP PONG TOURNAMENT / CORN HOLE /  
BASKETBALL HOOPS / SPIKE BALL / LADDER BALL / GIANT JENGA

FREE ENTRY  
RSVP:



LOCATION: SOUTH LOCUST COURT



# SAVE THE DATE

September 15-16, 2023

## THE 5TH ANNUAL HOMESTEAD IN THE WILLOWS SERVE-ACES TENNIS TOURNAMENT

Registration info for your mixed doubles teams coming soon!!  
For questions or information contact  
AK Riley - 720.289.2929 | [ak@theakrileygroup.com](mailto:ak@theakrileygroup.com)

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Jeff Nixon. Currently taking **PREORDERS**  
on the website for pick up on bake day.



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and sign up for the weekly bread drop alert to  
see what's baking next.

**[www.sprucehousebread.com](http://www.sprucehousebread.com)**



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**Since 2004**



Your Homestead  
Family & Neighbor!



**Visit [HRTI.com](http://HRTI.com) - Call Today 303-984-6159**



Homestead Elementary  
**FALL FEST**

Games  
Hayrides  
Food Trucks



Ticket Info  
Volunteer



**OCTOBER 6, 2023 | 4:30-6:30PM** <https://www.homesteadptco.org/fallfest>

**SAVE THE DATE**







## **Hurricanes congrats on another RMSL Championship win!**

In addition, we also had 3 league records broken! The 15-18 Women's Medley Relay and 15-18 Women's 200 Freestyle Records were broken by Teagan Steinmetz, Lily Esmas, Frances Earley, and Bea Earley! Lily Esmas also broke the league record in the 15-18 Women's 100 Meters Backstroke! Congratulations to those swimmers, our amazing coaches, and our whole team on the win! Thanks for a great 2023 season!

## Congratulations to our 2023 Homestead Hurricanes Award Recipients!



2023 Mark Sessoms Award Recipients: Teagan Steinmetz and Carson Morris

Age Group	High Point	Most Improved	Spirit of Homestead
<b>6 &amp; Under Girls</b>	Ava Sulewski	Sophie Biren	Ayla George
<b>6 &amp; Under Boys</b>	Hudson Walton	Bowan Walton	Evan Duitsman
<b>7-8 Girls</b>	Cora Welsh & Sienna Hogan	Caroline Leinwand	Kaya Sevier
<b>7-8 Boys</b>	Mac Lawless	Mackson Phillips	Ty Newell
<b>9-10 Girls</b>	Elsie Lawless & Summer Hogan	Molly Fleming	Reagan Hein
<b>9-10 Boys</b>	Maddox Phillips	Barret Lewis	Lincoln Huston
<b>11-12 Girls</b>	Stella Schladetzky	Kaylei Hinkson	Gianna Martini
<b>11-12 Boys</b>	Henry Malnati	Denis Zlatanov	Samuel Kraus
<b>13-14 Girls</b>	Lyla Getsch	Maria Marotto	Kate Ford
<b>13-14 Boys</b>	Jack Snow	Nicholas Yang	Mason Phillips
<b>15-18 Girls</b>	Lily Esmas	Izzy Crespín	Kendall Kuptz
<b>15-18 Boys</b>	Carson Morris	Tanner Steinmetz	Jarron Rodriguez

# Work With an Agent Who Will Do More Than Just Sell Your Home



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- 🔗 I know how to curate a strategic first impression to drive buyer excitement and increase profitability.
- 🔗 I use live data to competitively price your home based on today's market.
- 🔗 I've completed over 60 transactions for my neighbors in my 22 years as a Homestead in the Willows resident.

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KRISLYN.SAYRE@COMPASS.COM

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ACCREDITED  
BUSINESS

BBB Rating: A+  
As of 1/14/2023

# Landscape Logic

By Nancy Bauer



## Emerald Ash Borer (EAB) spotted in Littleton!

EAB is a highly destructive, non-native insect that infests and kills all North American true ash species (*Fraxinus* spp.) including green, white, black and blue ash, and their cultivars (including “autumn purple ash,” a popular white ash varietal in Colorado).

The larval stage of EAB feeds under the bark of trees, cutting off the flow of water and nutrients. Infested trees gradually die over a period of approximately two to four years.

We all knew the time would arrive when the dreaded EAB would migrate down from Boulder, and apparently it has. The good news is that there are effective, preventative treatments available.

High value, desirable Ash trees should be protected. Low value, non-desirable Ash trees should be removed as they will just become breeding sites for EAB as well as other insect pests.

For further info go to: [colostate.edu](http://colostate.edu) and look up EAB Recourses or call the **CSU Arapahoe County Extension at 303-730-1920**



## August Quick Gardening Tips

\*Last month to fertilize roses. Get this done by August 15<sup>th</sup>.

\*Powdery mildew can be a problem for roses, lilacs, columbine, asters, and turf. Restrict late day overhead watering by watering before noon to allow plant material to dry out.

\*Weed your garden frequently. Watch to see that weeds do not grow so large that they drop seeds!!

\*Add some mulch to trees and shrubs beds. Mulch reduces evaporation from the soil into the air and also keeps the soil slightly cooler.

\*Mid to late August is a good time to seed cool-season lawns such as Kentucky Bluegrass and tall fescue.

\*Wait until mid-August to fertilize Kentucky bluegrass and tall fescue lawns. Apply one pound of nitrogen per 1000 square feet of lawn. (You may delay this application until early September if you wish.)

\*Garden pests to watch out for this month include white flies, spider mites and geranium (tobacco) budworms. Take action promptly to limit damage to plants.

- Deep water rose bushes in the middle of the month. Then, gradually reduce watering and cease fertilization of rose bushes in order to prepare plants for winter dormancy.



## When it is hot the weeds arrive

Typical weeds in the hottest part of the growing season include spurge, purslane, mallow, bindweed and thistle. Except for bindweed and thistle, one of the best controls is simply using mechanical means to eradicate them-namely, pulling them out or hoeing, if the area permits.

But don't pull that thistle or bindweed!

If you've ever noticed that some weeds seem to proliferate after you pull them, you're right! This happens with certain weeds that have regenerative root systems. Literally, the more you pull them, the more weeds you'll get back.

When it comes to thistle and field bindweed, stop before you pull! Both weeds have amazingly long root systems. When you pull these weeds, most of the root system remains underground and will simply grow more weeds to replace the one you pulled.

The best control for these weeds is applying a treatment that will kill the above-ground plant and the root system so that they will be dealt with for good. If these weeds are in the lawn, be sure to select a product that will not harm the grass.

Some herbicides used to zap the designated weed may be harmful to other plants due to drift. Be very careful what you spray and when, as even a slight breeze can take the product where you don't want it.



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# HOMESTEAD

## ELEMENTARY

### **Homestead Preschool:**

The Cherry Creek School District will offer free, part-time preschool at Homestead starting in the 2023-24 school year. Preschool will be offered part-time (10 hours per week) in an AM session (8am-10:55am), or PM session (11:50am-2:45pm) format. AM/PM assignments will be determined by the school's principal.

Go to the below site for more information and to register: [www.cherrycreekschools.org/Page/14818](http://www.cherrycreekschools.org/Page/14818)

### **Preschool Enrichment:**

If you are interested in extending your preschooler's hours at Homestead, we also have a fee based enrichment program. Go to the below site for more information and to register:

[www.cherrycreekschools.org/Page/14038](http://www.cherrycreekschools.org/Page/14038)

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## **The Peaches are Coming! The Peaches are Coming August 19**

*Hi friends....*

*It's Rotary Peach Sale time again and this year we are adding the Homestead area. The cost is \$49 delivered to your doorstep for a 20-pound box of fabulously delicious, eat-over-the-sink, Colorado Western Slope Peaches. As always delivery is free (a \$14 saving) since a team of volunteer friends believe in this fund raising project. Last year we delivered 129 boxes. Thank you team, new Homestead buyers, and 20 year Green Oaks buyers for the wonderful support.*

*Our peaches will again be coming from Nolan Orchards, the family business who Denver Rotary has happily done business with for 20 years. The peaches are delicious, and freshly picked over the two days just before we deliver them to your door on Saturday, August 19 between 9 AM and noon.*

***If you would like peaches, please email (or call me) with the number of boxes you wish to order. I need your order by August 10<sup>th</sup>.** Marty and I can hold peaches in our basement if you are out of town on the delivery date. I'll get back to you with details for sending me a check.*

*Thank you for your support. Warm Rotary Regards, Chuck* 🍑🍑

*PS Your support helps Rotary provide a wide range of community services: Rotary's 30+ years of leadership in eradicating polio worldwide has prevented over 1.5 million childhood deaths, and beyond that more than 18 million people can walk who would otherwise have been paralyzed; innumerable clean water projects all over the world; providing support services for nearly two thousand greater Denver at-risk kids; and much more.*

Charles H. Everill  
5765 Oak Creek Lane  
303-795-3480

## POOL CLOSING DATES

### NORTH POOL

**Sunday, August 13th at 9:00 pm**  
Lap Swim will continue through Sept. 4th

### SOUTH POOL

**Monday, September 4th at 7:00 pm**

### WEST POOL— Open weekends only

**12 pm—6 pm through Labor Day!**

**Closes Monday, Sept. 4th at 7:00 pm**



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## Unofficial ACC Meeting Minutes

Date: July 11, 2023

Place: HOA office

Time: 12 pm

The Applications for Architectural Change have been revised and regrouped. The new applications are available at the HOA office and on the website.

The ACC discussed and determined that brickmould surrounding a window should match the trim color on a home. The applications have been changed accordingly.

The ACC reconsidered shutter options. The louvered shutters have always been the preferred shutter option to maintain the traditional look of the neighborhood. Over the years, additional options were introduced as variances. The Committee discussed and decided to remove the raised 2-panel shutters as an approved shutter for the neighborhood.

Colorado has enacted a new law regarding association management for water-wise landscaping. There are a few changes this bill introduced from prior law in 2013. The HOA/ACC guidelines regarding landscaping are being revised to accommodate the changes and will be available online and in the HOA office in August.

Retractable screen doors (\*ie - phantom screens) were introduced for ACC consideration. The ACC voted to allow these as an alternative for a screen/storm door in a front door black-upon-black door situation, following proper application process to ensure placement and style meets ACC standards. White-upon-white may be considered depending on door situation.

**Next Meeting** – August 8 at 12 noon

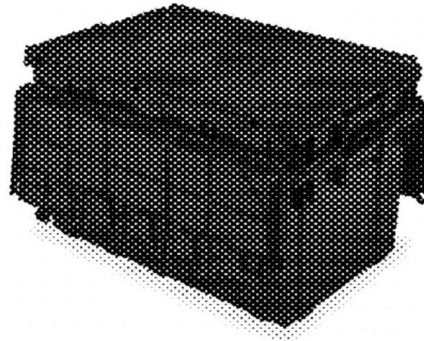
SUN	MON	TUE	WED	THU	FRI
		1 NATIONAL NIGHT OUT 5-7:30PM LATE SWIM - SOUTH	2 LATE SWIM - WEST	3 LATE SWIM - NORTH	4 NATIONAL CHOCOLATE CHIP COOKIE DAY 
6 PICKLEBALL 9-12PM/5:30-7:30PM LATE SWIM - NORTH	7 LATE SWIM - NORTH	8 LATE SWIM - SOUTH	9 LATE SWIM - WEST	10 LATE SWIM - NORTH	11 LATE SWIM - SOUTH
13 PICKLEBALL 9-12PM/5:30-7:30PM POOL TIMES CHANGING 	14 	15	16	17	18
20 PICKLEBALL 9-12PM/5:30-7:30PM	21	22	23	24	25
27 PICKLEBALL 9-12PM/5:30-7:30PM	28	29	30	31 FOOD TRUCKS 5-7:30PM NORTH POOL 	

WED	THU	FRI	SAT	
2 M - WEST	3 LATE SWIM - NORTH	4 NATIONAL CHOC CHIP COOKIE DAY 	5 PICKLEBALL 9-11AM/5:30-7:30PM LATE SWIM - WEST	<b>Pool Highlights:</b> <ul style="list-style-type: none"> <li>• <b>Open Times Change - August 13</b> <ul style="list-style-type: none"> <li>◦ <b>North:</b> Weekends only - 12pm-7pm</li> <li>◦ <b>South:</b> Daily 10am-7pm (Fri: 10-9pm)</li> <li>◦ <b>West:</b> Closes August 13</li> </ul> </li> <li>• <b>Lap Swim</b> - check website for day/time</li> </ul> <b>Social Highlights:</b> <ul style="list-style-type: none"> <li>• <b>Coming Soon:</b> <ul style="list-style-type: none"> <li>◦ Sept 3 - Movie on the Lawn               <ul style="list-style-type: none"> <li>▪ Showtime: Dusk</li> </ul> </li> <li>◦ Oct - Book Swap (check ads for info)</li> </ul> </li> <li>• <b>Volunteers Needed:</b> <ul style="list-style-type: none"> <li>◦ Contact: Socialcommitteehomestead@gmail.com</li> </ul> </li> </ul>  <b>Homestead Playgroups - join the fun!</b> Contact: homesteadplaygroup@gmail.com <b>Pickleball: Pickleball at West Courts</b> <b>Connect with us:</b> Website: Homesteadinthewillows.org Facebook: Homestead in the Willows HOA
9 M - WEST	10 LATE SWIM - NORTH	11 LATE SWIM - SOUTH	12 PICKLEBALL SOCIAL 5:30PM LATE SWIM - WEST	
16	17	18	19 PICKLEBALL 9-11AM/5:30-7:30PM	
23	24	25	26 PICKLEBALL 9-11AM/5:30-7:30PM	
30	31 FOOD TRUCKS 5-7:30PM NORTH POOL 	1	2	
				





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303-550-4220

[treehuggermb@gmail.com](mailto:treehuggermb@gmail.com)



Sign up here



## VOLUNTEERS NEEDED

Volunteers needed for the Homestead Garden at Homestead Elementary:

- Watering & Weeding Volunteers
- No green-thumb needed
- Less than 30 mins daily

We encourage signing up for more than one slot to see the progress throughout the summer.

~ The Homestead Garden is completely maintained and run by Homestead Elementary parent volunteers so we encourage new families to get involved.

~ Search for and join "Homestead Garden" Facebook group

### LOOKING FOR SENIOR PORTRAITS?







SCAN ME

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**clean, and reverent.**





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TODAY!



EVERY COMMISSION EARNED FROM A HOMESTEAD CLIENT RESULTS IN  
A DONATION BACK TO HOMESTEAD ELEMENTARY AND/OR  
HOMESTEAD HURRICANES SWIM TEAM.







Please join the Homestead Pickleball Community for a

## POTLUCK BRUNCH

Saturday, September 9

**35+ people attended our July social instead of seeing Taylor Swift or the Yankees!**

See next month's Herald and the HOA website (closer to the event) for more information about what to bring.

To see everything going on, download the **TeamReach** app, use **SoFun** as the password.

**Update on court lines**--Lines can be taped on one **west tennis court** every week on Friday morning, and remain on the courts through Monday afternoon. Tape rolls are available on the west courts. For all other courts and times, tape must be removed at the completion of play.

Reserved pickleball court times on the west court:

Friday 9 AM-12AM and 5:30 PM-7:30 PM

Saturday 9 AM-12AM and 5:30 PM-7:30 PM

Sunday 9 AM-12PM and 5:30 PM-7:30 PM

Pick your favorite book (or 2), wrap it up, and write a clue(s) on it!  
List the targeted age group and drop off to HOA office by 10/1/23.  
On 10/7 @ 2pm, come to the North Pool to pick out a 'NEW Surprise'  
book for yourself!



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Advertising in the Homestead Herald does not constitute an Association endorsement of services promoted. We strongly recommend before using any service homeowners contact references. Names listed have not been endorsed or evaluated in any way.

**WINDOW WASHING:** Hi, We are Ryker Vancil and Connor Carlson. We wash ground level exterior windows and would love to wash your windows. **Please text 720-701-1490 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.**

**BABYSITTING & PETSITTING SERVICE:** Responsible CCHS student providing nurturing and reasonably-priced petcare. **Text Skylar: 915.248.8477.**



## SERVICES

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**ARBORIST CONSULTANT:** Jim McGannon. Site consultation, tree/shrub/landscape inspections, diagnosis, appraisals, landscape design (i.e. xeriscape), much more. Certified Arborist and professional forester.

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## BOARD MEETING TAKEAWAYS

1. Perimeter Fence: Ballots are due August 22<sup>nd</sup> at the Business Office.  
A split vote doesn't count – please vote the same way for each question.
2. 2023 Dues increase of 10% is due August 1<sup>st</sup>. The amount due is \$132 total. Late fees and finance charges are effective August 2<sup>nd</sup>.

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### HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting July 10, 2023 – Unofficial Minutes

CALL TO ORDER: President, James Keating called the meeting to order at 6:35 p.m. Present were Vice President, Chris Evans; Treasurer, Kelly McCormick; Secretary, Ginny Karlberg; Member at Large, Michael Garnsey; Business Manager, Katie Kidwell; Tennis Manager, Jill Ellsworth; ACC Manager, Emily Maxfield; Pool Manager, Jenn Thomas; and Social Committee Co-Chair, Kelly Kane. Homeowner Chris Beals attended a portion of the meeting.

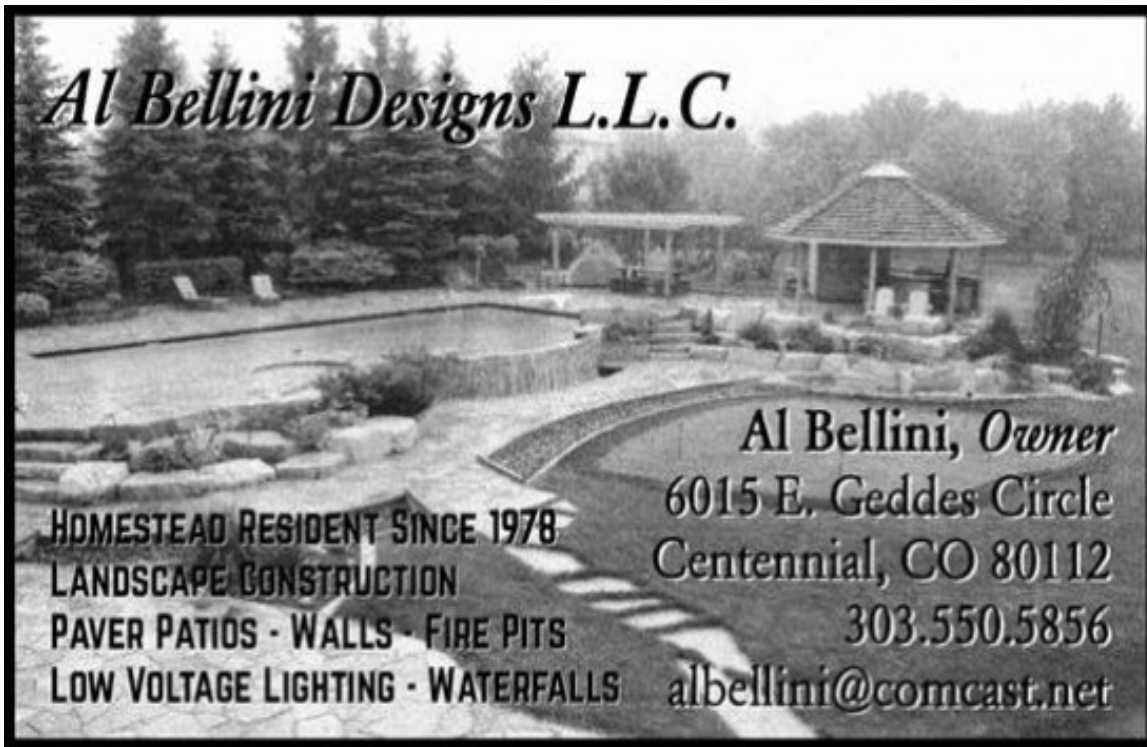
MINUTES: The revised minutes of the May 15<sup>th</sup> regular meeting and the minutes of the June 13<sup>th</sup> regular meeting were approved as read.

RATIFICATION OF BOARD ACTIONS: Chris moved and Kelly seconded a motion to suspend pool and tennis court privileges from July 7 – August 7, 2023 for Account 689 for violating pool rules and the HOA Code of Conduct. The motion passed unanimously.

HOMEOWNER COMMENTS: Chris Beals had questions for the Board about the Perimeter Fence and suggested the yearly payment to the Perimeter Fence Reserve Fund (currently \$91) be postponed for three years until homeowners have finished paying the special assessment if it passes. The Board agreed that could be an option down the road but explained the funding for this project is complicated, particularly with the unknown costs of landscape, utility and traffic control. In reducing the amount of the assessment the Board has very small margins. Mr. Beals then asked about fence height and what would be done if one or two homeowners don't want to change height but several others do. The Board hopes that neighbors will come together to compromise if they want the existing fence height changed. If neighbors can't come to an agreement and the Board has to get involved they will but they hope neighbors will cooperate.

PERIMETER FENCE REPORT: Treasurer Kelly McCormick summarized the latest action on the Perimeter Fence. Split Rail Fence Company (SRFC) had a crew become available to install the Trex fence on a section of Easter Avenue where the existing cedar fence was damaged by a car accident. Because of the short notice the Board had delivered notice to the residents and work will begin on July 11<sup>th</sup>. The cost of this section of fencing is fully covered by funds in the Fence Reserve account. A homeowner had questioned why the Board was installing Trex now, before the ballot measure had passed. Kelly stated for the minutes that the fence committee was comprised of five homeowners. She was the Board Liaison. The committee was led by a homeowner with over 40 years of experience running a large construction company. The committee spent hours looking at various fencing options and materials and determined the Trex product as the most cost effective and sensible for the community and the Board agreed they





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would replace any existing fence that is failing with the Trex product. The new perimeter fence for Homestead will be Trex in Winchester Gray. The ballots are about how to pay for the fence, not whether or not to use Trex.

**SOCIAL COMMITTEE:** Kelly Kane reported that July 4<sup>th</sup> went well. The parade has the usual number of participants but the attendance at the pool was lower than previous years. Food Trucks are scheduled for Thursday, July 13<sup>th</sup>. In August the Social Committee will host National Night Out and some homeowners are hosting a neighborhood wide back to school block party. In September the Social Committee is hosting a movie night and Santa visits and Holiday carriage rides are scheduled for December. The committee is working to host a blood drive in the fall as well.

**SWIM TEAM:** No Report

#### **MANAGER REPORTS**

1. **POOL:** Front Range Recreation reported on a pool incident at the South Pool and confirmed next steps with the Board. The Board and Jenn also discussed repairing the broken step on the North Pool diving Board and the necessity of keeping the gates closed at each pool.
2. **LANDSCAPE:** Manager Nancy Bauer reported additional tree pruning has finished and that two shrub beds at the the South Pool were planted and mulched. She is keeping her eye on the ash trees and may have to budget for injections to treat them if the Emerald Ash Borer travels this far south. Nancy noticed a makeshift baseball backstop using the bike rack and a table at the south lawn and ordered an actual baseball rebound net and installed that instead, restoring the bike rack to the parking lot. The entry beds were refreshed the week of July 3<sup>rd</sup>. Nancy is excited about the Trex fencing to be installed along Easter Avenue. The color will set off the shrubbery in front of it beautifully.
3. **PICKLEBALL:** Manager Jane Robbins submitted a written report. 72 members are now subscribed to the Team Reach app for pickleball. Pickleball is being played at the West Courts. Typically they have about 14 players every Sunday morning. A second pickleball social will be held on Saturday, July 15<sup>th</sup>. Instruction will be offered to new players so please join the social if you want to learn to play! Centennial City Council rep Christine Sweetland has made an appeal to the Centennial City Manager on Homestead's behalf to allow the HOA to paint the pickleball lines that were planned before the City moratorium.
4. **TENNIS:** Manager Jill Ellsworth thanked Nancy Bauer for removing the pea gravel in the toddler playground and replacing it with EWF mulch. It has made a huge difference and the tennis players are grateful. The Tennis rules were updated to reflect bumping and pickleball. They are posted on the HOA website. While Junior Team Tennis continues through July, pickleball tape should be removed at the West Courts by 4 pm on Sunday to allow for JTT matches. In August the tape can remain on the court until Monday at 5 pm.
5. **ACC/TASK FORCE:** Manager Emily Maxfield reported that the ACC had processed 20 applications during the month of June but that number is picking up as people complete work cited by the Covenant Review Task Force. Emily had revised the applications and the new ones are posted on the HOA website. The Board and Emily discussed two appeals scheduled for July.

*(Continued on page 28)*

6. BUSINESS: Katie reported the progress of collection for the 10% dues increase and the special assessment ballot. Katie and Kelly had met with a homeowner who is a communications specialist in an effort to improve the HOA communications across all platforms. Katie had obtained quotes for some electrical repairs at the South Pool and arranged for the broken mirror in the North Pool restroom to be replaced. The slide at the toddler playground has been damaged by kids riding skateboards down it. Katie and Nancy are sourcing a new slide as it can't be repaired. The Board agreed to a proposed party on the South Lawn.

FINANCIAL REPORT: Operating expenses for June totaled \$105,335 and were comprised in part of \$33,741 in trash & utilities; \$15,488 in Administrative expenses; \$16,774 in Landscape expenses; \$37,773 in Pool expenses, and \$1,171 in Tennis expenses.

OLD BUSINESS: There was no old business.

NEW BUSINESS: James and the Board discussed the Covenant Review Task Force for ways to improve and communicate with homeowners. No decisions were made. The Board agreed they would change the meeting start time to 4:30 pm effective August 14<sup>th</sup>. Managers will report at 5:30 pm.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:41 pm. The next regular Board Meeting will be on Monday, August 14<sup>th</sup> at 4:30 p.m. at the Business Office.

BOARD ACTIONS SUBSEQUENT TO MEETING:

1. On July 11, 2023 the Board voted unanimously to rent the North Pool to the ACES Swim Club the mornings of July 18th-20<sup>th</sup> for their swim club rookie tryouts.



# National Night Out Program

Tuesday, August 1, 2023, from 5pm to 7pm

**\*\*Arapahoe County Sheriff's Dept will be in the neighborhood handing out goodies!!\*\***

What is National Night Out?

-National Night Out is an annual community-building campaign that promotes police/community partnerships and neighborhood camaraderie to make neighborhoods safer, more caring places to live.

NNO is designed to:

- Decrease crime
- Strengthen neighborhood spirit and police/community partnerships

How Can I Participate?

-Neighborhoods across the nation participate each year by joining together with their neighbors, families, and friends to host their own neighborhood events. Examples of ideas include potlucks, ice cream socials, block gatherings, and activities for kids.

Your participation in this annual event tells others that you:

- Want to make your neighborhood safer
- Want to build a strong relationship with public safety officials
- Want to promote a sense of community

Homestead will be joining...

\*38+ million neighbors

\*17,000+ communities

\*40 years of NNO (National Night Out)

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Tuesday, August 1st from 5-7pm

**Plan your block party now!!**

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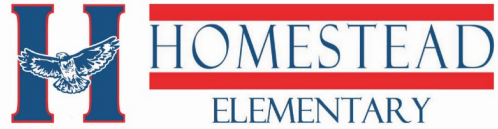


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## First Annual *Kettle*

*/ˈketl/ ket-tle noun: a gathering of soaring hawks*



### WHEN

Thursday, August 10, 2023  
5:00-7:00 pm



### WHAT

- Meet your child's teacher
- Drop off school supplies
- Get academic information and highlights about the year
- Reconnect as a community
- Grab something to eat from one of the food trucks



### SCHEDULE

Times	Last Names A-M	Last Names N-Z
5:00-5:45 pm	in classrooms	outside eating/mingling
6:00-6:45 pm	outside eating/mingling	in classrooms



### NEW FAMILIES

Meet at 4:30 pm at the outdoor classroom  
north of the school for introductions and Q&A



### NOTE

This event is a combination of Meet & Greet and Back to School Night.  
\*\*\*Kindergarten will have a separate parent night prior to the start of school.  
Teachers will contact kindergarten families with details.



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