



Homestead in the Willows

# Homestead Herald

**NOVEMBER 2023** Volume 47, #11

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



# Happy Thanksgiving

## INSIDE THIS ISSUE:

Don't Miss the 10th Annual Turkey Trot! Details on page 9

Sign up for your Holiday Carriage Ride on page 11

Interested in Coaching Swim Team next summer? See page 9

Perimeter Fence Update on page 5

Want to volunteer? The Social Committee needs you! Page 9

**Next Regular  
Board Meeting  
6:30 PM  
Nov. 13, 2023**



**THE DECEMBER  
HERALD  
DEADLINE IS  
NOV. 15, 2023**





## ASSOCIATION NEWS

**DEC. HERALD DEADLINE IS  
NOV. 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, Nov. 13, 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 1<sup>st</sup>. If you are a **Renter**, you should forward all notices to the Homeowner.

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

## TABLE OF CONTENTS

ACC .....	18
Community News .....	3
Fence.....	5
Holiday Carriage Rides .....	8 & 9
Landscape Logic .....	23
Minutes.....	6
Services .....	12
Social Calendar .....	14
Social Committee .....	9
Swim Team .....	9
Teen Services .....	13



## COMMUNITY NEWS

### The Homestead Playgroup

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

Email Ana or Kate at

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

## OFFICE CLOSURE

The Business Office will be closed  
for the Thanksgiving holiday  
on Friday, November 24th  
And will re-open at 9:00 am  
on Monday November 27th

## CALL TO REPORT

**Waste Connections** 303-288-2100

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

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

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

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

**Vandalism or Speeders**

Arapahoe County Sheriff's Dept. 303-795-4711

**Street Light Problems:**

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

## Need to Update Your Will?

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As of 1/14/2023



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# PERIMETER FENCE UPDATE

Dear Homestead Residents,

I wanted to give you a quick update on the fence. Since the vote passed, the board has been hard at work putting everything into action. As most of you know, the fence is well underway and construction is proceeding nicely.

Thanks to the board and the help of a homeowner in the banking industry, we were able to secure very favorable loan terms for the line of credit needed to put the fence up quickly. Specifically, the following terms were reached:

- 7.4% fixed rate for the first year
- After year one, the rate shifts to prime less 1%
- \$0 origination fee

These changes, coupled with a 45 day payment term with Split Rail, will greatly reduce the costs to the neighborhood. We estimate the savings will be \$30,000-\$50,000. This is great news!

Our first payment to Split Rail will likely be due in December. Thus, we will begin accepting payments for the Special Assessment immediately. If you are interested in paying the full amount, please do so! While the state of Colorado prohibits us from offering discounts to those that do pay in full, doing so will allow us to further reduce interest expenses on the loan, **which lowers the cost for all of us**. As we discussed in the community meetings, our ultimate goal is to complete the fence project at the lowest cost to **ALL** homeowners. The lower the cost, the higher the chance we can refund some of the special assessment!

Thanks again for your patience and support this year!

Sincerely,

James Keating  
President of the Board of Directors



## BOARD MEETING TAKEAWAYS

1. Homeowners who want to pay the \$3,100 special assessment in full immediately are welcome to do so by sending a check for \$3,100 to the Business Office.
  2. Snow Removal will be provided on greenbelts and south sidewalks. Homeowners need to remember that snow removal does not guarantee safe passage.
  3. Homeowners who have questions regarding the Perimeter Fence should email the Business Office at [businessmgr@homesteadinthewillows.org](mailto:businessmgr@homesteadinthewillows.org) if they can't find the answers online or in the Homestead Herald.
- 

## HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting October 9, 2023 – Unofficial Minutes

CALL TO ORDER: President, James Keating called the meeting to order at 6:15 p.m. Present were Member at Large, Michael Garnsey; Business Manager, Katie Kidwell; ACC Manager, Emily Maxfield; Landscape Manager, Nancy Bauer; Tennis Manager, Jill Ellsworth; and Pool Manager, Jaylene Jones. Vice President, Chris Evans; Secretary, Ginny Karlberg; Treasurer, Kelly McCormick; and Social Committee Co-Chair Olivia Phillips attended the meeting via Zoom. Homeowner Cole Walton and Swim Team Parent Representative Kristen Kraus attended a portion of the meeting.

MINUTES: The minutes of the September 11th regular meeting were approved as read.

RATIFICATION OF BOARD ACTIONS: There were no Board Actions to ratify.

FINANCIAL REPORT: Kelly reported that she and President James Keating worked with several banks to secure very favorable terms for the line of credit needed to finance the Perimeter Fence. Kelly moved the Board accept the line of credit terms offered by First American State Bank. James seconded the motion. The motion passed unanimously. Kelly mentioned that another bank, Collegiate Peaks, also presented competitive terms including services that will be helpful in future dues collections. Kelly moved and James seconded a motion that the HOA move its primary operating account from BOK to Collegiate Peaks. The motion passed unanimously. The Vectra Bank account that held the reserve fund will be closed. Once these changes are completed the HOA will maintain the reserve funds at First American State Bank and the operating account at Collegiate Peaks.

Kelly also reminded managers and those present that all budgets presented to the Board are requests. The Board will review each presented budget and use it to develop the overall Association budget. Managers may be asked to modify their requests in order to keep dues increases within the bylaw governed increases or less.

Operating expenses for September totaled \$ 75,163 and were comprised in part of \$3,019 in trash & utilities; \$14,774 in Administrative expenses; \$18,666 in Landscape expenses; \$37,060 in Pool expenses, and \$1,120 in Tennis expenses.

SWIM TEAM: 2024 Parent Representative Kristen Kraus introduced herself to the Board. Swim Team will advertise for their Head Coach in the November Homestead Herald. The Swim Team has updated their Bylaws which were approved by the Swim Team Board and historical members and are posted on the Swimtopia website.

SOCIAL COMMITTEE: Co-chair Olivia Phillips presented the Social Committee budget to the Board.

HOMEOWNER COMMENTS: Cole Walton introduced himself to the Board and asked a few questions about the perimeter fence. James Keating is liaising with Split Rail Fence Company weekly and updated the Board that there are 30 sections of fencing overall. Split Rail completed one and two last week despite running into a lot of interference with tree roots. Section 3 is underway and section 4 is about to begin. Homeowners are responsible for removing all tree and plant material away from the fence line by 12 inches, including trimming overhanging branches to a height of 7 feet along Homestead Parkway where the fence height will be 6 feet. Homeowners are only responsible for clearing vegetation in their own yards. The HOA will clear vegetation on the HOA side of the fence.

#### MANAGER REPORTS

1. POOL: Manager Jaylene Jones presented the pool budget and went through the reserve items that are urgent. Jaylene also presented the Board with an addendum to the 2024 contract due to the increase in Colorado minimum wage.
2. LANDSCAPE: Manager Nancy Bauer discussed a division of labor with the board regarding issues that arise with the Perimeter Fence installation. Tree and shrub clearance is being performed ahead of each fence sequence on the HOA side of the fence. The stair railings at the North Pool and the Magnolia cut-through have been painted and various maples throughout the property are scheduled for deep root fertilization. Nancy presented her budget to the Board.
3. TENNIS: Manager Jill Ellsworth presented her budget.
4. ACC/TASK FORCE: Manager Emily Maxfield discussed complaints about cars being parked in the South Pool parking lots rather than at owner houses. The Board does not want the HOA parking lots used to store cars. Covenant violations will be issued when cars are left in the lots. The Board and Emily discussed charging application fees for ACC applications. The fees would help defray the increasing cost of the ACC work for the HOA. The Board agreed and the ACC will set a fee and communicate it to the community. Emily reviewed her budget with the Board.
5. BUSINESS: Katie reported on fence installation notifications to owners and asked the Board about their preferences regarding the HOA Facebook (FB) page. The Board agreed the linked FB page should be information only without comments. Homeowners may use the other Homestead pages to comment. Some homeowners have asked Katie if they can pay the fence special assessment now instead of waiting until invoiced next April. The Board suggested Katie begin accepting payments as doing so will help fund the installation without using the line of credit. Katie presented her budget and reserve fund items to the Board.

OLD BUSINESS: The Board acknowledged the decision last winter to provide snow removal for the common area walking paths and sidewalks throughout the community. Snow and ice removal was initiated in a trial last winter and was received with much appreciation from many homeowners. The Board continues to acknowledge that not all residents believe snow removal is necessary, but the majority of feedback is in favor of snow removal. As was discussed at the annual meeting, a community vote is not required to commence snow removal. The neighborhood foliage has changed significantly with mature trees shading many sidewalk areas especially the major thruway of

*(Continued on page 8)*

(Continued from page 7)

discussed at the annual meeting, a community vote is not required to commence snow removal. The neighborhood foliage has changed significantly with mature trees shading many sidewalk areas especially the major thruway of Easter. Once a major snow is not cleared, significant areas that never get sun remain snow and ice packed for the remainder of the winter. Homestead has many walkers of all ages, many of whom resort to walking in the street when the sidewalks are icy. This is extremely dangerous. The Board has fully researched all legal issues and accepted the legal recommendation to regularly remind homeowners that just because a path is cleared of snow it is not a guarantee of safe passage. The Board agreed to accept the Snowology snow removal contract for 2023-2024.

**NEW BUSINESS:** The ACES Swim Team asked that the club be able to rent the North Pool for afternoon practices through November 2<sup>nd</sup>. The Board agreed.

**ADJOURNMENT AND CALENDARING:** The meeting adjourned at 8:15 pm. The next regular Board Meeting will be on Monday, November 13th at 6:30 p.m. at the Business Office.

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### **Are you interested in being a coach for the 2024 season?**

Interested in coaching the RMSL 2023 Champion Homestead Hurricanes Swim Team during the 2024 summer swim season?

We are looking for coaches (Head Coach, Assistant Head Coach and age level coaches) who will continue to be teachers and role models for our neighborhood swimmers. If you would like to be a coach, submit your application now (by December 1, 2023) to be considered for an interview over the holiday break in early January.

Please contact Jenny Blackburn via email: [jenniferannblackburn@gmail.com](mailto:jenniferannblackburn@gmail.com) for more information and to submit your resume.

Your 2024 Swim Team Parent Representatives

Jenny Blackburn, Kristen Kraus, Michelle McLeary, and Erin O'Flaherty



## Homestead Holiday Rides

**What:** Horse Drawn Carriage Rides

**When:** 5pm-9pm

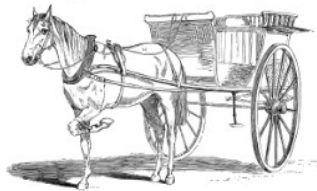
Tuesday, December 19th (west)

December 22nd ( north)

*\*rides leave every 20 minutes as listed on the form\**

**Where:** West Pool & North Pool

**Cost:** \$10 per person (3 & under free)



**2023 Homestead Holiday Rides**  
**Horse Drawn Carriage Rides Reservation Form**

First & Last Name \_\_\_\_\_

Street Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_ + \_\_\_\_\_

# of Tickets(\$10 each) \_\_\_\_\_ # of Children 0-3 (free) \_\_\_\_\_

*We will combine families to total 14 riders. Rides leave every 20 minutes.*

Place numbers **1<sup>st</sup>, 2<sup>nd</sup>, & 3<sup>rd</sup>** next to your preferred **DAY/TIME** choices.

**DAY 1 (Tuesday, December 19<sup>th</sup>) West Pool Lot**

5:00	6:00	7:00	8:00
5:20	6:20	7:20	8:20
5:40	6:40	7:40	8:40

**DAY 2 (Friday, December 22<sup>nd</sup>) North Pool Lot**

5:00	6:00	7:00	8:00
5:20	6:20	7:20	8:20
5:40	6:40	7:40	8:40

PLEASE RETURN THIS FORM W/ A CHECK PAYABLE TO: **Homestead HOA**

DROP @ **HOA office** (5896 E Geddes Ave)

RESERVATIONS WILL NOT BE ACCEPTED BEFORE

**SATURDAY, DECEMBER 2nd 8:00am.**

**NOTE: RESERVATIONS REQUIRED; NOT ACCEPTED BEFORE 12/02 @ 8AM!**

***—As you deposit your form & payment, please write your name & drop time on the sign-up to note the order in which it was received.***

We will take reservations until the rides are full and try to accommodate as many families as possible. If there is bad weather, you will get an email (& post on HOA social media) of the cancellation & refund process.

**\*\*In the event that you cannot make your ride spot, YOU MUST find someone to fill your spot; REFUNDS are UNAVAILABLE.\*\***



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## 10th ANNUAL HOMESTEAD COMMUNITY TURKEY TROT

**Thanksgiving Day 9:30 a.m.**

Come join us for our Annual fun walk/run on Thanksgiving Day. The race starts at 9:30 a.m. Bring the kids and meet in the back parking lot of Homestead Elementary. We have a mapped out 4-mile course for those of you who want to make sure you get your miles in before the feast. Or you can stay on our side of Dry Creek and stick to the open space for an approximately 2 mile course. Two water stations will be available on the route.

**In the spirit of being thankful, we have  
will go to the**

**Denver Rescue Mission.** If you are  
amount), please bring a check made out to

Ginny Karlberg, Betsy Vena,

Email [susanwist@me.com](mailto:susanwist@me.com) to get  
updates



**decided that this year's race donations**

interested in making a donation (of any  
Denver Rescue Mission.

Susan Wist, Kathleen Goldy

added to our distribution list for race



# SANTA IS COMING

TO HOMESTEAD

**7281 S PONTIAC WAY**

**DECEMBER 3RD 3PM-5:30PM**








**SNACKS, TREATS, DRINKS & CHEER**

As realtors and residents of Homestead, it is our  
#1 goal to promote community. Please join us  
and add a little Christmas magic to your  
holiday season! Any and all are welcome!

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	SUN	MON	TUE	WED	THU
				1	
	5	6	7 	8	
	12	13 	14	15	
	19	20	21	22	TURKEY 
	26	27	28	29	

J	FRI	SAT	 
2	3	4 BOOK LOVERS DAY 	<b>Social Highlights:</b> <ul style="list-style-type: none"> <li>• <b>10th Annual Turkey Trot</b> <ul style="list-style-type: none"> <li>◦ <b>November 23 - 9:30am</b></li> <li>◦ <b>Homestead Elementary Back Lot</b></li> <li>◦ <b>Check the Herald for more details</b></li> </ul> </li> <li>• <b>Coming Soon: Holiday Carriage Rides</b> <ul style="list-style-type: none"> <li>▪ <b>December 19 &amp; 22</b></li> <li>▪ <b>Check Herald Ad for more details</b></li> </ul> </li> <li>• <b>Join the Social Committee:</b> <ul style="list-style-type: none"> <li>◦ <b>Contact:</b> Socialcommitteehomestead@gmail.com</li> </ul> </li> </ul>
9	10	11	
16	17	18	 <b>Homestead Playgroups - join the fun!</b> Contact: homesteadplaygroup@gmail.com
23 TROT 	24	25 	<b>Pickleball: Temporarily cancelled</b>  <b>Connect with us:</b> Website: Homesteadinthewillows.org Facebook: Homestead in the Willows HOA
30			



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# Unofficial ACC Meeting Minutes

Date: October 10, 2023

Place: HOA office

Time: 12 pm

- A homeowner presented an appeal for metal skirted roof. The ACC upheld their denial as it does not match with Traditional Aesthetic of the neighborhood.
- A homeowner appealed the ACC's denial to remove shutters from 1<sup>st</sup> floor of their Barrytown model. The homeowner provided pictures of a few homes without shutters on the main floor. The homes in question were models where the original build did not have shutters on the main floor. The ACC upheld the denial and the homeowner is to install shutters back onto their front first floor windows.
- DaVinci Bellaforte Slate is no longer being manufactured. The comparable and approved product is DaVinci Province Slate. DaVinci Bellaforte Shake has also been replaced. The ACC considered and approved DaVinci Shake (Select, Single-Width and Multi-Width) as approved product, and to add Aged Cedar to the color options for DaVinci Shake.
- The ACC Manager attended the HOA Board meeting on 10/9/23. The main issue discussed was the ACC Budget. The HOA has instructed the ACC to adopt a fee schedule for Applications, commencing January 1, 2024.

**Next Meeting** – November 14 at 12 noon

## NOTICE TO ALL HOMEOWNERS:

The ACC would like to remind homeowners that the Board of Directors approved to prohibit artificial plants and flowers planted in yards, pots or window boxes, **effective 4/10/23**. This was published in the May 2023 Herald ACC Minutes. Seasonal decorations will still be allowed. If you have artificial flowers or plants in your gardens or window boxes, they should be removed or it could result in a covenant violation.



## ACC NEWS

Effective immediately, applications for driveway replacement must now include a layout design for approval or it will be sent back. The ACC is receiving photos for final inspection of standard driveways that have been replaced and the new driveway is not “like for like.” This includes brushed cement, border lines between squares, extended sides of cement, and/or stone or brick edging. (The examples below were **not** applied for. The applications did **not** indicate a “design.”)

The ACC understands that a contractor may make what appears to be a minimal suggestion during installation. The contractor and homeowner may not think much of it, but the unintended result could be noncompliance. In these circumstances, the ACC cannot complete final inspection and the homeowner may be forced to redo the project. This applies to all applications; so please do your best to adhere and alert the ACC prior to any alteration.



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#### Display Ads:

1/8 page (2 3/4 x 1 3/4") \$ 45.00

1/4 page (2 3/4 x 3 1/2") \$ 65.00

1/2 page (6"x 3 1/2") \$ 105.00

Full Page (6 "x 7 1/2") \$185.00

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

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# LANDSCAPE LOGIC

By Nancy Bauer



## End of season Project:

We're now in the best "zone" for planting bulbs--when night-time lows are in the 40- to 50-degree range and when the soil temperature at planting depth hits 55 degrees. You can test the soil with a soil probe--or even a meat thermometer if you can push it 3- to 6-inches deep into the soil.

**Plant several pockets** of bulbs in the most visible areas of your beds. Next spring, an emerging group of tulips or daffodils will create a bright pop of color nestled among still-dormant perennials.

**Avoid planting** bulbs all in a row like little soldiers. Instead, plant groups of 10-12 bulbs together with a few inches between each bulb. Leave more space between larger bulbs.

## Fertilize and aerate your lawn:

Fertilize one more time in the last half of October. Ironically, it's the two fall-ish fertilizations--the one around Labor Day and the one in late October--that are two of the three most important times to fertilize the lawn.

Use a lawn fertilizer that has plenty of nitrogen, less phosphorous and potassium. Some examples would be 20-10-5, 11-5-5, or 21-7-11. After the stresses of

summer, grasses need to build carbohydrate reserves to endure the winter; it is nitrogen that is needed to promote carbohydrate production.



## Don't prune trees and shrubs:

Avoid the temptation to prune trees and shrubs in late fall. Deciduous trees and shrubs, as well as evergreens, do not have the ability to close up wounds when they are dormant or semi-dormant. Heavy pruning should be accomplished in mid to late spring, when plants can rapidly heal pruning cuts.



## Protect trees from sunscald damage:

'Sunscald' is a term referring to dead tree tissue occurring from direct sunrays heating up tree tissue in mid winter and freezing nighttime temperatures that kill the activated tissue. This is a severe threat to newly planted trees; consequently, they should receive protection for at least (2) years.

Commercial tree wraps are an effective method of preventing sunscald damage. Starting at the trunk's base, overlap the wrap as it is applied upward to a point above the second branch. Attach the wrap at the top and bottom with a single tack or electric tape. This wrap will need to be removed in mid April to prevent insect damage.

*(Continued on page 24)*

(Continued from page 23)

### Early Frosts:

Now is the time to begin paying attention to the weather forecasts for predictions of early frosts. Cover plants if necessary.

How to protect the backflow device from freeze damage:

Turn the valve handle at a 45-degree angle.

Wrap the device with a towel to provide insulation.

To keep moisture out, cover the whole device with a plastic bag that you secure with duct tape around the bottom.

If you have not yet scheduled having your sprinkler system winterized by blowing out the lines with compressed air, schedule your service appointment soon.



### Don't Forget to Water:

Especially new plantings, but also anything in your landscape, water every 3-4 weeks throughout fall and winter if we have no snow cover. Our soils can become extremely dry during winter and roots still need to have moisture to survive.

Evergreens can also benefit from a 'water scrub'. Use a nozzle that will let you apply a strong, full force spray; start at the top of the plant and work downward. Scrubbing will remove summer's build up of dust and pollution, freeing the little 'breathing holes (stoma)' in the needles. That leads to healthier trees with less stress. Water scrubbing also washes off insects such as aphids and spider mites, loose scale insects and eggs along with dead brown needles.



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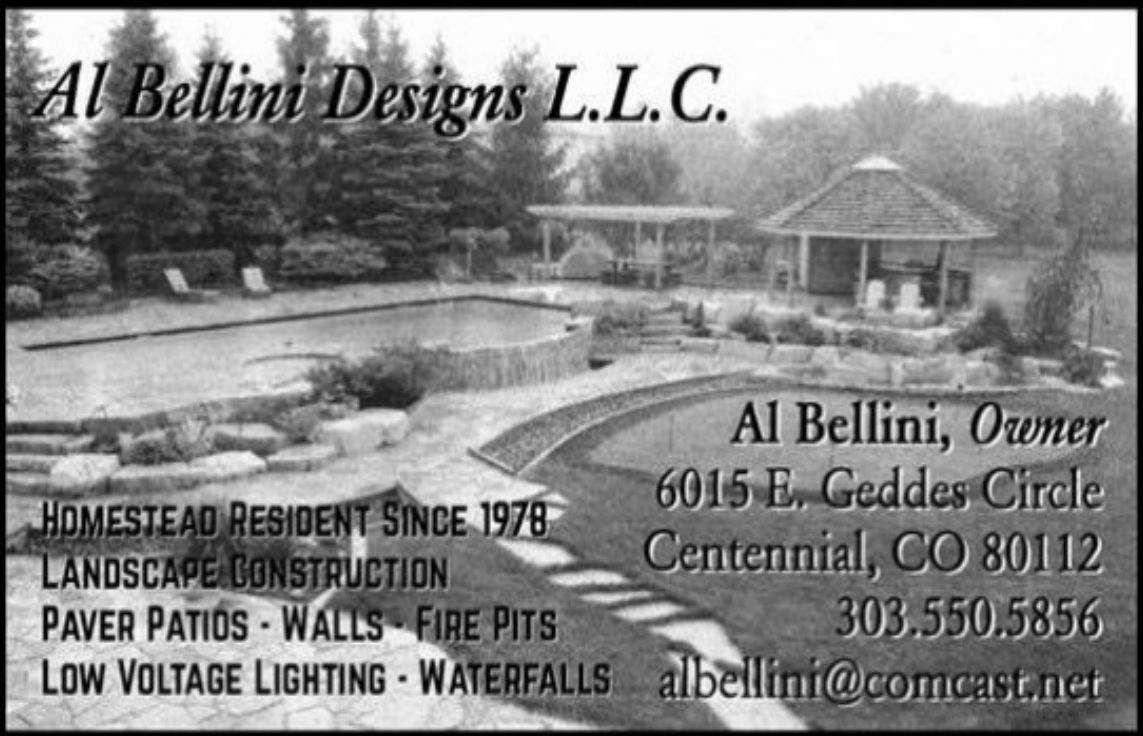
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