



Homestead in the Willows

Homestead Herald

MAY 2023 Volume 47, #5

A Covenant Controlled Community for the Benefit of All



THANK YOU to Ana Jewett for pulling-off a fantastic Easter Egg Hunt with the support of residents Ali Shane, Jennifer Moonyay, Melissa Rabinowitz, Vi Dotson, and Mary Gemmill.

**Next Regular
Board Meeting
6:30 PM
May 8, 2023**



**THE JUNE
HERALD
DEADLINE IS
MAY 15, 2023**





ASSOCIATION NEWS

**JUNE HERALD DEADLINE IS
MAY 15, 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	James Keating	720-702-0463
	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 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, May 8, 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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CCSD KINDIE ROUND-UP

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.

**THE BUSINESS OFFICE
WILL BE CLOSED ON
MONDAY, MAY 29TH
IN OBSERVANCE OF MEMORIAL DAY**

POOL OPENING DATES AND PHONE NUMBERS

Opening Dates

North Pool—Saturday May 27th

1:30—7:00 pm

South Pool—Friday, May 26th

12:00 pm - 7:00 pm

West Pool—Saturday, May 27th

10:00 am—7:00 pm

North Pool **303-770-8290**
6767 E. Easter Avenue

South Pool **303-796-9581**
7035 E. Geddes Place

West Pool **303-793-0296**
5896 E. Geddes Avenue

Meg Dworak

www.megdworakhomes.com
303-884-6115

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Let's Get Social

Neighborhood Highlights:

- ❖ Second Saturday Coffee Trucks:
 - May 13 – 8:30 – 10:30 North Pool Lot
- ❖ Homestead Playgroups:
 - Contact homesteadplaygroup@gmail.com to get in on the fun.

Social Committee Needs Volunteers:

ISO: 4th of July Party Planner

Contact us: socialcommitteehomestead@gmail.com

Connect with us:

- ❖ Website: homesteadinthewillows.org
- ❖ Facebook: Homestead in the Willows HOA

May 2023



Days to Celebrate and Enjoy in May:

- May 5 – Cinco de Mayo
- May 20 – National Rescue Dog Day
- May 25 – National Wine Day

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 	2	3	4 	5 Pickleball 9-11am/5:30-7:30pm West Courts	6 Pickleball 9-11am/5:30-7:30pm West Courts
7 Pickleball 9-12pm/5:30-7:30pm West Courts	8	9	10	11	12 Pickleball 9-11am/5:30-7:30pm West Courts	13 Coffee Truck 8:30-10:30am Pickleball 9-11am/5:30-7:30pm West Courts
14 	15	16	17	18	19 Pickleball 9-11am/5:30-7:30pm West Courts	20 Pickleball 9-11am/5:30-7:30pm West Courts
21 Pickleball 9-12pm/5:30-7:30pm West Courts	22	23 Congratulations Seniors!!  Cherry Creek Graduation Day!	24	25	26 South Pool Opens 12-7  Pickleball West Courts	27 North/West Pool Open N: 1:30-7pm W: 10-7pm  Pickleball West Courts
28 Pickleball 9-12pm/5:30-7:30pm West Courts	29 	30	31			

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting April 10, 2023 – Unofficial Minutes

CALL TO ORDER: President, Chris Evans called the meeting to order at 6:34p.m. Present were Treasurer, Kelly McCormick; Member at Large, Michael Garnsey; Secretary, James Keating; and newly elected Board Member, Ginny Karlberg. Also present were Business Manager, Katie Kidwell; Tennis Manager, Jill Ellsworth; ACC Manager, Emily Maxfield; Social Committee Co-Chair, Olivia Phillips, Swim Team Parent Representative, Christie Gammill; and homeowner Steve Mahedy. Homeowners Kristy Panko, Jill Smith and Carina Clancy also attended a portion of the meeting.

MINUTES: The minutes of the March 13th Annual Meeting of Members were approved as read. The Board ratified their action of Friday, March 31, 2023.

SWIM TEAM: Parent Representative, Christie Gammill announced that registration begins on April 20th. The Hurricanes will use a different timing system that should help them end the home meets a little earlier. The Board and Christie discussed possible changes to the Hurricane insurance and payroll, but no decision was made.

SOCIAL COMMITTEE: Co-chair, Olivia Phillips reported that the Egg Hunt was a big success. The event was well attended, and the community enjoyed the food trucks the Social Committee had arranged. The Second Saturday coffee at the South Pool went well but the West side had to be rescheduled when the truck went to the wrong location. The Social Committee is in the planning stages of a few other activities and reported having trouble finding food trucks this year. The minimums required before the trucks will commit have escalated and the committee is working to find affordable options.

MANAGER REPORTS

1. POOL: Manager Jaylene Jones told the Board that all reserve fund work had been completed and Front Range Recreation was beginning to get the pools ready for summer. The South Pool was replastered this year and Jaylene warned that plaster dust will continue to occur for another nine months. It may make the bottom of the pool look cloudy, but it is safe and to be expected.
2. LANDSCAPE: Manager Nancy Bauer reported that she saved some money on the mulch installed along Easter Avenue and E. Geddes Avenue. A lot of tree work was completed over the winter, but more may occur once the honey locust trees leaf out. Nancy asked about the next steps for the perimeter fence and parking lot asphalt. No decisions were made.
3. TENNIS: Manager Jill Ellsworth reported that drills and lessons began the first week of April. There was massive damage to the windscreens due to the heavy windstorm in early April. Jill is obtaining bids to patch the screens rather than replace them. Two residents had started a Friday afternoon drop-in tennis league and so far 28 people have signed up. The Board agreed if the sign-ups continue to grow the Friday afternoon league can overflow onto the South Courts. Jill had ordered

two pickleball nets for the West Courts and met with the new Pickleball Manager, Jane Robbins. The recently passed moratorium by the City of Centennial that prohibits the construction of pickleball courts also applies to painting pickleball lines on the tennis courts. Jill proposed that the pickleball players tape the West Court for pickleball on Friday afternoon and leave the tape down until Monday morning. The Pickleball nets and tape for the players to use have come out of the tennis budget. Treasurer Kelly McCormick will work with the bookkeeper to set up a line item for pickleball and revise the budget for those expenses.

4. PICKLEBALL: New Manager Jane Robbins was unable to attend the meeting and Kristy Pankow represented Pickleball. Kristy and the Board discussed several questions Pickleball raised, and the Board agreed to increase the dedicated court time for Pickleball at the West Court. New hours are Tu-Thurs mornings from 9:00 am to 11:00 am, Saturdays from 9:00 am – 11:00 am and 5:30 pm to 7:30 pm and Sundays from 9:00 am – 12:00 pm and 5:30 pm to 7:30 pm.

5. ACC/TASK FORCE: Manager Emily Maxfield reported that the committee is now meeting monthly at the Business Office which has improved the effectiveness and decision-making. Applications are increasing monthly. The ACC would like to eliminate artificial plants and flowers on the exterior or properties. Seasonal decorations would still be permitted, however artificial flowers in window boxes and planters year-round would become a covenant violation. The Board agreed with the ACC and effective immediately artificial plants and flowers will only be permissible as seasonal décor. Emily and the Board discussed several accounts who had ongoing violations or unfinished work. Chris moved and Kelly seconded a motion to consult the HOA attorney with the intention of filing a lawsuit against Account 576. Motion passed unanimously. James moved and Michael seconded a motion to have the HOA attorney send a demand letter to account 377. Motion passed unanimously. James moved and Chris seconded a motion to revoke privileges to the pool and tennis courts for account 806 until the work is complete. Motion passed unanimously.

6. BUSINESS: Manager Katie Kidwell reported that approximately 50 second notices for unpaid dues were mailed to owners on April 1st. All caregivers and lap swimmers in 2022 have been deleted from the Openpath system. Lap swimmers will be added as they submit signed waivers. Families will need to add caregivers to their accounts annually. The Board asked Katie to email account 648 to see if she will meet with board members directly rather than continuing with a small claims suit. The restrooms at the South Pool are being remodeled. James moved and Chris seconded a motion to approve two requests to use the South Pool lawn for graduation parties. Ting will provide internet service at the North and South Pool for no charge to the HOA. An additional outdoor router will be purchased for the North Pool. The Board discussed questions raised at the Annual Meeting:

- A. Can the West Pool be kept open through Labor Day? Jaylene from FRR answered that she would probably be unable to provide lifeguards. She will send the HOA an estimate of the chemical and cleaning costs.
- B. The HOA needs to instill more pride in the neighborhood through activities and articles in the Herald. The Board believes the activities sponsored by the Social Committee do promote community. Katie doesn't have time to write articles for the Herald but will happily

(Continued on page 33)

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LANDSCAPE LOGIC

By Nancy Bauer



Info for the Tree Hugger in All of Us:

Trees: the more you know, the more reasons there are to love them.

Shade, of course, is the obvious starting point. Trees keep our picnics, patios, parking lots and homes cool. That makes trees cool.

But beyond the obvious, we're learning more and more about how valuable trees are both to the environment and our health.

*Just by doing what they do standing still in the earth, trees take in carbon dioxide and produce oxygen. An average tree absorbs 26 lbs. of carbon dioxide from the air each year.

*By standing tall and creating shade, trees reduce the heat island effect of hot pavement in urban areas, sometimes by as much as 10 degrees!

* Consider their economic value. Trees are not only the most expensive investment among landscape plants, but they appreciate over time as they grow. Individual trees can be worth thousands of dollars as they mature.

So how often do you hug your trees?

Do you keep them properly pruned? That helps protect against wind and storm damage.

Do you check out possible diseases or bug infestations when things look a little off? Evaluations and treatments that are warranted can keep trees healthy and protect your property value for the long term.

Do you quench their thirst? Right now in the midst of drought, keeping trees properly watered is critical to their survival. Thirsty trees have more brittle limbs that will be more likely to break in storms - and

drought-stressed trees are more susceptible to insects and disease. As with humans, hydration is the most critical component for tree health.



Kids and Gardening

Kids—98% of them—who grow their own vegetables will actually eat them, says the American Gardening Association!

That means kids will want to eat peas, carrots, tomatoes and maybe even spinach! Experts say that kids need to be outside more and that gardening is one great outdoor activity they can enjoy all summer long. Show them how fun gardening can be!

Help them by doing. The key to cultivating young gardeners is in getting them involved and letting them do the 'work'. Even a 3 year old can tuck some seeds into the soil and will love holding the water wand to sprinkle newly planted seeds. Keep it simple. Kids are most motivated when they grow plants that are easy to grow and that show fast results.



The Buzz on Bees

On nearly every continent, native bee populations have seen dramatic declines. So what can gardeners do to help pollinators? Landscape with plants that appeal to them!

*Plant pollen rich flowering plants; Butterfly weed Blackeyed Susan Coneflower Phlox, Sedum and Sun-flowers.

*Hummingbirds prefer Cardinal flower Columbines and Trumpet Vine

*Provide water; a dripping faucet, a birdbath or mud puddle attracts bees and butterflies.

*Sunny sites; bees are more active when warm, and most flower varieties require several hours or more of sun per day to produce nectar and pollen.



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



SWIM TEAM REGISTRATION OPENS APRIL 20TH AT 9PM

How to Register

- « www.homesteadhurricanes.swimtopia.com
- « Fill out required information including volunteer shifts
- « Pay online with a credit card

Try outs May 15th and May 16th: 3:45-5:15 pm

Coaches will observe all New Swimmers to make sure they can safely swim one length of the pool in any stroke. This means UNASSISTED and WITHOUT STOPPING or RESTING. There can be no touching the sides, lane lines and/or bottom of the pool. Due to liability and safety concerns, swimmers cannot practice with the team until they can safely swim one length of the pool.

2023 Spring Practice: Monday - Friday after school @ North Pool - *NO practice on Memorial Day*

May 17th – May 26th

3:45 – 4:15 pm	6 & Under
4:15 – 5:00 pm	7 - 8
5:00 - 5:45 pm	9 - 10
5:45 - 6:45 pm	11 - 12 & 13 – 18

2023 Summer Practice: Monday - Friday @ North Pool: *NO practice on Jul 4th & 5th*

Begins Tuesday, May 30th

11-12s – 7:00am – 8:00am

13-18s – 7:45am – 9:00am

9-10 Girls – 8:45am – 9:45am

9-10 Boys – 9:30am – 10:30am

7-8 Boys – 9:30am – 10:30am

7-8 Girls– 10:15am – 11:15am

6 & Unders – 11:15am – 12pm

Funday Monday Schedule

11-12's 8:15-9:00 am

13-18's 9:00-9:45 am

9-10's (ALL) 9:30-10:15am

7-8's (ALL) 10:15-11am

6 & unders 10:15-11am

(Continued on page 13)

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HURRICANE 2023 EVENT SCHEDULE

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

FOR SALE:

Many kids and adult bikes for sale! Prices from \$5 to \$20.
Call/email Bill at (303)-721-0127 or rhgopc@comcast.net.



SOCIAL COMMITTEE NEWS:

DO YOU LIKE TO PLAN PARTIES?

The Social Committee is seeking a July 4th Pool Party Planner!
Please email: socialcommitteehomestead@gmail.com.



4TH OF JULY
WE NEED VOLUNTEERS
INTEREST IN ORGANIZING ONE OF THESE AREAS...?

Run 1 or 2 pool game(s)

Day of music

Food trucks

Game materials

Game prizes

Be on-site contact

Oversee coordination

Contact us: socialcommitteehomestead@gmail.com



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 14TH

Summer JTT Season is June 5 – July 24

Register at 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

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.

ADULT TENNIS SEASON 2023

Registration Opens Saturday, March 18 for all Adult Tennis

Register at 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.

(continued on page 16)

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

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 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.
- ⊗ The spring session is full, but sign up for June-August!

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





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:

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

DUMPSTER DAY

SATURDAY, May 20TH

8 A.M.—9:30 A.M.

Or until the dumpster is full

North Pool Parking Lot

Waste Connections of Colorado

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- Furniture, bed frames, box springs, mattresses
- Bicycles, swing sets, kiddie wading pools, lawn furniture, railroad ties, tree stumps larger than 12 inches in diameter
- Barbeque grills without the propane tanks, lawn mowers
- Non-hazardous miscellaneous junk

Unacceptable waste that will not be picked up (this list is not all inclusive)

- Electronics, computer monitors, tv's,
- Batteries
- Anything with Freon or Gas/refrigerators/freezers
- Florescent light bulbs
- Hazardous & Medical Waste
- Wet Pint
- Propane tanks
- Microwaves
- Dirt, rock, brick, cement etc.
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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.

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PICKLEBALL CONTINUES IN THE SPRING



The weather is warming, the new portable nets have arrived and we will be playing. The courts will be lined on Fridays and the tape will remain on the courts for weekend play through Sunday. Our schedule is in a bit of transition at the moment, so check the TeamReach app calendar for days and times of scheduled play.

To join the Homestead Pickleball group, use the password SoFun.

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

Homestead uses a mobile access system to the swimming pool and tennis court gates. **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 business-mgr@homesteadinthewillows.org with the following:

- List all users 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.

Once the access system is fully installed and we are ready to begin issuing mobile badges, you will receive an email, to the email address provided in the registration link, with instructions from Openpath to how to download and use your individualized mobile badge.

Home Near My Daughters Wanted

Hello!

I am looking to buy a home near my 2 daughters and all 6 of my young grandchildren. Both girls live in Homestead; one on E. Hinsdale Ave. and the other on E. Fremont Pl.

I currently live in Castle Rock, but I would love to live much closer to my family and be within a short biking/walking distance to them all. It would be wonderful on so many levels!

I would prefer the house to be remodeled and this would be a CASH sale.

Please reach out if you would like to discuss this further. I am very flexible with the timing.

Thank you!

Connie Konsler

conkons@gmail.com

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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.

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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 several 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>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.

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POOL HOURS, SUMMER 2023

<u>POOL ACTIVITY</u> *Pool opens at 1:00 due to swim meet Sat. May 27th	<u>NORTH POOL</u> (Season Schedule) May 27* – August 13 Phone: 303-770-8290	<u>SOUTH POOL</u> (Season Schedule) May 26 – Sept. 4 Phone: 303-796-9581	<u>WEST POOL</u> (Season Schedule) May 27 - August 13 Phone: 303-793-0296
Early Morning Lap Swim - The pool is open for lap swim before work	5:00 – 7:00 am	5:00 – 8:00 am	5:00 – 8:00 am
Swim Team Practice	7:00 am – 12:00 pm Monday – Friday May 30 – July 12		
Open Swim – Residents and their guests may swim during these hours. Interested adults may request the Lifeguard set up one lane rope at the North Pool for Lap Swimming.	12:00 pm – 7:00 pm Daily	10:00am – 7:00pm Daily** ** pool opens at noon on Friday, May 26th	10:00am – 7:00pm Daily
Tube Night – Floating toys and rafts may be brought into the pool. (For safety reasons the lifeguard on duty may limit the number of rafts and toys allowed in the pool).	5:00pm – 9:00pm Monday	5:00pm – 9:00pm Tuesday	5:00pm – 9:00pm Wednesday
Barbeque Night – The HOA will provide the grills, while each family supplies the grub!	Daily	Daily	Daily
Late Night Swim – Family swim is extended at one pool six out of seven nights of the week	7:00pm – 9:00pm Sunday, Monday Thursday	7:00pm – 9:00pm Tuesday & Friday	7:00pm – 9:00pm Wednesday & Saturday
Swim Meets – 6:00am through 1:00pm	May 27 th June 17 th & June 24 th July 12,		
Tuesday Star Meets – 6:00pm – 8:00pm	June 6, 13 th , 20 th & 27 th		



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Homestead in the Willows
2023 MORNING LAP SWIM POLICY
LAP SWIM HOURS

North Pool	May 15 – July 15	5 am to 7 am daily
	July 16 – Sept. 4	5 am to 10 am daily
South Pool	May 26 – Sept. 4	5 am to 8 am daily
West Pool	May 27 – August 13	5 am to 8 am daily

LAP SWIM RULES

1. Only residents with a signed lap swim waiver for the current season on file at the Business Office are eligible to swim laps.
2. Only children who are swimming laps and who have a signed waiver for the current season on file at the Business Office are allowed in the pool area during lap swim hours.
3. Children under the age of 14 who are lap swimming must be accompanied by a parent or guardian.
4. Non-swimmers of any age are not allowed in the pool area during lap swim.
5. Pets are not allowed in the pool area.
6. Swim lessons must be scheduled during regular open hours and cannot be held during lap swim hours.

Access to the pool for lap swim will be through the Openpath Access System. If you have not registered with the system please see page 23 for information.



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(Continued from page 7)

- read, edit and consider publishing such articles should homeowners want to submit them.
- C. What are the next steps for the Perimeter Fence: Please see below in “Old Business”.

FINANCIAL REPORT: Kelly will reallocate some funds to Pickleball. Because the Perimeter Fence Ballot failed to pass Kelly moved and Ginny seconded a motion to increase the 2023 HOA dues by 10%. The motion passed unanimously. The HOA will send out invoices to all owners. The 10% increase in 2023 dues is permissible under the HOA governing documents because the Board did not increase the dues from the 2022 rate in hopes that homeowners would vote to approve the special assessment ballot. The \$132 per homeowner is now necessary as the HOA will have to begin repairing sections of the Perimeter Fence which they had hoped would be replaced by a new Trex fence.

OLD BUSINESS:

ADA Ramp North Pool: Jill Smith and Carina Clancy presented a proposal for an ADA ramp from the North Pool parking lot down to the pool. After interviewing several contractors, Jill and Carina recommended ASAP Concrete as the most affordable at approximately \$40,000. Jill and Carina reminded the Board that there have been two instances recently when a ramp to the pool was needed to transport a wheelchair bound visitor and when a homeowner fainted in the pool area. Although there is a flat walkway from S. Niagara Ct., the address of the North Pool is on Easter Ave. and emergency personnel continue to show up at the parking lot. Kelly stated that the budget does not currently have enough money to say yes to a ramp that evening. The Board agreed to meet with ASAP to walk the site and to consult the HOA attorney to be certain all ADA compliance issues were known.

Perimeter Fence: The Board discussed whether to try to obtain a loan to replace the perimeter fence or to have another information session and present the special assessment again. From the comments at the Annual Meeting, it was clear that many homeowners were not informed and perhaps the special assessment ballot would pass if presented again. No decision was made.

Pickleball: The moratorium passed by the City of Centennial will not allow the HOA to paint the pickleball lines on the West courts. The owner of account 55 asked the Board several questions about the moratorium, noise complaints, damage to the tennis courts by painters’ tape and the Boards options should the moratorium remain in effect.

NEW BUSINESS: The Board set the neighborhood Dumpster Day for May 20th from 8:00 – 9:30 am. The Homestead Elementary Day Care program asked the Board if they could bring their children to swim at the South Pool once a week. The Board agreed unanimously to host the group on Mondays from 10:00 am – 12:00 pm.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 9:58 pm. The next regular Board Meeting will be on Monday, May 8th at 6:30 p.m. at the Business Office and via Zoom.

ACC

All Exterior Changes to your home and property require the approval of the Architectural Control Committee. Applications are available on the HOA website or at the Business Office.

IMPORTANT REMINDERS

Do not purchase product or commence work on home prior to ACC approval. Even if you think it's an "approved element," you are responsible for any violations that occur as a result. We have had plenty of homeowners find out that the product is not approved and have to replace it at an additional out of pocket cost.

The purpose of the ACC is to maintain a cohesive traditional look throughout the neighborhood. Element design may change over time, so it is imperative that an application is submitted to ensure that the request follows current regulations. The ACC does everything it can to work with homeowners on any specific needs. If homeowners follow the process, it should run smoothly.

If you are not certain if an application is necessary, please email the ACC at homesteadacc@gmail.com or call the business office during regular business hours.

Notes about submitting your applications:

1. Applications must be presented to the office in person or via US mail only. Applications brought to the office after hours should be left in the locked Black Payment Box on the wall outside the office doors.
2. *Emailed applications are not accepted at this time.*
3. Applications by contractors are not accepted and will be returned.
4. All applications require a current photo of your home from each side.

Finished Projects

Please don't forget to notify the ACC via email with photos of completed work once your project is finished. Send notification and photos to homesteadacc@gmail.com

Note:

The Residential Improvement Guidelines were not written or intended to include every possible exterior change a homeowner may want to make. It is within the scope of the ACC's authority per the Governing Documents, as a committee under the direction of the Board of Directors, to approve or deny elements applied for by homeowners.

Unofficial ACC Meeting Minutes

Date: April 19, 2023

Place: HOA office

Time: 12 pm

ACC Manager Update

- The BOD agreed to initiate action for noncompliance on 3 homes that have continually failed to abide by ACC/HOA regulations.
- The BOD approved the ACC's decision to prohibit artificial plants and flowers in yards or window boxes, effective as of 4/10/23. Seasonal decoration will be allowed and the Residential Improvement Guidelines will be revised.

Appeals

- Slider windows are not an approved element; only casement, single hung, and double-hung. The ACC considered the arguments made and upheld the denial, based upon the RIGs saying no slider windows and the Aesthetic stating "large slider-type windows" are not approved.
- Final inspection of a joint mailbox showed that the project was not completed as to what was approved on the application. The homeowners' stated various reasons for changes decided during construction, but did not inform the ACC of said changes. The ACC denied a reconsideration and homeowners are to bring into compliance.

Xeriscaping

- The ACC has concerns over the aesthetic of xeriscaped front lawns, not only in the summer but for the 7-9 months Colorado does not have floral growth. The ACC agreed more specific guidelines will be created to be helpful to homeowners; but in the meantime, the ACC retains full authority to make a decision on an application based upon current HOA regulations.

Next Meeting – May 10 at 12 noon



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