



Homestead in the Willows

Homestead Herald

JULY 2023 Volume 47, #7

A Covenant Controlled Community for the Benefit of All



A photo of the flood plain during the very rainy month of June (*provided by a homeowner*)



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



**THE AUGUST
HERALD
DEADLINE IS
JULY 14, 2023**





ASSOCIATION NEWS

**AUGUST HERALD DEADLINE IS
JULY 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
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, July 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 1st. 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 **15th 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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THE BUSINESS OFFICE WILL
BE CLOSED
ON MONDAY, JULY 3 RD

THEFTS IN HOMESTEAD!

The Business Office continues to receive reports of thefts in the neighborhood. A homeowner reported a racing bike stolen from his garage and an HOA vendor had his phone and wallet stolen from his truck while parked in front of the Business Office. Please remember to lock your car, lock your doors and keep garage doors closed.



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 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

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

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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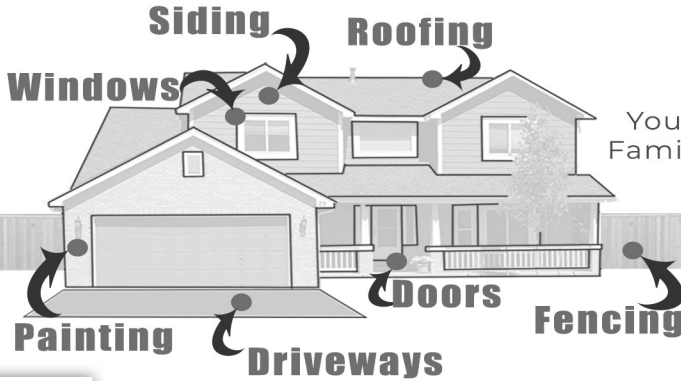
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PARADE

9 AM @ Homestead Elementary

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And decorate your bike, wagon, scooter, too!

Homestead Parkway from Homestead Elementary to
the north end of S. Niagara Cir. & S. Niagara Cir.
itself will be closed from 9-10 AM during the parade

POOL PARTY

11 AM – 2 PM @ North Pool



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& Contests



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Than Just Sell
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- ✎ I provide customized solutions that fit your personal goals.
- ✎ 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.

COMPASS

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KRISLYN.SAYRE@COMPASS.COM



IMPORTANT ANNOUNCEMENT FROM YOUR BOARD OF DIRECTORS

During the month of June, the Association mailed a **dues assessment invoice** and a **perimeter fence ballot** to all homeowners. If you did not receive both of these mailings contact the Business Office at 303-793-0230 or businessmgr@homesteadinthewillows.org so that the office can provide you with duplicate copies.

The dues assessment is reflected in the revised budget adopted by the Board at their May 15, 2023 meeting to reflect a 10% increase to cover fence repairs when the previous fence special assessment ballot did not pass. The Board listened to community feedback, obtained new fence proposals and presented a new funding plan to the community on June 6, 2023. The recently mailed ballot reflects that funding plan. If you missed the information meeting you may read about the proposal on the HOA website. Click on the button marked fence which will take you to the power point presentation, the FAQ's and the minutes of that meeting.



SAVE THE DATE

AUGUST 19th
6PM

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FEATURING
DJ ROB LEWIS

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RSVP:



LOCATION: SOUTH LOCUST COURT

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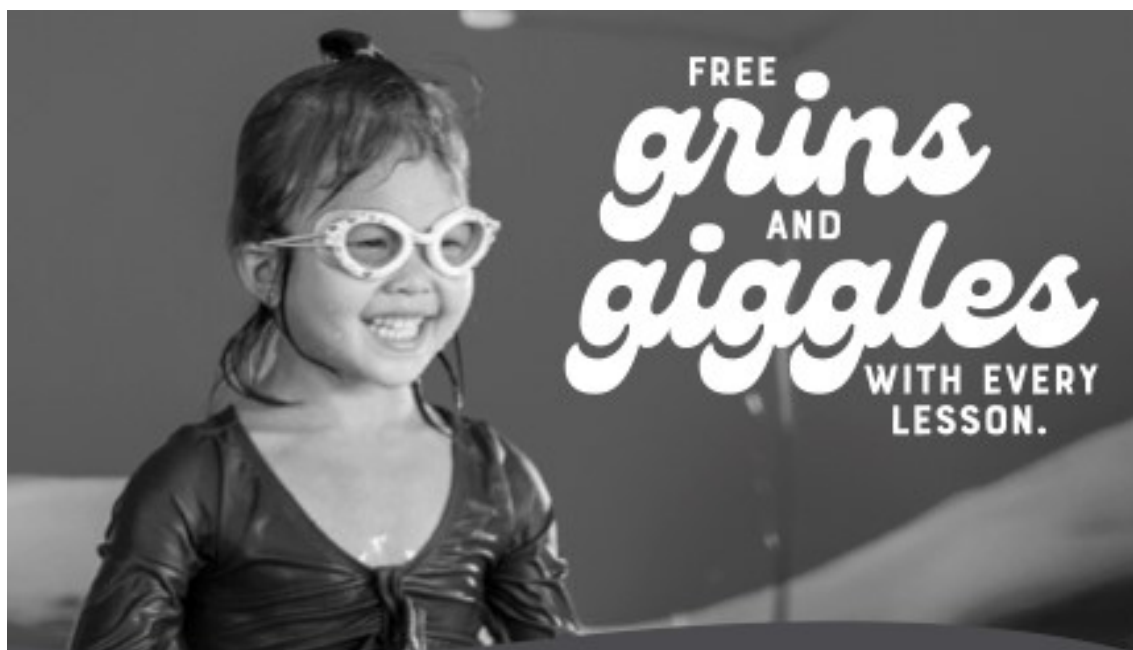
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Landscape Logic

By Nancy Bauer



Keep your turf healthy

Turf areas can become weedy unless you are diligent about good watering, and mowing. If you have a sprinkler system, make sure the heads are properly operating and are providing adequate coverage. Sometimes heads can get out of alignment, become clogged or even possibly be broken. Water deeply and infrequently which will stimulate root growth. Check turf for signs of dryness especially on south or west facing slopes and increase watering in these areas.

Be sure to keep lawn mower blades sharp. Dull blades rip and bruise grass tips and cause them to turn brown. This also opens the grass blade tips for turf disease infection. Mow the lawn no less than 2-2 1/2' in height, never cutting more than one-third of the growth.



Broadleaf Weed Control

The best control is to maintain healthy turf as mentioned above, but if weeds appear, treat only individual plants or weed infested spots with chemicals. Liquid spot treatments generally are more effective than 'weed and feed' type applications.

Use herbicides when temperatures are between 65 and 85 degrees Fahrenheit. Do not apply when temperatures are expected to rise above 85 degrees within 48 hours of application. To minimize the danger of herbicide drift, spray weeds during a calm part of the day

when there's little or no wind. Don't apply when rain is expected within 24 hours of application, and avoid watering for 24 hours after application.



Are your plants being bugged?

- * Try a natural solution: If your plants are crawling with aphids, pick up a batch of **ladybugs** from your local gardening store. Ladybugs feast on these garden pests and do not harm your plants in any way, unlike their prey.
- * Are **ants** suddenly appearing? Do a little scouting and find out where their nest is. Sprinkle red chili pepper, paprika, or dried peppermint leaves around the area.
- * **Wasps** and **bees** can be trapped in specially made hanging jars.
- * To eliminate **snails** and **slugs**, which feast on foliage, place shallow dishes of beer on the ground.
- * For the rest of your **pests**, visit any garden center and look for organic products for insect and disease solutions to help remedy any buggy situation!

July Gardening Tips for Flowers, Ground Covers, Perennials, and Ornamental Grasses

Continue to deadhead and weed regularly. Monitor all your plants for early signs of disease or pest infestation. Divide bearded irises.

Rotary Peaches are Coming August 19....

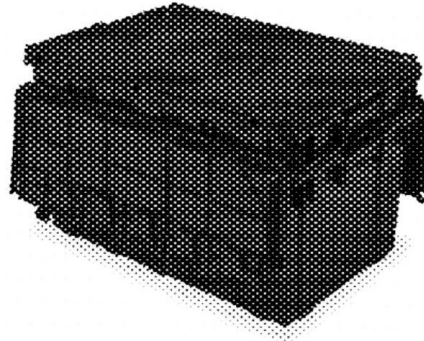
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HOMESTEAD

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

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





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LOOKING FOR WAYS TO DO GOOD IN THE WORLD?

The Center for Health and Hope (a 501c3 charity) supports and advocates for persons infected and affected by HIV and AIDS around the world with programs of education, prevention, care and treatment. See opportunities below to help immediately!

Also: www.centerforhealthandhope.org

PART-TIME JOB OPPORTUNITIES within the Homestead Community!

The Center for Health and Hope seeks two new employees: **Assistant to the Executive Director** (15-20 hours a week) and **Records Manager** (2-5 hours a week). Part-time, flexible hours, work from home but also at the office; hourly wages; no benefits. Assistant to the Director focused on event planning & implementation as well as development & fundraising. Records Manager deposits donations, prepares receipts and thank-you letters. Contact Dr. Donald E. Messer at globalaids@gmail.com or 303 877 1955 to get a job description.

Do you GOLF and want to support a good cause? The Center for Health and Hope is hosting its annual **Swinging @ AIDS** golf tournament at City Park Golf Course on Tuesday, August 8th.

Ways to help:

- Register a golf foursome (fee \$150 per person/\$600 per team) via <https://www.centerforhealthandhope.org/swinging-aids-denver>
- Donate to the Silent Auction (by July 25, 2023)
 - o Popular items to donate:
 - § Professional sporting event tickets
 - § Home Décor and Wall Hangings
 - § Gift cards from restaurants, coffee and entertainment businesses
 - § Vacation stays
 - o If you have a small business and want to donate in some way, please use the following link: <https://www.centerforhealthandhope.org/swinging-aids-denver>
- Volunteer your time on Tuesday, August 8th and learn about the work of the Center for Health and Hope.

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WHAT TO DO IF YOU GET A "COVENANT REVIEW TASK FORCE" NOTICE

This May-June **volunteer** teams on the Covenant Review Task Force, under the direction of the Board of Directors, will walk our community to review homes and properties against a checklist of items. The volunteers walking the community are homeowners who are invested in our community, appreciate what it offers, and are giving back. Their service, and the continued care and maintenance by Homestead residents keeps Homestead an attractive community. The checklist includes issues that are believed to be detrimental to the property values of our neighborhood as a whole. The goal is to help ensure that our community continues to look good and that homes and properties are well maintained.

Should you receive a courtesy notice, the steps below **need to be followed!**

1. Review the noted remarks.
2. Take corrective action **or make a plan to do so** within a **reasonable** timeframe and indicate that on the letter.
3. Sign and date the letter and return it to the HOA business office or send an email to hoataskforce@gmail.com by the required date. **Please do not email the Business Office or the ACC as they cannot address the task force emails.**

Please respond to the notice! Failure to respond may result in a fine.

For your convenience, the notice has a place at the bottom to indicate that you have either corrected the situation/s or that you have a plan to correct the situation/s by a specific date. It is **important** that you return the notice or contact the task force via the email address in the letter by the date requested.

Please be advised that there is no practice in place to cross check ACC applications with the task force findings. Should you receive a task force letter citing issue/s that you have submitted an ACC application for PLEASE just note the task force letter with that information and return the task force letter to the Business Office. For example, if you are cited for chipping/peeling paint and you have submitted an Application for Architectural Change for exterior paint to the Architectural Committee make that note on the task force letter and return it to the office or email hoataskforce@gmail.com.

The task force volunteers make every effort to be specific about the type of issue and where it is on the home or property. Mistakes can be made. If there is a misunderstanding, the task force would like to clear it up as soon as possible, but we cannot address it if we don't know about it. Please contact the task force via hoataskforce@gmail.com with your concern/question.

If the task force doesn't receive your response by the date indicated, they will assume whatever has been cited has not been addressed and will proceed to the next steps according to the published guidelines. **If you want to avoid fines – make sure you respond to the notice!**

A final review will be done after the date you indicate that the work will be completed. If you find you are not going to meet the deadline date noted in your response you must notify the task force in writing to request an extension. You may email your request for an extension to hoataskforce@gmail.com. If the work is not completed and an extension has not been requested a fine may be imposed for work not completed.

SUN	MON	TUE	WED	THU
25	26	27	28	29
2 PICKLEBALL 9-12PM/5:30-7:30PM LATE SWIM - NORTH	3 LATE SWIM - NORTH	4 	5 LATE SWIM - WEST	6 LATE SWIM - NORTH
9 PICKLEBALL 9-12PM/5:30-7:30PM LATE SWIM - NORTH	10 LATE SWIM - NORTH	11 LATE SWIM - SOUTH	12 HURRICANES PRELIMS - NORTH  LATE SWIM - WEST	13 FOOD TRUCKS 5-7:30PM NORTH POOL  LATE SWIM - NORTH
16 PICKLEBALL 9-12PM/5:30-7:30PM LATE SWIM - NORTH	17 WORLD EMOJI DAY  LATE SWIM - NORTH	18 LATE SWIM - SOUTH	19 LATE SWIM - WEST	20 LATE SWIM - NORTH
23/30 PICKLEBALL 9-12PM/5:30-7:30PM LATE SWIM - NORTH	24/31 LATE SWIM - NORTH	25 LATE SWIM - SOUTH	26 LATE SWIM - WEST	27 LATE SWIM - NORTH

	FRI	SAT	
29	30	1 PICKLEBALL 9-11AM/5:30-7:30PM LATE SWIM - WEST	Pool Highlights: <ul style="list-style-type: none"> • Late Nights <ul style="list-style-type: none"> ◦ North: Sunday, Monday, Thursday ◦ South: Tuesday, Friday ◦ West: Wednesday, Saturday • Lap Swim - check website for day/time Social Highlights: <ul style="list-style-type: none"> • 4th of July Celebration <ul style="list-style-type: none"> ◦ 9:00am - Parade from School ◦ 11:00am - Pool Party at North Pool • Coming Soon: <ul style="list-style-type: none"> ◦ August 1 - National Night Out ◦ Sept 3 - Movie on the Lawn • Volunteers Needed: <ul style="list-style-type: none"> ◦ Contact: Socialcommitteehomestead@gmail.com  Homestead Playgroups - join the fun! Contact: homesteadplaygroup@gmail.com Pickleball: Pickleball at West Courts Connect with us: Website: Homesteadinthewillows.org Facebook: Homestead in the Willows HOA
6 NORTH	7 LATE SWIM - SOUTH	8 PICKLEBALL 9-11AM/5:30-7:30PM LATE SWIM - WEST	
13 CKS 1 COL  NORTH	14 LATE SWIM - SOUTH	15 PICKLEBALL 9-11AM/5:30-7:30PM PICKLEBALL SOCIAL - MORE TO COME LATE SWIM - WEST	
20 NORTH	21 LATE SWIM - SOUTH	22 PICKLEBALL 9-11AM/5:30-7:30PM LATE SWIM - WEST	
27 NORTH	28 LATE SWIM - SOUTH	29 PICKLEBALL 9-11AM/5:30-7:30PM LATE SWIM - WEST	
			



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June Pickleball Social

Please join the Homestead Pickleball Community for a
POTLUCK SOCIAL Saturday July 15

If you are new to the game come to the West courts at 5PM for some instruction from some of your neighbors who are experienced players.

Others come at 5:30 PM. All ages and skills levels from beginner to advanced are welcome. For questions contact Jane Robbins at pickleballhomestead@gmail.com.

After playing there will be refreshments for sharing. Please contribute to this community event:

If your last name begins with A-F bring a dessert.

G-J beverages

K-O dip and chips

P-Z appetizers

35 people attended our June event. Join in the fun!

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

Update on court lines--Lines can be taped on the **west courts** every week on Friday morning, and remain on the courts through Monday afternoon. Tape rolls are available on the courts.

Reserved pickleball court times on the west court:

Friday 9 AM-11AM and 5:30 PM-7:30 PM

Saturday 9 AM-11AM and 5:30 PM-7:30 PM

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



Pickleball lines can be taped on the north, south, and west tennis courts.

The lines taped on one west court on Friday mornings (or later in the weekend) are to remain down through 5 PM on Monday. For pickleball play at all other court locations and all other times the tape must be removed upon the completion of play.

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RENTAL HOMES

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BABYSITTING & PETSITTING SERVICE:

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

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.**

WASTE CONNECTIONS REMINDER:

From April through November residents may put out up to 4 trash bags of yard waste or one additional toter of yard waste. Please don't put out both. Use bags or one can to dispose of all that yard cleanup.



SERVICES

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.

LOKKEN PAINTING COMPANY: Kevin Lokken: 45 Years of Custom painting experience. Interior and Exterior. Free Estimates. **Call: (720) 325-3750 or Kevinlokken58@gmail.com.**

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 jes-sie.marie636@gmail.com**

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**

SODERSTROM'S PROFESSIONAL PAINTING: Specializing in residential home interior painting. Drywall Repair, Quality workmanship, Quality Materials. In Business 20+ years. Insured. **Call for an estimate: Dennis or Alan (303) 922-4441.**

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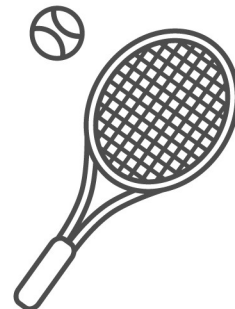
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FAC Tennis in Homestead aims to reduce the strain on our 2.5-3.0 levels, but Homestead women of all NTRP levels are welcome to sign up.
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ACC—Painting Basics

Looking to update your exterior paint color? The ACC approved exterior paint sample boards in the HOA business office can be a big help. These boards include approved exterior body colors, trim colors, and accent colors for front doors and shutters. The exterior body colors are mostly medium to lighter neutral color shades, as well as some traditional colors as seen when our neighborhood was first developed in the mid 1970's. The lighter exterior body colors are current, clean and fresh. They make your home appear larger and the maintenance is easier as lighter colors don't fade in our Colorado sun as quickly as darker colors.

Garage doors are considered part of the body of the house and it is important to paint them the same color as the body color. Having the garage doors the same color as the body of the house will make your home look larger and not draw attention first to your garage doors.

The updated paint color boards have recommended trim colors which are typically white, cream, or a shade or two off from the body color. Also included are approved accent colors for the front doors and shutters. Accent colors are bolder than the body and trim colors to draw attention to the front door and the exterior front.

When submitting an application for paint, please include current photos of all sides of your home and the paint samples proposed. The colors you select should complement your existing brick color and roof color, and be similar in tone of the colors on the approved color boards. Darker colors than those on our approved color boards will not be approved. If requested, the ACC may also approve the painting or staining of exterior brick. This is an all-inclusive look which means the brick and siding will be painted the same color. The approved colors for use on brick are indicated on the color boards.

ACC -Xeriscape Landscape Guidelines

Xeriscape has been a buzzword for many years. Xeriscaping is a landscape method that can reduce water usage through well-planned water and plant management. It is a way to be water-wise but still requires some amount of watering for a healthy, good-looking garden. Xeriscaping does not mean "no water" or vast expanses of sterile rock and/or mulch beds. Trees, shrubs and perennial plantings should cover the majority of any xeriscaped area.

The idea in xeriscaping is plantings that are organized to maximize watering efficiency and create a landscape that's functional, attractive and sustainable in our dry climate. There are several key components to a good xeriscape design that should be considered:

- Planning plant zones for water conservation, beauty and utility
- Amending the soil
- Selecting plants that have low water demand
- Applying efficient irrigation
- Limiting turf to high traffic, essential areas
- Applying mulch
- Maintaining the landscape

Since xeriscaping is complex, it requires expertise to design a garden well and it requires regular maintenance. The HOA strongly recommends hiring a landscape specialist for the best result. For some basic information on xeriscaping, visit Colorado State University Extension Services plant select website.

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HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting June 13, 2023 – Unofficial Minutes

CALL TO ORDER: President, James Keating called the meeting to order at 6:40 p.m. Present were Vice President, Chris Evans; Treasurer, Kelly McCormick; Business Manager, Katie Kidwell; Tennis Manager, Jill Ellsworth; ACC Manager, Emily Maxfield; Pickleball Manager, Jane Robbins; and Social Committee Co-Chair, Kelly Kane. Pool Manager, Jenn Thomas called in her report.

MINUTES: The minutes of the May 15th regular meeting were amended for a typo and approved.

PERIMETER FENCE REPORT: Treasurer Kelly McCormick reported that feedback from the community meeting on June 7th has been positive and she has been replying to emailed inquiries. She and other board members will continue to respond directly to emails regarding the fence and will update the FAQ's posted on the website as they do so. Kelly Kane will update information on Facebook as it becomes available as well. Cody from Split Rail Fence Company quoted \$4000 to replace the section of fencing damaged by a car accident on Easter Ave. Kelly moved that the Board authorize Split Rail Fence Company to replace the section of fencing on the North side of Easter Avenue west from the North Pool to Homestead Parkway as soon as it can be scheduled. Chris seconded the motion. Discussion: the cost to replace this section will be deducted from the total bid. Insurance claim proceeds will cover much of the cost with the rest being withdrawn from the Perimeter Fence Reserve Fund. The motion carried.

Kelly will obtain the Line of Credit if the ballot measure passes and the Board discussed the logistics of fence replacement section by section. Split Rail wants a dedicated manager to meet with weekly regarding progress, notifying homeowners who need to move vegetation, etc. Also discussed was interior fence height. The Board agreed to replace interior fencing at its existing height except as altered by the Landscape Manager and ACC.

RATIFICATION OF ACTIONS OUTSIDE OF MEETING: Chris moved and James seconded a motion to ratify the actions since the last Board meeting and to adopt the agreements reached with accounts 490 and 525 to have pool suspensions until June 25th. The motion carried. Kelly moved and Chris seconded a motion to adopt the revised budget published in the June Homestead Herald. The motion carried.

SOCIAL COMMITTEE: Kelly Kane reported the committee has been able to find food trucks to visit the neighborhood once each month. The first food truck event will occur on Thursday, June 15th from 5 pm to 7 pm. The

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committee is also trying to get morning coffee trucks but it's impossible to get them on Saturdays throughout the summer. They will try to bring them in for the fall. No one has volunteered to help with the July 4th celebration. Please contact the social committee if you can help at socialcommitteehomestead@gmail.com. The July 4th bike parade is scheduled, and the committee hopes to hire Swim Team H2O's to handle pool games. The committee obtained a grant from the City of Centennial for a blow-up movie theater night and received a second community engagement grant which will help defray the cost of the movie. They hope to hold movie night over Labor Day weekend on the South Lawn. The committee is also working on a Trunk or Treat event, a blood drive and a book exchange. Holiday carriage rides have been scheduled and the committee hopes to bring in Santa as well.

SWIM TEAM: No Report.

MANAGER REPORTS

1. POOL: Front Range Recreation called in for the report. Opening weekend was busy but the weather has made subsequent days far less crowded. The Board and FRR discussed cleaning, swim team vs lifeguard responsibilities, and flooring in the lifeguard shacks.
2. LANDSCAPE: Manager Nancy Bauer reported that ASAP Concrete had completed the crack seal and striping of the North and South Pool parking lots, the pea gravel was removed from the toddler playground at the North tennis courts and replaced with EWF mulch. Greenbelt sod was damaged in the process and she is working with the provider to have that repaired and the entry islands on Costilla, Easter and Fremont were refreshed with perennials and roses.
3. PICKLEBALL: Manager Jane Robbins reported the Pickleball Social on June 10th was successful with 35 players in attendance. The Board approved monthly pickleball socials for July and August. Jane thanked the social committee for their help advertising the social. The PB Team Reach app has 68 PB players registered. Jane will post a note on the app to please not bring chairs or food onto the courts. Jane met the Mayor of Centennial and one of the city council members at an event and passed along Homestead's input regarding the pickleball moratorium. When the moratorium expires at the end of September, Jane will advocate for Homestead and the HOA idea to stripe one court for pickleball. Jane and Tennis Manager Jill Ellsworth had a discussion about bumping in PB in the event an owner wants to pay and the courts are full.
4. TENNIS: Manager Jill Ellsworth asked the Herald publish that only court shoes, racquets and pickleball paddles/balls are allowed on the courts. Please do not drag chairs (even if plastic) onto the courts, likewise no little tyke cars and trikes, no lacrosse sticks and balls. The surface is easily damaged but pricey to repair. Jill confirmed that the West Courts are to remain striped for pickleball from Friday evening through Monday afternoon. The tape will stay down on the courts and not be removed. However, if an owner didn't want to go the West Courts to play, they could stripe an empty tennis court for pickleball provided the players removed the tape

immediately upon completion of their match. Junior Team Tennis is very popular as is the Friday Afternoon Club tennis for 2.5 and 3.0 women.

5. ACC/TASK FORCE: Manager Emily Maxfield reported that the ACC had processed 40 applications during the month of May. While still working in specialized groups for some approvals, the entire committee will meet to discuss major home additions and large landscape renovations. Homeowners with big projects should plan on their approvals taking a full 30 days to allow the committee time to review. Emily and the Board discussed the impact of a recent change in xeriscape law, the storage shed Swim Team had requested at the North Pool and the background of a recent window denial.

6. BUSINESS: Katie reported on dues collection. James moved and Chris seconded a motion to turn two delinquent accounts, 100 and 872, over to the attorney for collection. The motion carried. The HOA attorney had drafted a ballot and explanatory letter regarding the Perimeter Fence special assessment and line of credit to be mailed at the end of the month. The board reviewed and approved the materials. An invoice for the 2023 10% dues increase will go out to all homeowners in late June, payable by August 1, 2023.

HOMEOWNER COMMENTS: There were no homeowner comments.

FINANCIAL REPORT: Kelly hired a new auditor for the HOA who will get the 2022 audit started shortly. Operating expenses for May totaled \$88,464 and were comprised in part of \$10,813 in trash & utilities; \$12,926 in Administrative expenses; \$18,204 in Landscape expenses; \$45,286 in Pool expenses, and \$1,235 in Tennis expenses.

OLD BUSINESS: There was no old business.

NEW BUSINESS: The Board and Katie discussed increasing communication via social media. A homeowner with experience in the field has offered to help advise the office. Katie will set up a meeting.

The Board convened an Executive Session at 8:30 p.m. to discuss information provided by legal counsel regarding three matters brought before the Board by homeowners. The Board ended the Executive Session at 8:40 p.m.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:45 pm. The next regular Board Meeting will be on Monday, July 10th at 6:30 p.m. at the Business Office.

HOMESTEAD IN THE WILLOWS HOA
Perimeter Fence Information Meeting
Tuesday, June 6, 2023 – unofficial minutes

Called to Order: President James Keating called the meeting to order at 6:30 pm and introduced the Board members present; Treasurer, Kelly McCormick and Member at Large, Michael Garnsey.

Kelly McCormick introduced herself as board treasurer and Chair of the 2022 Fence Committee. The purpose of the meeting that evening was to bring a new finance proposal to the community. The choice of fencing and fencing contractor remained the same: Trex fencing in Winchester Gray to be installed by Split Rail Fence Company. Kelly reminded those present that the Board of Directors are five homeowners and fellow neighbors. Board members pay the same dues as everyone else in the community and each was willing to answer homeowner questions regarding the information presented that evening. Kelly offered to meet personally with any homeowner who had questions and asked that homeowners meet with her rather than post inaccurate information on social media.

President James Keating presented a power point presentation, noting it would be posted on the HOA website as well as minutes from the meeting and the answers to the questions the Board had received from homeowners. James led the homeowners through the presentation showing photos of the fence decline, giving a history of the current fence and the total spent on repairs over the last eight years. He noted that to bring the current fence up to good condition by replacing the failed posts and rails, sanding and painting would total \$450,000 to \$500,000. Painting alone would cost \$300,000.

The fence committee had investigated replacing the fence with a brick wall at a cost of \$11,135 per owner, an Alan Block wall at a cost of \$6,681 per owner, or a Trex composite fence costing \$3,100 per homeowner. The committee chose Trex as the best product for the Association. The committee selected Split Rail Fence Company as the contractor because of their high quality, ability to install the fence in a timely fashion and for their years in the fencing industry.

James explained that Homestead is comprised of original homeowners on a fixed budget and new homeowners who have paid over \$1,000,000 for their home, homeowners for whom their house is their “forever” home and others who will move in and out of the neighborhood as jobs change and kids move out of the house. Although everyone in Homestead thinks about the fence differently, the Board believes the value of each property is affected by the common elements of the community and the overall aesthetic. The Board had a duty to maintain the perimeter fence and the current Board has decided against repairing the existing cedar fence. Any new fencing will be Trex. The section of fence on Easter Avenue damaged by a car will be replaced immediately with the Trex fencing and if the special assessment fails to pass again the Board will begin replacing the worst sections of fencing with Trex and continuing as funds become available.

The results of the previous vote were 50% in favor of the assessment. Some homeowners suggested a loan with annual payments would be more easily affordable. The Board investigated loan terms. A loan to cover the cost of the fence would cost a total of \$2,700,000 in interest (\$3000 per homeowner in addition to the monthly payments. James explained the present dues, increased by 10% for 2024 and with a loan payment included would total almost \$2,000 for the 2024 assessment and increases could be as much as 10% annually going forward.

The Board explained that a GID to cover the cost of a brick or Alan block wall would take one to five years. A

general election would have to be held to vote for the GID, the HOA Governing Documents would have to be amended to allow the formation of a separate GID board to negotiate with the City of Centennial, a TABOR amendment would be added to homeowner property taxes and legal costs to the City of Centennial would be approximately \$75,000. The entire process would take 3 to 5 years. James reminded homeowners that Willow Creek voted in favor of their GID in 2019. The construction on the wall began in 2023, three years later. Homestead doesn't have 3 to 5 years to wait for a fence or anyone available to spend the time overseeing the process.

Instead, the Board gathered the feedback submitted from the recently failed special assessment ballot and made some adjustments: they re-bid the fence and got a lower price, and have obtained approval for a line of credit which allows the Board to pay for the fence as it is constructed over eight to ten months and still extend the payment of the special assessment to six payments of \$516 spread over three years.

Another question many homeowners had last time was the amount of the "cushion" the board had added to the fence bid for unknown costs. James showed the members the budget and the estimated amounts for unknown landscape, irrigation and traffic expenses that the Board used to arrive at the \$75,840 included in the bid. If the costs ran higher than expected and the Board hadn't collected enough money, then work on the fence would have to halt while the board held another information meeting, mailed another assessment ballot and waited for responses. If the full amount of the \$75,000 is not needed the Board will refund the unused portion to all homeowners.

The Board has \$301,000 in a separate fence reserve fund and \$175,000 in the reserve fund used for capital expenses. The Board has reinstituted the Perimeter Fence Maintenance Reserve Fund provided for in the Governing Documents so that savings can accumulate over the next 30 years and a special assessment will not be needed to fund the next fence replacement. The Board calculates that replacing the fence in 30 years will cost approximately \$8,000,000. They would like to keep the existing fence reserve fund invested instead of using it to pay for the fence replacement. If the \$300,000 remains invested and the Board assesses a separate annual Perimeter Fence Maintenance fee of \$125 per house, there should be \$8,000,000 in 30 years.

James reviewed the many questions that homeowners asked after the fence information meeting last December. He explained why googling the cost of trex fencing wasn't comparable to the cost of replacing Homesteads fence, why getting a loan and then trying to refinance it later if rates drop wasn't practical because of timing and the Board turnover, the color of the proposed fence and what to expect in the next ballot mailing.

The Board then answered questions from the members present:

1. One owner thanked the Board for their voluntary service, acknowledging that having to handle the perimeter fence replacement was much more complicated than the work that usually comes before the Board.
2. Does the Board have to hold two votes? Won't owners get confused and vote for one or the other option? **Yes, the Governing Documents require a different number of votes for assessments vs loans. Owners will need to vote yes for the special assessment and yes for the line of credit which is considered a loan. If ballots are returned with a split the Board will have to follow up with those owners.**
3. Does the Board need to receive 60% of the votes cast of 60% of the neighborhood for the special assessment to pass? **60% of the votes cast.**
4. An owner stated he moved into Homestead a year ago and appreciated the Boards time and work on the fence. He would be happy to volunteer to canvass the neighborhood to explain to neighbors why the fence needs replacing and

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answer questions about the project or ballots. **The Board thanked the owner remarking that canvassing would be helpful to explain to owners who couldn't attend the meeting. Please volunteer to help if you can.**

5. Why not just give owners the choice of also voting for a loan spread over 20 years? That would be financially easier for a lot of families. **The Board can't offer different funding to different owners. From the responses to the last ballot the neighborhood was literally split 50-50 over the special assessment or a loan. The Board had to choose one option to present and preferred the special assessment.**

6. Why will it be an 8-foot fence? Won't that cost more? Won't a deeper foundation be needed for posts for an 8-foot fence? **Centennial now allows 8-foot fencing, and the Board will install that height on the busy streets such as Arapahoe and Quebec because it provides a better sound barrier. Interior fences will be 6 feet but can be cut to shorter lengths. Kelly will try to find out how much the 8-foot sections cost in the bid.**

7. Fox Ridge installed Trex that faded and while Trex replaced the material, the owners had to cover the new installation costs. **Kelly will ask Split Rail about that and post it in the FAQ's on the website.**

8. \$300,000 is in the Fence Fund and \$175,000 in the general reserve fund. Why not apply the \$300,000 to reduce the cost of the special assessment? **The board wants to keep the \$300,000 invested to grow over the next 30 years and add to the annual fence savings. However, if that money is needed to cover costs during the building of the fence it will be used.**

9. What percentage is the \$75,000 cushion of the total cost? The industry standard is that a 5% cushion is low, 10% medium and 15% is high. **The Board thanked the owner for that information.**

10. When would construction start? **Hopefully September 1, 2023. It will take eight to ten months.**

11. What is happening with the \$301,000 – how is it invested? **The Board has placed it in multiple banks in accounts that earn more than a savings account but still comply with the Reserve Investment Policy.**

12. Can owners choose the height of their fence if they live in the interior of the neighborhood? **Within reason and if its uniform along the section. Plans are to replace interior fencing at the height is now unless neighbors notify the HOA they want a change.**

13. The 2023 dues went up and now an additional \$132 is being assessed at the end of the month, why? **The Board did not increase the 2023 dues from the 2022 amount of \$1320 because they hoped the special assessment would pass. However, they did institute the Perimeter Fence Maintenance Reserve savings at \$91 which was 10% higher than the last fence assessment charged to homeowner in 2010. When the special assessment ballot failed the Board voted to assess an additional \$132 from each owner which is the 10% raise allowed in the Governing Documents. That invoice will be mailed shortly and will be due on August 1st. The \$91 collected will go into the Perimeter Fence Maintenance Reserve account with the \$301,000. The \$132 assessment will go to pay for fence replacement. If the next ballot passes, the special assessment of \$3,100 will be assessed and due next year on April 1st after the regular 2024 assessment due on March 1st.**

14. Is the fence fund a separate account? **Yes the Association operating funds are at BOK and the fence fund is at Vectra.**

15. If the Board has spent \$325,000 into the fence fund since 2015, so is spending \$53,000 in maintenance outrageous? What happens if the ballot measure doesn't pass? **The Board will replace failing sections with Trex. Why not maintain the existing fence? The Board believes it an unwise choice to maintain the cedar fence.**

16. Would we have to continue to spend \$125,000 annually on fence repair? What will the future repair costs be? **The Board can't know. The fence is rotting but the Board doesn't know how many posts and rails will fail each year.**

17. What will the maintenance be on a Trex fence? Wood can be painted to look new. **The Board has been advised by experts that maintaining a cedar fence is not a good idea.**

18. Is there collateral for the Line of Credit? **Yes, the \$3,100 assessment is pledged directly to the bank.**
19. Has the cost of Trex gone down? **New bids were obtained four weeks ago. The cost went down minimally.**
20. Will the future dues increases be 10% annually? **The Board cannot promise they won't, but their goal is to keep dues as low as possible. If the special assessment passes, then the Board wouldn't have to keep raising dues the full 10% in perpetuity just to keep maintaining the fence. Every fall the managers bring their budgets to the Board who look at how much is needed to cover expenses. The Board divides that number by 898. The Governing Documents prohibit the Board from raising the dues more than 10% without a vote from the Association. The Board has no intention of raising the dues more than necessary.**
21. If the current fence fund is invested earning 4%, what number do we need to reach \$8,000,000? **\$125 per home per year.**
22. Does the landscaping cost include replacing trees and shrubs that interfere with the fence? **The Board doesn't know if every removed plant or tree will be replaced. The Landscape Manager evaluates the property annually and tries to replace a few trees each year.**
23. If the assessment passes, can it be paid in full rather than in installments? **Yes! The Board hopes everyone will do so because it will help the HOA reduce the cost of the line of credit. And if you do pay the assessment in full and the HOA has funds leftover at the end of the project those funds will be refunded to homeowners.**
24. Is there a pre-payment penalty to pay off the line of credit? **No**

Kelly thanked everyone for attending the meeting and reminded them that she was willing to meet with anyone who had questions. She asked that everyone there spread the word and educate their neighbors. The FAQ's and Power Point presentation will be posted on the website. Please don't publish questions on social media. Please speak to a Board Member.

James thanked all the owners who had emailed questions. The Board used those questions to inform the power point presentation and the revised financing. A final homeowner thanked the Board for all their hard work.

The meeting was adjourned at 7:50 p.m.

Unofficial ACC Meeting Minutes

Date: June 13, 2023

Place: HOA office

Time: 12 pm

- Discussed finding more volunteers
- SB 23-178 "water-wise landscaping." Explained the bill's general premise and what this means for Homestead HOA. More information will be coming soon to assist homeowners with future landscaping projects.
- A homeowner presented an appeal of their patio roof design that was denied for pitch. The ACC discussed options presented and pictures provided of similar-looking homes. The ACC decided that a modified version of the roof was acceptable and would be approved.
- The ACC reviewed a landscaping application. The ACC have a few clarifying questions to get from the homeowners and the ACC Manager will send out to the group for further review.
- The ACC reviewed an application where the homeowners requested a paint color that is a different tone than what is on the Paint Boards. Rather than just deny the application, the ACC suggested to see if the homeowners would consider a very similar color that is on the board as an alternative. The requested color for the front door was discussed and denied.

Next Meeting – July 11 at 12 noon



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