



Homestead in the Willows

Homestead Herald

SEPTEMBER 2023 Volume 47, #9

A Covenant Controlled Community for the Benefit of All
www.homesteadinthewillows.org

PERIMETER FENCE BALLOT UPDATE See page 9



NORTH POOL OPEN WEEKENDS

The ACES Swim Club will again rent the North Pool for fall practice allowing the HOA to offer weekend swimming for all residents.

Sept. 4th will be the last day to lap swim at the South and West pools but the North Pool will be available for daily lap swim through mid-October for those with a waiver on file with the office.

North Pool Weekend Swim Dates:

Sept. 2—4	12:00 – 6:00 pm
Sept 9 & 10	12:00—6:00 pm
Sept 16 & 17	12:00 - 6:00 pm
Sept 22 & 23	12:00—6:00 pm

Inside this issue:

- Dumpster Day, pg 5
- Food Trucks, pg 4
- Doggie Days, pg 5
- Movie Night, pg 9
- Book Swap, pg 9
- Fall Tennis, pg 11
- Pickleball Social, pg 7
- Fall Festival, pg 6
- Serve Aces Tennis Tournament pg 4

**Next Regular
Board Meeting
6:30 PM
Sept. 11, 2023**



**THE OCTOBER
HERALD
DEADLINE IS
SEPT. 15, 2023**





ASSOCIATION NEWS

**OCT. HERALD DEADLINE IS
SEPT. 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
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, Sept. 11, 2023

Business Office, 6:30 pm

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

MOVING FROM HOMESTEAD? If you move from Homestead and retain ownership of your home, it is your responsibility to pay the Homeowners dues. Remember: Please notify the Business office of your new address. Dues are always due March 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.

TABLE OF CONTENTS

ACC	16
Community News	3
Fall Festival	6
Fence.....	9
Food Trucks.....	4
Landscape Logic	13
Minutes.....	17
Pickleball	6
Services	12
Social Calendar	14
Social Committee	4, 7, 8
Teen Services	12
Tennis.....	10 & 11
Tennis Tournament.....	4



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.

ADVERTISING RATES

Personal Ads (30 words or less)	\$ 15.00
Commercial Ads (30 words or less)	\$ 20.00
Display Ads:	
1/8 page (2 ¾ x 1 ¾")	\$ 45.00
¼ page (2 ¾ x 3 ½")	\$ 65.00
½ page (6"x 3 ½")	\$ 105.00
Full Page (6"x 7 ½")	\$185.00

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

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



register now

SEPTEMBER 15-16 2023

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

\$40/team - open to all levels - brackets - food & drinks

To register your mixed doubles team or for more info contact
AK Riley - 720.289.2929 | ak@theakrileygroup.com

Sponsored by
the ak riley group



September 21st

Food Trucks
5-7:30
North Pool

DENVER'S BEST BBQ
**BIG BELLY
BROTHERS
BBQ**
BRISKET-CHICKEN-RIBS-LINKS



Join us at the West Pool for

Pooch Plunge

Sunday, September 10

2pm—4 pm



Bring your dog for a swim
and enjoy some snacks
for both you and your pooch!

DUMPSTER DAY

SATURDAY, Sept. 30th

8 A.M.—9:30 A.M.

Or until the dumpster is full
North Pool Parking Lot

Waste Connections of Colorado
Acceptable and Non-Acceptable Waste
For Scheduled Community Clean up Days

Acceptable Waste:

- Scrap Lumber, scrap metal, carpet, doors, cabinets, drywall, fencing materials
- Small appliances, washers, dryers, ranges, dishwashers, microwave ovens, water heaters
- 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

Tires/auto parts/oil/gas

Wet paint

Medical waste

Anything with Freon or Gas/

Refrigerators/ freezers

Florescent light bulbs

Hazardous Waste

Batteries

Propane tanks

Microwaves

Dirt, rock, brick, cement etc.



Homestead Elementary
FALL FEST

Games
Hayrides
Food Trucks



Ticket Info
Volunteer



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

SAVE THE DATE



**Please join the Homestead Pickleball Community for a
POTLUCK BRUNCH, 9 AM, Saturday, Sept 9**

After playing there will be refreshments for sharing. Please contribute to this community event and please RSVP on the app!

If your last name begins with:

A-D bring juice or sparkling water ; E-H sweet rolls or donuts; I-L bagels and cream cheese
M-P fruit; Q-V egg dish or quiche; W-Z \$10 contribution to coffee fund (Jane will pick it up)

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

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

Reserved pickleball court times on the west court:

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



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

**Calling ALL
READERS!!!**



**Baby Books
to Novels...
All ages and
genres
accepted!**

It's SHOWtime!!!



Join your neighbors on the South Pool Lawn
to enjoy a family friendly movie. Bring your
blankets/chairs to enjoy the show under the stars.

Sunday, September 3rd

Seating and family fun entertainment starts at 6:00pm

Movie begins at DUSK.

treats for sale & memories to make

Full Service Interior & Exterior Painting

DELIVERING DENVER'S BEST PAINTING EXPERIENCES

- ✓ FREE Color Consultation
- ✓ Fully Bonded & Insured
- ✓ Family Owned and Operated for Over 25 Years
- ✓ Hundreds of Positive Reviews
- ✓ Same Reliable Crew for Over 10 Years
- ✓ Owners Jake & Sarah Muniz, Homestead Residents



DenversBestPainters.com

(303) 619-0657



SATISFACTION GUARANTEED
PRIOR TO PAYMENT!



Find us on
Facebook



ACCREDITED
BUSINESS

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



CHILD WISE
PARENT COACHING

Parenting can be hard.

The good news is you do not have to do it alone.

As a licensed school psychologist, a certified parent coach, and a mom of three, I know first-hand how rewarding and hard raising kids can be. When significant behavior challenges are thrown into the mix, those times can be more intense and isolating. Contact us to see how parent coaching can help.



BECAUSE CALM CONFIDENT
ADULTS CREATE STRONG
CONNECTED KIDS

303-886-1784
DENISE@CHILDWISECOACHING.COM
WWW.CHILDWISECOACHING.COM



August 23, 2023

Dear Neighbors,

As most of you know, the fence in Homestead needs to be replaced. For the past year, the Board of Directors has worked tirelessly as we considered various materials, builders, and financing options. The roughly \$2,700,000 project was proposed to homeowners, and the vote concluded on August 22.

I am happy to report both ballot measures passed with the overwhelming support of the neighborhood: 75% of votes cast were in favor.

The Board of Directors will be meeting with Split Rail Fence next week to begin the process of replacing the fence. Our hope is that construction will start within a month, and the project will be completed within ten months (weather dependent). Thus, by next summer, we should have a new fence!

The special assessment of \$3100 will begin in April of 2024. The payment schedule is as follows:

April 2024:	\$516.67
October 2024:	\$516.67
April 2025:	\$516.67
October 2025:	\$516.67
April 2026:	\$516.66
October 2026:	\$516.66

As a reminder, these payments are in addition to the regular dues of the association.

In order to complete the project prior to receipt of the entire special assessment, we will obtain a line of credit. The goal of the Board is to minimize the use of the line of credit to reduce the interest cost for the entire neighborhood. We will do everything we can to keep the project under budget. If you are able and want to pay the entire special assessment up front, we will use those funds to reduce the amount borrowed, thereby reducing interest costs. The state of Colorado prohibits us from giving incentives to people who pay in full. Thus, paying in full will not reduce the cost of your special assessment.

The Board wishes to thank homeowners who volunteered their time to the fence committee and assisted in getting out the vote as well as all HOA staff. Your time and efforts are immensely appreciated!

Sincerely,

James Keating
President of the Board of Directors



Pictured: Left to right : Maddox Phillips, Jackson Albro, Andrew Dulik, Andy Lee

HOMESTEAD WILLOW JTT TEAMS GO TO STATE CHAMPIONSHIPS

10 & Under Boys HW Green

Andrew Lee, Barrett Lewis, Jackson Albro, Maddox Phillips, Tucker Long, Luca Silva, Andrew Dulik

The Boys HW Green team had an impressive 6-1 record during the regular season matches, earning them a spot in the State Championships. Despite some players being unable to attend due to prior commitments, the team still managed to secure first place with a 3-0 victory. They qualified and won as a team, with all 7 athletes receiving a 1st place medal.

14 & Under Boys HW Black

Connor Cotton, Luke Briggs, Mason Phillips, Jackson Red

These individuals had an outstanding regular season, securing first place in their division with a 6-1 record. Consequently, they qualified for the state championship. Despite facing fierce competition, they persevered and fought until the end, showcasing remarkable determination. Their efforts paid off, as HW Black emerged victorious among 28 teams in the state, winning 4th best team in the state.

TENNIS NEWS *continued*

Fall JTT is getting ready to Start - We are looking in for a few more 14 & under players and a couple of 10 & under orange ball players.

- Fall JTT Start August 26 with no matches on Labor Day weekend.
- 10 & Under play Saturdays 2:00-3:30
- 14 & Under plays Saturdays 3:30-5:00

Advantage You: Tennis Fall Sessions for Adults & Juniors

Our fall session is 11 weeks long, and we have changed the way you sign up. You will select only the days you plan to attend and pay for those classes. You can skip a week or two for travel or if your tennis player has pre-planned after-school activities. Residents asked for more flexibility with the kids back at school, and we feel like this is a perfect solution.

There has been some talk about doing some early morning drills during the week. If this is something you are interested in, please email us at adminadvantageyou.org and let us know what time would work best.

Juniors Tennis at North Courts

Mondays

Red Ball: 3:30-4:30
Orange Ball: 3:30-4:30
Green Ball: 4:30-5:30
Yellow Ball 4:30-5:30

Fridays

Orange Ball: 3:30-4:30
Green Ball 4:30-5:30
Yellow Ball: 5:30-6:30

Adults Tennis at North Courts

Mondays

2.5/3.0 Drill 12:00-1:30

Fridays

3.0/3.5 Drill 12:00 pm -1:30 pm

Saturdays

3.5 Drill 10:30-12:00

See you on the courts!

TEEN 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.

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.



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.**

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.**

MILE HIGH HOME SERVICES: Professional Cleaning Service. Thorough and reliable with competitive rates. **Call Susan 303-794-6805.**

Landscape Logic

By Nancy Bauer



The calendar may still say summer. But in Colorado, the thermometer is already saying fall-ish.

We've noticed daily highs getting cooler and the daylight hours getting shorter. But did you notice the much cooler nights? Right now, average night time low temps are more than 10 degrees cooler than they were on August 1st. Cooler nights combined with fewer hours of daylight slows lawn growth considerably; that means it's time to crank down the water and soon, and slow down the mowing.



Goodbye petunias, Hello pansies!

With fall in the air it is time to think about replacing petunias and other summer annuals with something more seasonal. Fortunately, there are many colorful plants that can get us in the mood for Halloween and the pumpkin season.

Start with pansies; they are always a good choice because you get a lot of value for your dollar-they will come back for three seasons!

Other plant choices for fall interest include a variety of non-flowering plants:

Ornamental Kale is another favorite because it works well as a mounding plant in containers. Plant these in pots between groups of pansies.

Biennial flowers sown now, biennial flowers usually will bloom next spring or summer. Foliage rosettes will emerge in autumn or late winter.

Perennials can be divided or moved if you're making new beds this fall or renovating existing ones. Use a digging fork or shovel to lift a clump. It is also a good time to plant new perennials.

Leaves: Although fallen leaves should be removed from walks, drives and gutters, there's no need to rake them out of perennial gardens. Fallen leaves enrich shade plants and soil beneath trees. Come spring, you might want to do a bit of additional removal.

Spring flowering bulbs need to get their roots established before subfreezing weather sets in for good. Water all bulbs in well as you plant to stimulate root growth.

Grass Seed can be sowed in now to renovate your lawn damaged from insects, drought stress, dog damage, or disease. The seed must stay moist for germination about 21-28 days

Trees and shrubs can be planted through October. With the soil still warm but the night temperatures declining, now is a great time to plant! Did you know that 80% of a tree's new root growth occurs from late summer until the ground freezes? The sooner things are planted in the fall; the more time is allowed for strong and healthy root development.



What to Clean Up

After frost, most annuals and vegetables look pretty sad. Pull them up and compost them, unless they have pretty seed heads you want to enjoy in winter.

Tools: Give tools a thorough cleaning before you store them in a dry place for the winter. Rusty blades will benefit from steel wool, light oil and elbow grease. Fall is a good time to replace those beyond repair, as many stores will have tools on sale.

Sprinklers and hoses: Sprinkling systems need to be shut down and cleared. Hoses should be coiled and stored to prevent winter cracking. Keep one handy, however, for winter watering.

Continued on page 16

SUN	MON	TUE	WED	THU	
<div>3</div>  <p>MOVIE ON THE LAWN - DUSK</p> <p>PICKLEBALL 9-12PM/5:30-7:30PM</p>	<div>4</div>  <p>LAST DAY TO SWIM - POOLS CLOSE</p>	<div>5</div>	<div>6</div> <p>READ A BOOK DAY</p> 	<div>7</div>	
<div>10</div> <p>PICKLEBALL 9-12PM/5:30-7:30PM</p>	<div>11</div>	<div>12</div>	<div>13</div>	<div>14</div>	
<div>17</div> <p>PICKLEBALL 9-12PM/5:30-7:30PM</p>	<div>18</div> <p>NATIONAL CHEESEBURGER DAY</p> 	<div>19</div>	<div>20</div>	<div>21</div> <p>FOOD TRUCKS 5-7:30PM NORTH POOL</p> 	
<div>24</div> <p>PICKLEBALL 9-12PM/5:30-7:30PM</p>	<div>25</div>	<div>26</div>	<div>27</div>	<div>28</div>	

THU	FRI	SAT	
	1	2 PICKLEBALL 9-11AM/5:30-7:30PM	Pool Highlights: <ul style="list-style-type: none"> • Last Days to Swim <ul style="list-style-type: none"> ◦ South: Daily 10am-7pm ◦ West: Weekends 12pm-6pm ◦ Pool closings - September 4 Social Highlights: <ul style="list-style-type: none"> ◦ SEPT 3: Movie on the Lawn <ul style="list-style-type: none"> ▪ South Pool Lawn ▪ Seating 6:30pm Showtime: Dusk ◦ Oct - Book Swap (check ads for info) 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
7	8	9 PICKLEBALL SOCIAL 5:30PM	
14	15	16 PICKLEBALL 9-11AM/5:30-7:30PM	
21 OD TRUCKS 5-7:30PM RTH POOL 	22	23 PICKLEBALL 9-11AM/5:30-7:30PM	
28	29	30 PICKLEBALL 9-11AM/5:30-7:30PM	

ACC Meeting Minutes

Date: August 8, 2023

Place: HOA office

Time: 12 pm

The ACC reviewed 3 applications for major renovations. The group as a whole discussed multiple elements that are approved and those that aren't. Communication will be sent to homeowners on the decisions.

The ACC revisited Board & Batten shutters to clarify the width of the vertical panels. It is agreed that there should be 4 panels if the window is wide, or 3 if the window is narrower. The width of the individual panels should not change.

The ACC did some research on the DaVinci Bel-laforte roofing options, due to some concerns raised by homeowners. The ACC will keep looking at specific product that can be offered as an alternative. Recent products that had been applied for were not similar in quality.

OTHER ACC NEWS:

Updated landscaping guidelines now available in the HOA office and on the website. Please refer to these guidelines prior to submitting an application for any changes to your yards.

Continued from page 13

Pots: Empty soil out of pots. Store them upside down, under a tarp is preferable, or in a shed or garage. This helps prevent damage from alternate winter freezing and thawing.

Tree limbs: If you notice any limbs that vulnerable to snow damage, pedestrians or cars, deal with them now.

Roses: Roses are susceptible to late pruning and can often be killed by such treatment. Hybrid tea roses, however, will benefit from a mound of soil around the base of the plant. You can use potting soil from your patio containers.

What to Leave Alone:

Pruning: keep your fingers off the pruners and loppers. Perennials should be cut back or trimmed in late winter. Flowering shrubs should be pruned right after they bloom. Pruning now not only would cut off new buds that have formed but stimulate new growth, which is vulnerable to cold.

Tree limbs: An exception to the pruning rule: If you notice any limbs that vulnerable to snow damage, pedestrians or cars, deal with them now.

Roses: Roses are susceptible to late pruning and can often be killed by such treatment. Hybrid tea roses, however, will benefit from a mound of soil around the base of the plant. You can use potting soil from your patio container.

Need to Update Your Will?

Wills & Trusts
Estate Planning
Probate

Free Initial Consultation. Evening & Saturday Appointments Available.

Patrick M. Plank, Attorney
Homestead Resident

303-794-5901

26 W. Dry Creek Circle, Suite 420

www.DenverWills.com

BOARD MEETING TAKEAWAYS

1. Dumpster Day will be September 30, 2023 from 8:00 am to 9:30 am or until the Dumpster is full.
 2. Results of the Fence Ballot will be posted on the HOA website at www.homesteadinthewillows.org
-

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting August 14, 2023 – Unofficial Minutes

CALL TO ORDER: President, James Keating called the meeting to order at 4:35 p.m. Present were Vice President, Chris Evans; Treasurer, Kelly McCormick; Secretary, Ginny Karlberg; Member at Large, Michael Garnsey; Business Manager, Katie Kidwell; Tennis Manager, Jill Ellsworth; ACC Manager, Emily Maxfield; Pool Manager, Jaylene Jones; Pickleball Manager, Jane Robbins; Landscape Manager, Nancy Bauer; and Social Committee Co-Chair, Kelly Kane. Homeowners Julie & Dan Harris, Kate Perry and Jan McClaren attended a portion of the meeting. Tom Byorick of ACES Swim Club attended a portion of the meeting as well.

MINUTES: The minutes of the July 10th regular meeting were approved as read.

RATIFICATION OF BOARD ACTIONS: James moved and Kelly seconded a motion to ratify the board actions of July 11 and August 4, 2023. The motion passed unanimously.

HOMEOWNER COMMENTS: Account 811 approached the Board regarding their concerns that their neighbor's actions were detracting from the appearance of the community. Account 811 asked the Board to enforce the covenants. The Board recommended Account 811 continue to work with the City of Centennial Code Enforcement Department and will consult the HOA attorney for other possible remedies. Account 406 inquired about the fence caps on the section of new TREX fencing along Easter Ave. Kelly explained that Split Rail installed pyramid shaped caps instead of flat caps. Split Rail would replace the existing pyramid caps with flat caps which will be used going forward. Account 758 complimented the Board on the appearance of the new fencing.

PERIMETER FENCE REPORT: The Board reviewed HOA attorney comments that verified that if the special assessment passed but the line of credit proposal failed, the Board could still proceed with the special assessment and begin replacing the perimeter fence. The Board also talked about the number of votes returned to date and divided up outstanding addresses to contact about the ballot and its due date.

SOCIAL COMMITTEE: Olivia Phillips reported that a community wide Movie Night is scheduled for Sunday, September 3rd. Holiday carriage rides are scheduled for December 19th and 22nd and Santa will visit the neighborhood on December 10th along with a hot cocoa truck to offer refreshments. A book swap box will be erected outside the Business Office in September. Food Trucks are scheduled for August 31st, September 21st and October 19th.

SWIM TEAM: No Report

MANAGER REPORTS

1. POOL: Front Range Recreation reported that the North Pool is closed for the season except for lap swimming which is continuing through Labor Day. The West Pool will be staffed on Weekends only through Labor Day and the South Pool will remain open daily as usual through Labor Day. Pool Managers will be checking

(Continued on page 18)

(Continued from page 17)

the North Pool daily to ensure the gate is shut after lap swimming as it is sometimes found propped open which is a liability now that there are no guards on duty. Doggie Days will be at the West Pool on Saturday, September 9th.

2. LANDSCAPE: Manager Nancy Bauer reported on entry island maintenance, pruning of shrubs, and removal of a dead locust tree. She found the dumpster enclosures filled with junk again and had to pay to have them cleared out. Two sink holes on the greenbelt by the North Pool were filled in and the wooden bridge at the South Pool lawn would be treated for wasps.

3. PICKLEBALL: Manager Jane Robbins reported that the City of Centennial was coming to observe play in Homestead as part of their research into the noise of pickleball. There will be a brunch social on September 9th at the West Courts. 81 homeowners are now on the TeamReach app that pickleball players are using to coordinate play in Homestead.

4. TENNIS: Manager Jill Ellsworth reported that Homestead would offer Junior Team Tennis for participants in the fall. The summer season went very well with 72 Homestead kids participating. One homeowner at the Board meeting commented that the professionals from Advantage You were very attentive and the instruction was better than last year. The 10 & under boys took first place at the State Championships and the 14 & under boys achieved 4th place in their division. Homestead had 10 USTA adult teams with 91 players in the first session and 118 players in the second session. Twilight tennis had 85 to 95 players. Advantage You had 130 kids in weekly practices and filled all adult drills as well. Signs will be posted shortly clarifying the tennis and pickleball rules and playing times.

5. ACC/TASK FORCE: Manager Emily Maxfield reported a hearing was scheduled for later in the month.

6. BUSINESS: Katie reported on repairs at the South Pool, progress on updating the website, and progress on collecting dues. She passed along compliments from homeowners about the appearance of the Trex fence along Easter Avenue and appreciation for all the Board is doing for the community. Katie and the Board discussed how to proceed with two property owners who are violating the Association covenants.

FINANCIAL REPORT: Operating expenses for July totaled \$112,096 and were comprised in part of \$4579 in trash & utilities; \$17,875 in Administrative expenses; \$47,650 in Landscape expenses; \$39,818 in Pool expenses, and \$1,482 in Tennis expenses. Kelly reported there were no unexpected expenses in July and that she had liquidated the Vectra Bank Money Market accounts that weren't earning much interest. The funds were transferred to the reserve operating account and were would be moved to First American State Bank where they will earn 4.1%.

OLD BUSINESS: There was no old business.

NEW BUSINESS: ACES Swim Club approached the Board about renting the North Pool for their club swim practices from September 5th through mid October depending on weather. Tom Byorick thanked the Board for the use of the pool over the last three years. The Board and Tom discussed the terms of the usage and cost for ACES to use the pool. Katie will put the decisions into a contract and send to ACES.

Dumpster Day: The Board will hold a second Dumpster Day on September 30th from 8 am to 9:30 or until the dumpsters are full.

Wifi at the pools: a homeowner requested that the wifi used to operate the Openpath entry system at the pools be made available to residents. After some discussion about routers and how many people might use the wifi the Board instructed Katie to work with Ting when they provide installation.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 6:55 pm. The next regular Board Meeting will be on Monday, September 11th at 6:30 p.m. at the Business Office.



Nancy Bauer
LANDSCAPE DESIGN

303.241.6212

INFO@NancyBauerLandscaping.com • www.NancyBauerLandscaping.com

LOOKING FOR SENIOR PORTRAITS?



SCAN ME

WWW.DATTILOSWEETMOMENTS.COM

Paint Perfected.
One neighbor. One swatch at a time.

LittletonPainters.com
(303) 794-2084

Locally owned. Locally operated. Honestly.



RECEIVE A 10% DISCOUNT

Seasonal & early booking discounts available.
Valid on all interior and maintenance painting completed between November 1st and March 31st and all exterior painting booked before June 30th!

\$100 REFERRAL REWARD!

Your referral is our highest compliment!
To show our sincere appreciation for your continued support, Littleton Painters is now offering a \$100 reward check for each exterior referral that hires us!

Interior/Exterior/Maintenance Painting & Wood Replacement
Specializing in South Denver, Littleton, Centennial, Highlands Ranch and surrounding neighborhoods.

STUART INSURANCE SERVICES
HOME • AUTO • LIFE

25 Years in Business - Call Today!
Longtime Homestead Resident



Stuart Siekmeier
303-955-4309
stuart@stuartinsure.com
7600 East Arapahoe Road, Suite 302
Centennial, CO 80112



and many more...

**SEWER / SERVICE LINE REPAIR / REPLACEMENT
COVERAGE AVAILABLE ON HOMEOWNER'S POLICY**

DENVER *dreaming.*

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

- Local area expertise - Homestead owner, involved in the community
- Coldwell Banker® International President's Circle Award
- Print and digital marketing expertise to get your home in front of the right buyers
- Dedicated and trusted - most business referral based

AK RILEY

Broker Associate
C. 720.289.2929 | O. 303.409.1300

ak@kadenverhomes.com
kadenverhomes.com
Agent Lic. #100069473




6501 E. Belleview Ave., Suite 500, Englewood, CO 80111

COLDWELL BANKER REALTY

Not intended as a solicitation if your property is already listed by another broker. Affiliated real estate agents are independent contractor sales associates, not employees. ©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. 20Y23_CDO_7/20



Receive a No-Fee Home Value Estimate!



FLIP Your Variable Rate to a FIXED Rate


with a Metrum Home Equity Loan

If you have a Home Equity Line of Credit with a variable rate that is on the rise, **FLIP** that line of credit to a Metrum Home Equity Loan & **FIX** your rate for up to 20 years!

- Fixed monthly payment for the life of your loan
- Potential tax advantages*
- Receive a FREE home value estimate


Metrum Community Credit Union

Apply quickly & securely online at MetrumCU.org.
www.MetrumCU.org • 303-770-4468



Scan to see the advantages of our Fixed-Rate Home Equity Loans!

*Consult a tax advisor.
 **No fee to get pre-qualified for the loan and determine your home's available equity.
 Estimated closing costs range from \$500-\$1,200, including origination and appraisal. All loans offered with approved credit. Colorado residents only. Please refer to loan disclosures for details. Metrum Community Credit Union membership required. NMLS 063072



KATE · PERRY

PROPERTIES

Professional Real Estate Advisor Offering Exceptional Market Knowledge and Concierge Services

Homestead Homeowner Since 1995 | Homestead Realtor

LIV

Sotheby's

INTERNATIONAL REALTY

• Highest Homestead Sale 2022 • DMAR Excellence Awards •
 Real Trends Top 1.5% Nationally • 5280 Denver Five Star Realtor

Kateperryproperties.com

303-810-0474 | kperry@livsothebysrealty.com





INJECTING CONFIDENCE

AESTHETIC MEDICINE

8200 SOUTH QUEBEC ST / WILLOW CREEK MALL
(RIGHT AROUND THE CORNER)

Yes, we have
Ozempic. Schedule a
consult to see if it
can work for you!



FEATURED SERVICES

- Botox/Xeomin
- Filler
- Opus plasma laser
- EmFace non-invasive wrinkle reduction
- Sculptra collagen injections
- Hydrafacial/Microneedling
- Body Rejuvenation
- Medical grade skincare products
- ...and more!



CALL - 720.552.5882
TEXT - 303.557.8074
INJECTINGCONFIDENCE.COM
INSTA/FB - @INJECTINGCONFIDENCE



Financing available!



Create calm in any space with Smart Spaces.
Functional organization that is simple and sustainable. The kids are back in school, start the school year with an organized and decluttered home!

organizingsmartspaces.com

Owned by Homestead resident, **Jill Ellsworth**
c. 303.808.4513

Gateways to College, LLC

Louise Williams
Certified Educational Planner, JD, M.Ed.

Comprehensive College Consulting

louise.williams@gatewaystocollege.com
303-916-4918
www.gatewaystocollege.com

helping college bound students and their families for over 12 years

Contact me to schedule your complimentary introductory session



America, Let's Raise the Bar!

OB Painting, Inc.

Call TODAY
for an Appointment
303-986-8198 • Cell 303-908-9063

- Interior & Exterior Painting
- Fence Staining / Painting
- Deck Staining / Painting
- In Business for 15 Years
- American-Owned and Operated
- All Workers Comp and Liability Insurance

\$300^{OFF} Complete Exterior Paint Job	\$150^{OFF} Interior Paint Job
--	---

**Special "Thank You" for Veterans:
An additional 10% off!!**



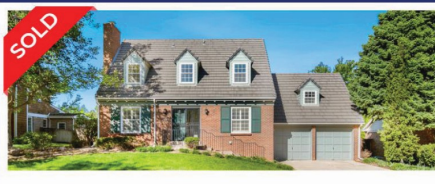
KYLE MALNATI
REALTOR/CEO
303-358-4250
KYLE@CALIBRATERE.COM



THERE'S NO PLACE LIKE HOMESTEAD!

WHY PARTNER WITH KYLE?

- 19 YEARS AS A COLORADO REALTOR,
B.S. IN FINANCE
- SOLD \$52,248,793 OF COLORADO
REAL ESTATE IN 2022
- HOMESTEAD RESIDENT



IF YOU ARE INTERESTED IN A FREE
PROPERTY VALUATION OR HAVE
QUESTIONS ABOUT THE HOMESTEAD
REAL ESTATE MARKET CALL KYLE
TODAY!

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



PRESTIGE
CUSTOM PAINTING

720.771.3208

Interior Painting
Kitchen Cabinet Painting
Exterior Deck Staining
Fence Staining

Serving South Metro Denver since 2007!



John Mullett

www.PrestigeCustomPainting.com

John@PrestigeCustomPainting.com

To see our work:

www.facebook.com/CustomPaintingHomes

Call for a FREE ESTIMATE

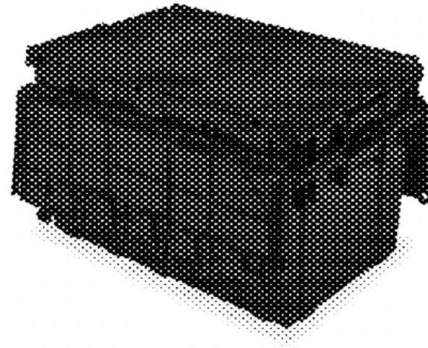
Al Bellini Designs L.L.C.

HOMESTEAD RESIDENT SINCE 1978
LANDSCAPE CONSTRUCTION
PAVER PATIOS - WALLS - FIRE PITS
LOW VOLTAGE LIGHTING - WATERFALLS

Al Bellini, Owner
6015 E. Geddes Circle
Centennial, CO 80112
303.550.5856
albellini@comcast.net



Tree Hugger Moving Boxes
Cleaner & Greener



We want to be your go-to partner during the stress of either **MOVING** or **REMODELING**. Serving the Denver-Metro and surrounding areas. Family owned business & **Homestead residents** since 1998

20% OFF

Your first order
for all
Homestead
residents

CODE: HOMESTEAD23

© 2023 Tree Hugger Moving Boxes
All Rights Reserved. Family owned and
operated business.
Expires 12/31/2023



We Deliver

Delivered to your home or office within 24-48 hours of placing your order. You'll receive our re-usable, eco-friendly boxes; efficiently stacked & ready to use.



You Pack & Move

Tree Hugger Moving stackable boxes are an efficient way to pack and move. The boxes are perfectly molded, durable and meticulously fit into the wheeled dolly.



We Pick Up

Keep them for as long as your selected package indicates and we will pick up at the address you give us.



treehuggermovingboxes.com

303-550-4220

treehuggermb@gmail.com

ARTISAN BREADS BAKED BY YOUR NEIGHBOR

ALL PRODUCTS NATURALLY LEAVENED WITH WILD YEAST
AND MIXED WITH LOCAL INGREDIENTS WHENEVER POSSIBLE



**SPRUCE
HOUSE
BREAD**



Mixed and baked by Homestead alumni
Jeff Nixon. Currently taking PREORDERS
on the website for pick up on bake day.



SCAN TO VISIT sprucehousebread.com/sign-up
and sign up for the weekly bread drop alert to
see whats baking next.

www.sprucehousebread.com

EXTERIOR SHUTTERS

HOMESTEAD APPROVED

ALLEGRO PATTERN

- CUSTOM SIZES
- QUICK DELIVERY
- FREE ESTIMATES

FROM THE CRAFTSMEN AT

ALPINE CUSTOM SHUTTERS, INC

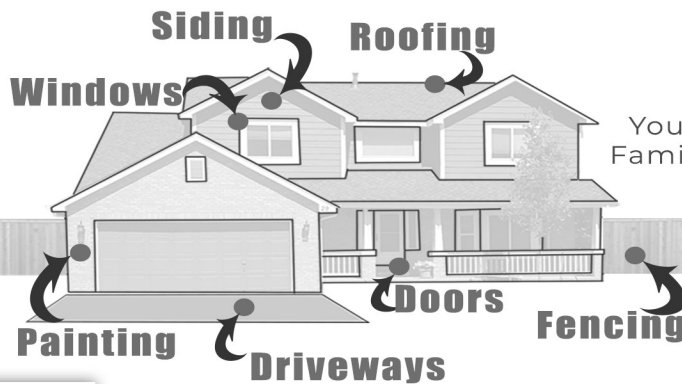
303-781-6860



HRTI Free Consultation
303-984-6159
YOUR FULL SERVICE EXTERIOR COMPANY

Homestead Resident

Since 2004



Your Homestead
Family & Neighbor!



Visit HRTI.com - Call Today **303-984-6159**



Scott Scholbe

Homestead Homeowner • Homestead REALTOR®

————— Since 1984 —————

An Exceptional Record of Success
in Homestead Sales & Service

You Deserve A Professional Broker!

303-638-7610

Scott@Kentwood.com

www.ScottScholbe.com

5280 MAGAZINE



TEN-YEAR AWARD WINNER

Kentwood

