



Homestead in the Willows

Homestead Herald

FEBRUARY 2024 Volume 48 #2

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

Happy VALENTINE'S DAY

INSIDE THIS ISSUE:

2024 Annual HOA Dues...page 3

Annual Meeting for all Members...page 3

Perimeter Fence Special Assessment due April 30...pg 23

**Next Regular
Board Meeting
6:30 PM
Feb 5, 2024**



**THE MARCH
HERALD
DEADLINE IS
FEB. 15, 2024**





ASSOCIATION NEWS

**MARCH HERALD DEADLINE IS
FEB. 15, 2024**

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	

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, Feb. 5, 2024

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	
Annual Meeting	3
Board Volunteers.....	11
Calendar	14
Community News	17
Dues assessment	3
Egg Hunt.....	17
For Sale or Rent	21
Landscape Logic.....	19
Minutes.....	6
Perimeter Fence	23
Services	21
Social Committee	5 & 11
Social Media	9

REGULAR DUES ASSESSMENT

Assessment letters have been mailed to all homeowners as well as emailed to those homeowners who have registered with PayHOA.

Dues must be paid in full by March 1, 2024. Owners may pay online through PayHOA or bring a check to the Business Office at 5896 E. Geddes Ave.

PERIMETER FENCE
SPECIAL ASSESSMENT

The assessment for the new Perimeter Fence must be paid by April 30, 2024. Owners may pay the full assessment or break it into six payments as outlined on page 23. Call the Business Office if you have questions.

YOU LIVE IN AN HOA

What exactly does that mean for you?

Each owner of a property within the Community Association is a member of the Homestead in the Willows Homeowners Association. When purchasing property in Homestead, every homeowner agrees to comply with covenant controls that are designed to enhance the quality, value, desirability, and attractiveness of all property. Homestead has adopted non-compliance procedures based on Colorado Law 1137 that went into effect on August 10, 2022. For specifics on covenants go to homesteadinthewillows.org, Governing Policies and Residential Improvement Guidelines.

ANNUAL MEETING

Monday, March 11, 2024

7:00 pm

The Annual Meeting for all homeowners will be held in the Homestead Elementary Gym on Monday, March 11, 2024.

The Board of Directors will again offer a drawing for a 50% refund of the 2024 dues for one attendee. Dues must be paid in full by March 1st to be eligible to win.



Darby Does

LLC

Electrical Services

Service and Maintenance
Residential/Commercial Construction
Electrical Repair/Remodeling/Upgrades
24/7 Emergency Solutions
Troubleshooting and Testing

Contact me for a quote or estimate today!



(720) 443-7150



darbydoesllc@gmail.com



www.darbydoesllc.com



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

Homestead Resident

Since 2004

Siding **Roofing**
Windows
Painting **Driveways** **Doors** **Fencing**

Your Homestead
Family & Neighbor!



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



SAVE THE DATE: 2024 Homestead Hurricanes Swim Team Mixer & Info Night
DATE/TIME: Thursday, April 18, 2024 @ 6:30 PM

Let's get excited for Summer Swim Team!

We are excited to announce our 2024 Summer Swim Team Homestead Hurricane Coaches:

Head Coach: Lindsey Watson **Assistant Head Coach:** Lily Esmas

Age Level Coaches: Ryan Kubanyi, Jackson Mahedy, Jarron Rodriguez, Riley Snow, Bridget Goldy and Kendall Kuptz

CALLING ALL H2Os:

Are you over the age of 13 and interested in assisting this awesome group of coaches as H2Os? We are accepting H2O applications now through **March 1** with interviews taking place throughout the month of March. Please email Jenny Blackburn (jenniferannblackburn@gmail.com) with your letter of interest.



HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting January 15, 2024 – Unofficial Minutes

CALL TO ORDER: President, James Keating called the meeting to order at 4:31 p.m. Present were Member, Michael Garnsey; ACC Manager, Emily Maxfield; and Business Manager, Katie Kidwell. Vice President, Chris Evans; Secretary, Ginny Karlberg; and Treasurer, Kelly McCormick attended the meeting via Zoom.

MINUTES: The minutes of the November 9th regular meeting were approved as read.

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

COMMITTEE REPORTS:

SWIM TEAM: Swim Team submitted a written report: Coach interviews were conducted over Winter Break and coaches will be announced in the February Homestead Herald. Swim Team will host the annual InterClub meet, 3 dual meets and the 9/10 Prelims at the North Pool this summer.

SOCIAL COMMITTEE: Social Committee submitted a written report. The Holiday Carriage rides were a big success and thanks were extended to the Kane and Haaf families for their work to make the event so successful and enjoyable. The annual Egg Hunt is scheduled for March 23rd and planning phases for July 4th and summer Food Truck events have begun.

MANAGER REPORTS:

POOL: Front Range Recreation submitted a written report. The installation of new tile at the West Pool will begin in early March. Kelly McCormick will work with FRR to choose the new tile color. The anchor in the West Pool floor will be replaced at the same time. A detailed inspection of pool furniture at the North and South Pools is underway and FRR will have a replacement plan ready for the February meeting.

LANDSCAPE: Manager Nancy Bauer submitted a written report. Christmas decorations would come down the week of January 15th. The dumpsters at the North and South Pools have been removed and signs posted asking owners not to place waste in the enclosures. Multiple above ground cables will be buried over the next few weeks. Nancy is obtaining bids to clean-up the dirt, rock and mulch in some areas around the base of the new fence and to paint six sprinkler controllers to match the new fence color.

TENNIS: Manager Jill Ellsworth submitted a written report. She presented some options to provide restrooms for tennis players after the pool buildings have been closed for the season. Trash service is also discontinued seasonally and Jill provided pricing for permanent trash cans but that doesn't address the lack of dumpsters for the trash each week. Tennis players who use the courts during the winter are still encouraged to bring their trash back home

for disposal. The West Courts will be resurfaced in the late spring. Tennis provider Advantage You is hoping to schedule an information meeting for adults and Junior Team Tennis players in early February.

ACC: Emily reported that she is working to get the ACC process on the PayHOA platform so that owners could submit applications online. ACC applications have been steadily growing and this volunteer committee now processes 350 applications annually. The ACC will begin charging for applications to help offset the cost of the manager salary and the administrative support needed. The Board noted that currently every homeowner in Homestead is paying the increased ACC costs generated by a small subset of the membership. The increased cost is borne by all homeowners though higher annual dues. Alternatively the Board agreed that passing some of that cost along to the owners who generate it makes sense. Fees will be minor for pre-approved items such as roofing materials, entry doors, etc., increase slightly for projects that require some design evaluation such as new patios, landscape and decks, and will become more substantial for major remodel projects. Michael Garnsey will act as the ACC Board Liaison providing additional support for the committee.

BUSINESS: The Board and Katie discussed the Homestead Facebook groups and agreed to limit the HOA sponsored FB group to one private group. An announcement would go into the February Herald. The 2024 Annual Assessment letters had been mailed on January 5th and the Board instructed Katie to send invoices for the Perimeter Fence Special Assessment due April 30, 2024 as soon as possible. Katie reported that Snowology had cleared the greenbelt paths and sidewalks twice so far this season and a discussion ensued about certain problem areas that need regular ice melt to keep them from staying frozen. James moved and Kelly seconded a motion to approve a dues payment plan for account 123. Motion passed unanimously. Homeowners who back to Dry Creek and Holly had called the office to thank the Board for moving to an eight foot fence height along the exterior of the neighborhood as it significantly reduced the noise these owners experience. The Board discussed the need for new Board members. One volunteer has stepped forward but the Board will have two open positions when the terms of two members expire in March.

FENCE REPORT: The Perimeter Fence construction is almost finished, 4 months ahead of schedule. Homeowners have reported their pleasure with the communication, courtesy and efficiency of Split Rail. One homeowner asked about quality control as the fence is being installed. Split Rail offers a 3 year warranty on craftsmanship and the Trex material has a limited warranty of 25 years. The Board has been very appreciative of an individual homeowner with expertise in construction to provide ongoing quality control of every section. Split Rail Fence Company has been extremely responsive in addressing any problems brought to them. Due to favorable payment terms from Split Rail and excellent cash management of the reserves, the line of credit has not been drawn on yet.

(Continued on page 8)

(Continued from page 7)

FINANCIAL REPORT: Kelly reviewed the changes in bank accounts and the bookkeeping and monthly review functions for the HOA. The new bank accounts have allowed the HOA to take advantage of higher interest rates which has helped reduce the amount the Board will eventually need to borrow from the line of credit for the Perimeter Fence. The Board discussed signers on the new accounts and the implementation of bill.com, a cloud based payment platform that integrates with Quickbooks. The business manager will submit invoices electronically which will allow for enhanced internal control, a better audit trail, and, reduces the need for Board members to come to the office to sign paper checks. The HOA ended 2023 with a surplus of approximately \$250,000 designated for capital reserve expenses. The surplus was transferred to the Reserve bank account.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 6:25 pm. The next regular Board Meeting will be on Monday, February 5th at 6:30 p.m.

michael nekuda architect
p: 303.908.6236
email: metastudio@icloud.com

licensed architect with 25 years experience, specializing in residential design and permitting for new construction, remodels and additions. each project is a creative opportunity with a balance of function and imagination.

metastudio architecture



Nancy Bauer
LANDSCAPE DESIGN
303.241.6212
INFO@NancyBauerLandscaping.com • www.NancyBauerLandscaping.com

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



I'm sorry, but stress caused by trying to learn about Medicare on your own is not covered by Medicare.

Need help with Medicare? Call us.

303-809-2968 Marty Slaughter



Partners in Medicare

Medicare Insurance Brokers

partners-medicare.com



SOCIAL MEDIA INFORMATION

Dear Homestead in the Willows Social Media Community & Followers,

We hope this message finds you well! Our HOA social committee manages two social media channels – Facebook and Instagram – to share news and events with our Homestead community. Our goal is to provide information, reminders and updates, particularly regarding last-minute changes with any events in a timely manner. We have an update to share with you regarding our Facebook presence. To enhance communication and streamline our online community, we have decided to consolidate our multiple Facebook pages into one central hub.

What does this mean for you?

- All updates, announcements, and discussions will now be unified on our main page.
- Accessing information will be more convenient in one centralized location.
- Less confusion with multiple Facebook pages and groups.

How can you stay connected?

- Our main page will be the private Facebook group (NOT the public Facebook page). Make sure to follow our main Facebook page: Homestead in the Willows HOA.
- Turn on post notifications to stay updated on the latest news.
- Frequently read our content as we continue to build a vibrant community.
- The Instagram page will remain and will post the same information as the Facebook Page: homesteadinthewillowshoa.

What is the timeline?

Both Facebook pages will remain open until March 1st. At that time, the public page will be closed and the private page will remain open.

What if I am not on social media?

No problem! The Facebook page is accessible through our NEW neighborhood website (not login necessary).

Can I ask the HOA Board questions or comment on social media?

One main purpose of social media is to engage the community. We welcome compliments and acknowledging achievements, etc.

However, it is important to note, that the Social Committee are volunteers/neighbors and are not continuously

(Continued on page 10)

(Continued from page 9)

monitoring our channels to respond to questions or comments in a timely manner. They're the ones involved in booking our food trucks, scheduling our holiday carriage rides, preparing the Easter Egg Hunt and the Fourth of July parade/pool party, and all the other wonderful events they manage for our community.

In addition, our social committee volunteers are not board members, may not always attend board meetings and may not have access to information regarding HOA matters or other community affairs. They do not speak on behalf of board members or the business manager. We encourage you to contact the Business Office at businessmgr@homesteadinthewillows.org or 303-793-0230 for such information or to share your views on issues.

We appreciate comments and discussion on our platforms that is respectful and civil in nature. Offensive remarks, name-calling and bullying will not be tolerated and will be removed from our platforms.

It's great to see we have been able to reach so many residents! Thanks for following us on social media!

Best regards,

Homestead in the Willows HOA & Social Committee

KATE · PERRY

PROPERTIES

Professional Real Estate Advisor Offering Exceptional Market
Knowledge and Concierge Services

Homestead Homeowner Since 1995 | Homestead Realtor





• 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

Board Volunteers Needed -Your Community could use your Help!

Do you love living in Homestead? Do you think the community here is something special? Perhaps you'd like to help shape the community or to give some time in recognition of what living in Homestead has meant to you and your family.

If so, please consider volunteering for the Board of Directors. It's a great way to meet neighbors you might otherwise not get to know, and offer you the chance to lend your expertise in a truly valuable way.

Homestead has been self-managed for 45 years because homeowners have consistently stepped up and taken their turn at "chopping wood and carrying water."

Joining the Board is a way to be part of the team tasked with decision-making in our community. Since your home is probably your biggest investment, why not be involved in shaping the decisions about your neighborhood?

Through the volunteer efforts of owners like you, the Homeowner Association has preserved property values, maintained the architectural integrity of the neighborhood, and the amenities that connect us as a community; the pools and tennis courts we can all walk to!

Please contact the Business Office (303-793-0230) or one of the Board Members found on page 2 of this publication, if you are interested.





PLEASE WELCOME

CALIBRATE
REAL ESTATE

TO **Kentwood**
Real Estate

Kyle Malnati

303-358-4250

MALNATI@KENTWOOD.COM



RESIDENTIAL



SOLD

\$1,400,000



SOLD

\$976,580



SOLD

\$731,900



SOLD

\$675,000



SOLD

\$638,000

MULTIFAMILY



SOLD

\$6,532,000



SOLD

\$5,825,000



SOLD

\$3,700,000



SOLD

\$1,930,000



SOLD

\$975,000

COMMERCIAL



SOLD

\$1,200,000



SOLD

\$1,050,000



PENDING

\$2,610,000



PENDING

\$1,475,000



PENDING

\$495,000

THANKS TO MY AMAZING CLIENTS - \$41,195,480 SALES VOLUME IN 2023!





Play Ball!

Dry Creek Little League

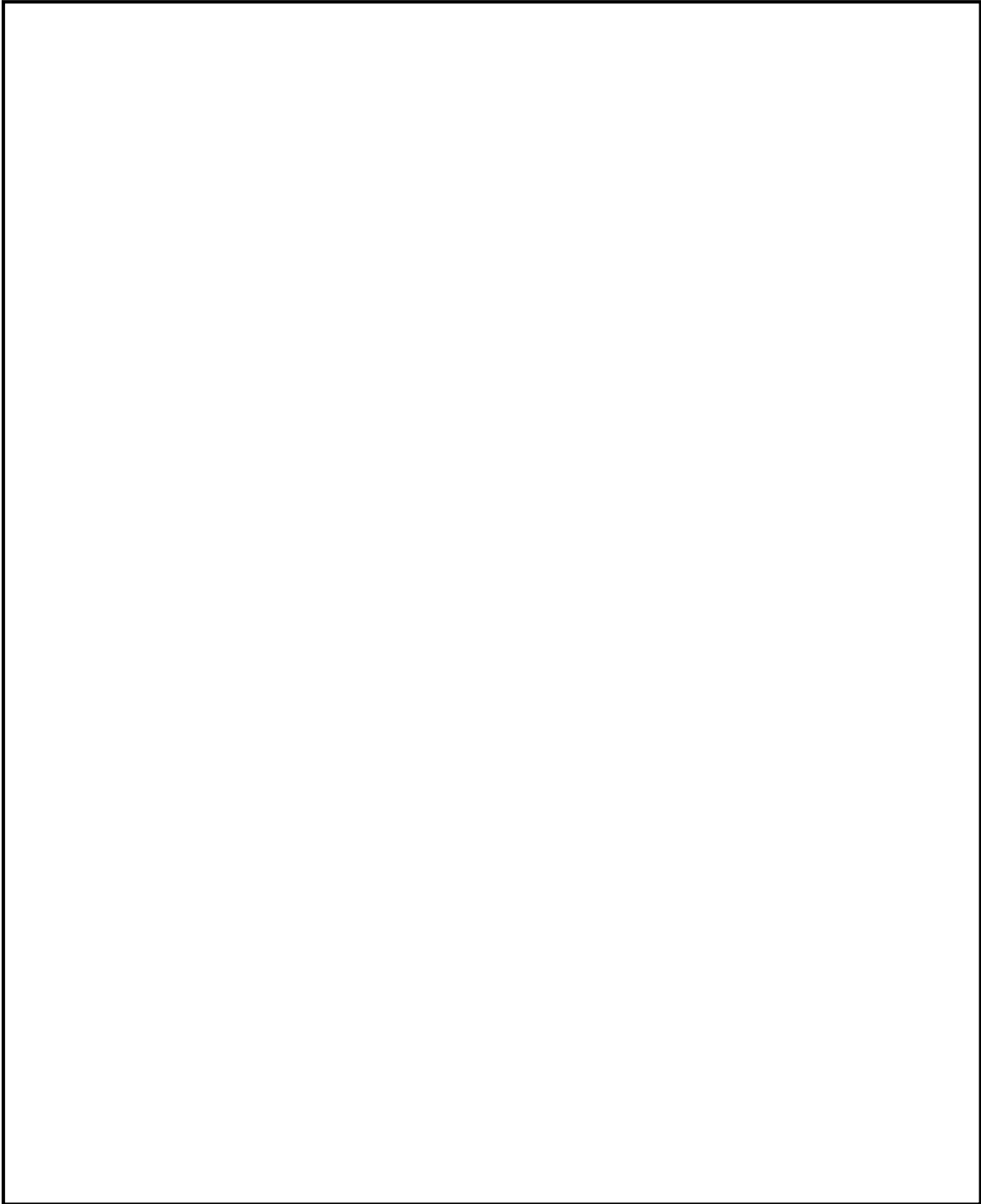
- Baseball and softball
- Fields within a few miles of Arapahoe & University
- Ages 4-13
 - All-Stars for ages 10 and older
 - End-of-season tournament for ages 7 and older

Register online at DryCreekBaseball.com



	SUN	MON	TUE	WED	THU
	4	5	6	7	
	11 	12	13	14 	
	18	19 	20	21	
	25	26	27	28	

THU	FRI	SAT	
1	2	3	<p>Social Highlights:</p> <ul style="list-style-type: none"> • Coming Soon: <ul style="list-style-type: none"> ◦ Easter Egg Hunt <ul style="list-style-type: none"> ▪ March 23, 2024 ▪ Details coming soon - keep an eye on Facebook and the March Herald as info is available ◦ • Join the Social Committee: <ul style="list-style-type: none"> ◦ Contact: Socialcommitteehomestead@gmail.com  <p>Homestead Playgroups - join the fun! Contact: homesteadplaygroup@gmail.com</p> <p>Connect with us: Website: Homesteadinthewillows.org Facebook: Homestead in the Willows HOA</p> <p>Note: Pickleball is permanently cancelled</p>
8	9 NATIONAL PIZZA DAY 	10	
15	16	17	
22	23	24	
29 			
			





COMMUNITY NEWS

The Homestead Playgroup

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

Email Ana or Kate at

homesteadplaygroup@gmail.com to sign up or ask questions.

CALL TO REPORT

Waste Connections 303-288-2100

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

www.wasteconnections.com

Airport Traffic Complaints 303-790-4709

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

Vandalism or Speeders

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

Street Light Problems:

email odlighting@xcelenergy.com

Barking Dogs

Arapahoe County Animal Control 303-325-8070

Pot Holes 303-325-8000

Hazardous Waste Pick-up 1-800-449-7587

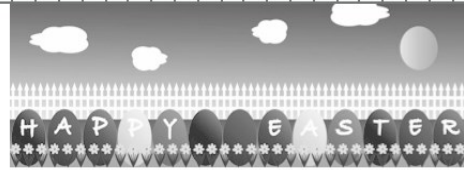
Graffiti 303-795-4711

Water Breaks 303-770-8625

Sewer Back-up's 303-779-0261

Div. of Wildlife -Coyotes 303-291-7227

Noise—Fiddlers Green 303-486-8275



Homestead Egg Hunt



Saturday, March 23rd
(Raindate: 3/30/24)

North Pool Grounds
@ 10:00a.m. SHARP



Bring a Basket

Meet the Easter Bunny

Have some FUN

For updates & details please visit:

www.homesteadinthewillows.org

EXTERIOR SHUTTERS

HOMESTEAD APPROVED

ALLEGRO PATTERN

- CUSTOM SIZES
- QUICK DELIVERY
- FREE ESTIMATES

FROM THE CRAFTSMEN AT

ALPINE CUSTOM SHUTTERS, INC

303-781-6860

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



TRAVELERS

Safeco

PROGRESSIVE

and many more...

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

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!**



**f Find us on
Facebook**



**ACCREDITED
BUSINESS**

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

LANDSCAPE LOGIC

By Nancy Bauer

2024 Trends in Garden Design:



Current trends in garden design can be summed up in two words '**resilient & creative**'.

Resiliency is required for gardeners & plants forced to work with unpredictable climate change.

Resiliency leads to creativity by embracing new concepts, thinking outside the box and adapting to a new normal.

Here are some Current Garden Design Trends for 2024:

- **Enhancing Edimentals:**

'Edimentals' are plants that are both edible and ornamental.

Edimentals can be grown anywhere in the garden and be part of the living landscape. Kids love them! When sprinkled throughout the entire garden (versus in a dedicated vegetable bed), edimentals are a great way to draw kids out of the house and into the garden, encouraging them to forage while they wander.



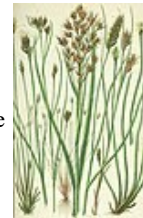
- **Exploring Naturalistic Planting:** The emphasis is not on creating orderly plant collections but on creating a diversity of plants that will blend with nature.



This involves experimenting with natives and nonnatives to create naturalistic plant communities, providing freedom from constant maintenance. It's also a great feeling knowing you're doing something good for the soil, the wildlife, and pollinating insects (which are at an all-time low).

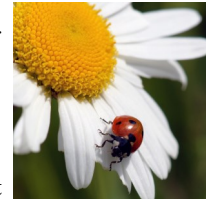
- **Rain Gardens:** With drought

becoming a regular occurrence in many regions, rain gardens have soared in popularity as a method to slow down the flow of rainwater and irrigation, to keep this water on site and out of storm sewers. Plants chosen for rain gardens need to handle the feast or famine amounts of water and include many natives, grasses, and sedges with their long deep root structures.



- **Learning to Love Bugs:** More

people are tolerating bugs in their gardens, and letting go of the unsustainable concept that leaves need to remain intact at all times! So before reaching for the nearest pesticide they are considering some of the organic options.



- **Adapting to Climate Change:** Our gardens, like ourselves, need to adapt to weather rapidly becoming hotter/colder/wetter/drier, more than ever before. Innovative, plant cultivators, designers, and gardeners are focusing on creating and utilizing new plants that provide sustainable beauty and embrace this change.




A personalized relationship with your bank is just around the corner.

Michael Turnock
 Vice President - Commercial Banker
 Landmark at Denver Tech Center
 Cell: (303) 748-6278
 NMLS #1920365

Specializing in helping businesses scale and grow through operating lines of credit, equipment loans, and real estate.

Regional Resources. Local Flexibility.
 Collegiate Peaks Bank, a division of Glacier Bank, comes with the strength of Glacier Bancorp Inc. Glacier Bancorp Inc. was named a World's Best Bank four consecutive years (2020-2023) by Forbes.



collegiatepeaksbank.com

5450 GREENWOOD PLAZA BLVD, SUITE 100
 GREENWOOD VILLAGE, CO 80111

Member FDIC

Equal Housing Lender




720.771.3208

Interior Painting
 Kitchen Cabinet Painting
 Exterior Deck Staining
 Fence Staining

John Mullett

www.PrestigeCustomPainting.com
John@PrestigeCustomPainting.com

To see our work:
www.facebook.com/CustomPaintingHomes

Serving South Metro Denver since 2007!

Call for a FREE ESTIMATE

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.

SODERSTROM'S PROFESSIONAL

PAINTING: Specializing in residential home interior painting. Drywall Repair, Quality workmanship, Quality Materials. In Business 20+ years. Insured. **Credit Cards accepted. 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.

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

ENCORE MUSIC ACADEMY: Affordable music lessons in the convenience of your home. Home school students welcome. Curriculum based guitar, bass guitar, piano/keyboard, and viola instruction. **Call (720) 520-3800.**

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.

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

BABYSITTER: Hi! I'm Isabella Martini, and I am a Red Cross certified babysitter. I am 13 years old, and I'm going to be a Freshman at Creek. I would love to watch you children!

Please contact me at 303-718-2062.

BABYSITTING & PETSITTING SERVICE:

Responsible CCHS student providing nurturing and reasonably-priced pet care.

Text Skylar: 915.248.8477

FOR SALE OR RENT:

FOR SALE: COMING IN THE SPRING: 6320 E. Costilla place. Extended Huntington, Cul-de-sac, Backs to open space.

Contact; Jim or Dana 303-930-5143.

WANTED: In search of a Homestead home to rent beginning in March, April or May 2024.

Call/text Lynn at 303.588.9141.

HAPPY NEW YEAR!!!

It's hard to believe another year has flown by, and here we are in 2024.

2023 was definitely a slower year than the previous few in the world of real estate. Buyers were faced with low inventory, soaring interest rates and high prices. Sellers were hesitant to relinquish locked in low rates and had to adjust expectations regarding offers after the frenzy in 2020/2021. And while there is no crystal ball, 2024 is looking to be a more active year in real estate. Analysts are predicting lower interest rates (as we're already starting to see) which will likely bring more buyers and sellers to the market. Fortunately for Homestead owners, the demand to live in this amazing neighborhood has and continues to hold strong, regardless of the overarching market conditions. As a 12 year resident, this is no surprise. There's a lot to love about Homestead

So is now a good time to buy or sell? Let's connect. I can provide an in-depth home valuation and market analysis to help you decide if now is the best time for you to buy or sell based on your individual needs. I love providing value, being a resource and above all, I truly enjoy connecting with my community.

So from one neighbor to another, wishing you and your's a healthy, and very Happy New Year



Tina Parks

Top Producing Agent
12 year Homestead Resident
Proud Homestead Elementary Sponsor



Scan Me and Find Out What Your Home Is Worth
(you know you want to).



TINA PARKS

real estate professional

#1 Individual Agent 2023
Coldwell Banker South East Metro Office



www.tinaparks.com | 720.232.4482 | tina.parks@cbrealty.com

The Letter Below was mailed to all owners on January 22nd. Please call the Business Office if you did not receive it. This notice does not pertain to Village I Townhome Owners or Filing 19

RE: PERIMETER FENCE SPECIAL ASSESSMENT \$3,100

On August 22, 2023 the HOA membership voted to approve a special assessment of \$3,100 to finance the replacement of the Perimeter Fence. The assessment is due **April 30, 2024 in full** or according to the payment schedule below:

IF PAYING IN FULL:

<u>PAYMENT DUE DATE</u>	<u>AMOUNT</u>	
April 30, 2024	\$3,100	If you have already paid this assessment you may disregard this letter

OR

IF MAKING PAYMENTS:

<u>PAYMENT DUE DATE</u>	<u>AMOUNT</u>
April 30, 2024	\$516.67
October 30, 2024	\$516.67
April 30, 2025	\$516.67
October 30, 2025	\$516.67
April 30, 2026	\$516.66
October 30, 2026	\$516.66

As with your annual dues assessment a late fee of \$25 and finance charges of \$0.68/day will be added to your account if payments are not received on the dates indicated.

FAILURE TO PAY THE ASSESSMENT ON THE DUE DATE(S) WILL RESULT IN THE COLLECTION PROCESS DESCRIBED IN THE ASSOCIATION COLLECTION POLICY.

Homeowners have two options to submit payment:

1. Electronically: Register on PayHOA (see HOA homepage for registration details - homesteadinthewillows.org under the Dues & Assessments tab). Once registered, you can submit your payment electronically (ACH or Credit Card). Once logged in on your PayHOA dashboard, there is an option to "Pay Now." Please note: A \$1.00 processing fee is added to each ACH payment. A 2.9% + 30¢ processing fee is added to each credit card payment.

2. Via Check: Please mail (or drop off) your payment. Include your property address for proper credit to your account. All checks should be made out to Homestead in the Willows HOA and sent to 5896 E. Geddes Avenue, Centennial, CO 80112.



Jan McClaren Interiors
Creating beautiful spaces

KITCHENS · BATHROOMS · DREAM HOMES

Featured in 2021:

Kitchens COLORADO'S BEST

Visit and Inquire on our website 303.619.8527



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 what's baking next.

www.sprucehousebread.com



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 !!



INJECTING CONFIDENCE

AESTHETIC MEDICINE

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

New patient special!
\$100 off any purchase*.
Treat yourself to
distinctive self-care!



FEATURED SERVICES

- Botox/Xeomin, Filler
- Opus plasma laser
- EmFace non-invasive wrinkle reduction
- Sculptra collagen injections
- Hydrafacial/Microneedling
- Ozempic/Semaglutide
- Hair restoration
- Medical grade skincare products
- Spa facials
- ...and more!



CALL - 720.739.3690
TEXT - 303.557.8074
INJECTINGCONFIDENCE.COM
INSTA/FB - @INJECTINGCONFIDENCE

Financing available!

* \$300 minimum purchase

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

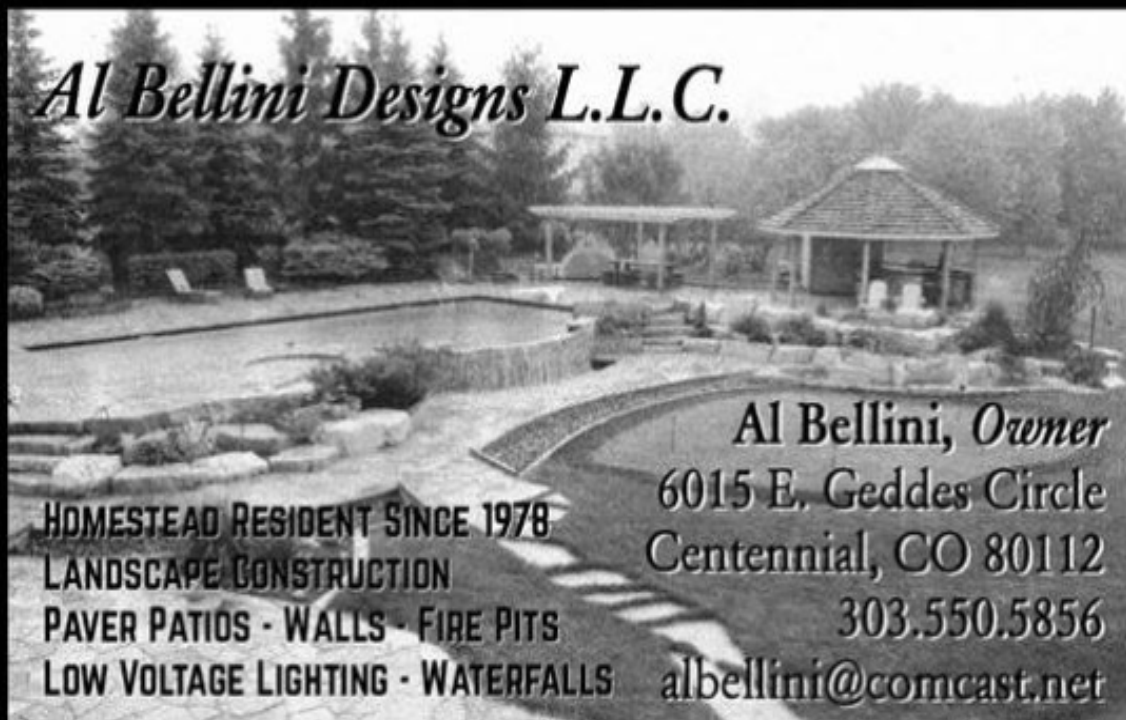


6501 E. Belleview Ave., Suite 500, Englewood, CO 80111

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_CDD_7/20





Al Bellini Designs L.L.C.

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

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

EXPERIENCE THE COLOR WORLD DIFFERENCE!

- Backed by over 25+ years of experience
- Professional, convenient, and reliable
- Our painting professionals use industry leading products
- We deliver spectacular results and customer service



**RESIDENTIAL
PAINTING**



**COMMERCIAL
PAINTING**



**HOLIDAY
LIGHTING**



**GUTTER
INSTALLATION**



**Owned & Operated by
Homestead Residents**

10% OFF
INTERIOR PAINTING JOB

Valid only at participating locations. Each location is independently owned and operated. Not valid on prior written or verbal estimates, invoices, purchases or in combination with any other offer. Not redeemable for cash. Please present at time of service. Minimum purchase may be required. No substitutions. Other restrictions may apply. © 2023 Color World New Franchise Systems, LLC

It's not too early to call us about your Spring Exterior Painting projects!

ColorWorldPainting.com/South-Denver | 720-907-4075



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





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
CHILDWISECOACHING.COM



ADVERTISING RATES

Personal Ads (30 words or less)	\$ 15.00
Commercial Ads (30 words or less)	\$ 20.00
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 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.**



PLEASE WELCOME

CALIBRATE
REAL ESTATE

TO

Kentwood
Real Estate

Kyle Malnati

303-358-4250

MALNATI@KENTWOOD.COM



RESIDENTIAL



MULTIFAMILY



COMMERCIAL



THANKS TO MY AMAZING CLIENTS - \$41,195,480 SALES VOLUME IN 2023!



Darby Does

LLC

Electrical Services

Service and Maintenance
Residential/Commercial Construction
Electrical Repair/Remodeling/Upgrades
24/7 Emergency Solutions
Troubleshooting and Testing

Contact me for a quote or estimate today!

 (720) 443-7150  darbydoesllc@gmail.com  www.darbydoesllc.com

Play Ball!

Dry Creek Little League

- Baseball and softball
- Fields within a few miles of Arapahoe & University
- Ages 4-13
 - All-Stars for ages 10 and older
 - End-of-season tournament for ages 7 and older

Register online at DryCreekBaseball.com



BUYING OR SELLING A HOME?

LET'S WORK TOGETHER!



Give me a call to talk about my special rate for
Homestead in the Willows residents.



**Homestead Homeowner;
Homestead Realtor**

303.588.9141

lynn.price@pricerealtygroupco.com

lynnpricerealtor.com





Homestead Holiday Rides

What: Horse Drawn Carriage Rides

When: 5pm-9pm

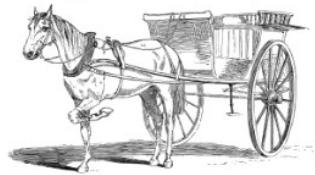
Tuesday, December 19th (west)

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)



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.

The NOW
A MASSAGE BOUTIQUE

Next-Level Relaxation Starts NOW

RECEIVE MEMBER PRICING & **SAVE \$25** ON YOUR
FIRST MASSAGE WITH CODE **'HOMESTEAD'**

BOOK NOW



The NOW Greenwood Village

5375 Landmark Place, #103

Greenwood Village, CO 80111

thenowmassage.com/greenwood-village

@thenowmassage

*One-time use only, cannot be combined with any other offers or Ritual Memberships.
Offer valid at The NOW Greenwood Village only through 8.31.23.

POOL PARTIES

Interested in having a party at the pool this summer? Pool parties can be scheduled through Front Range Recreation (FRR), our pool management company. Homestead offers two types of Pool Parties: after hours events in which you have the pool facility to yourself for your group; and parties during regular pool hours in which you share the pool with other residents. Parties during regular pool hours are limited to 20 people **including swimmers** and require that you pay for an additional lifeguard to be hired during your party. Both types of parties must be scheduled on the FRR website at www.frontrangerecreation.com.

Often residents think that if they are meeting several other resident families at the pool to celebrate a child's birthday, they don't need to make a party reservation because everyone involved is a resident. However, when a sudden large group shows up to swim without making arrangements ahead of time the pool is unprepared and doesn't have enough lifeguards to staff the pool safely. **Even if your group is all fellow residents, a party needs to be reserved and a lifeguard hired so that the pool is staffed safely for all swimmers.** Homeowners who do not schedule parties during regular open hours but simply show up with a group, will be billed for a lifeguard by the HOA after the fact. Please do the right thing and pay for the extra lifeguard.

To schedule a pool party at Homestead in the Willows, log on to **frontrangerecreation.com** and click on the tab labeled "Pools". Scroll down to the Homestead in the Willows pool you are interested in, complete the necessary forms and submit your request. You can also **call Front Range at 303-617-0221**.

No pre or post season parties are possible due to lack of Pool staff to clean and guard the pools.

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 businessmgr@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.

LOOKING FOR SENIOR PORTRAITS?



WWW.DATTILOSWEETMOMENTS.COM

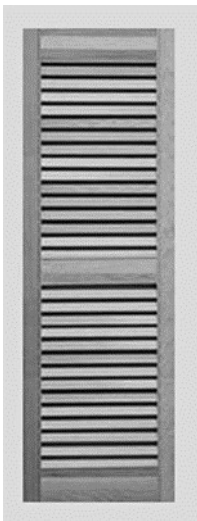
Homestead in the Willows

Shutter Guidelines

The preferred style of shutters in Homestead is one identical in style to our original shutters with **straight edges, individual louvers or vanes and a horizontal mullion**. The original shutters on every home in Homestead were the Allegro model named and manufactured by Amato Shutter & Door Company and made of wood. The ACC has also approved two Considered Variance Styles, raised panel or board & batten.

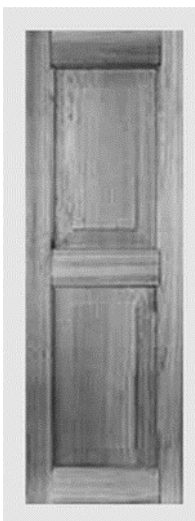
Shutter width is very important. Shutters must be sized so that if they were to actually close over the window, each shutter would completely cover (half) the window. Measure carefully for the correct width and height. See page two for the Window/Shutter Size Guide. Shutters that are too narrow in width will be considered a covenant violation and homeowners will be required to replace them with the correct size.

Preferred Style

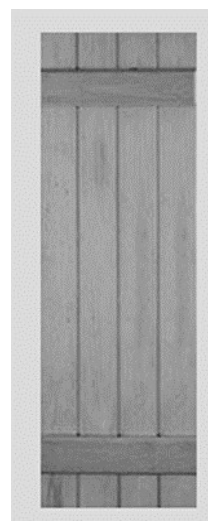


Original model

Considered Variance Styles



Raised Panel



Board & Batten

The following companies can source the Allegro-style wood shutter.

Adams Lumber	6720 S. Jordan Rd., Centennial, CO	303-699-7060	Order from sales desk
Timberlane	Montgomeryville, PA	267-654-0116	Ask for LB1 model

Please note:

Big box stores typically do not offer shutters in appropriate sizes. **Some homeowners have been able to get approved shutters styles and sizes from Lowe's.**

Vinyl, PVC, ABS shutters are not allowed.

Composite material -- current manufacturing technology cannot produce acceptable shutters. Construction is one piece or faux louvers that are not separate pieces. Also, the paint used is urethane based which has a different sheen than latex paint.

Before ordering submit your "Request for Architectural Change" form for ACC approval.





Like Us on Facebook

Search: Homestead in the Willows HOA

**to stay up-to-date with
all of our latest news!**

***All information is fed to:**

www.homesteadinthewillows.org ,

click "Event and Food Truck Info"

SUN	MON	TUE	WED	THU
28	29	30	31	1 LATE SWIM - NORTH
4 PICKLEBALL 9-11AM/5:30-7:30PM LATE SWIM - NORTH	5 LATE SWIM - NORTH	6 LATE SWIM - SOUTH	7 LATE SWIM - WEST	8 LATE SWIM - NORTH
11 PICKLEBALL 9-11AM/5:30-7:30PM LATE SWIM - NORTH	12 LATE SWIM - NORTH	13 LATE SWIM - SOUTH	14 LATE SWIM - WEST	15 LATE SWIM - NORTH
18  PICKLEBALL 9-11AM/5:30-7:30PM LATE SWIM - NORTH	19 LATE SWIM - NORTH	20 LATE SWIM - SOUTH	21 LATE SWIM - WEST	22 LATE SWIM - NORTH
25 PICKLEBALL WEST COURTS 9-11AM/5:30-7:30PM LATE SWIM - NORTH	26 LATE SWIM - NORTH	27 LATE SWIM - SOUTH	28 LATE SWIM - WEST	29 LATE SWIM - NORTH



2019 Hurricanes Event Schedule

Day	Date	Time	Event	Location
Thursday	April 4	6:00 – 7:30 pm	Information Meeting	Homestead Gym
Wednesday	April 10	9:00 pm	Registration begins	Team website
Mon – Tues	May 13-14	3:30 – 5:00 pm	New swimmer tryouts	North Pool
Wed – Fri	May 15-17	3:45 – 6:45 pm	Swim Practice	North Pool
Mon – Fri	May 20-24	3:45 – 6:45 pm	Swim Practice	North Pool
Friday	May 24		Registration closes	Team website
Saturday	May 25	6:00 am – noon	Intra-club Meet	North Pool
Monday	May 27	No practice	Last day for refunds	
Tue – Fri	May 28–31	7:00 – noon	Swim Practice	North Pool
Friday	May 31	6:00 pm	Pep Rally!!!	North Pool
Saturday	June 1	6:00 am – 2:00	Dual Meet HOM @ Sundance Hills	Sundance Hills
Mon – Fri	June 3-7	7:00 – noon	Morning Swim Practice	North Pool
Tuesday	June 4	6:00 – 8:00 pm	Star Meet (10 & under)	North Pool
Wednesday	June 5	7:00 – 8:00 pm	Stroke Clinic	North Pool
Saturday	June 8	7:30 am	Team Picture	North Pool
Saturday	June 8	6:00 am – 2:00 pm	Dual Meet Cherry Creek Vista @ HOM	North Pool
Mon	June 10	7:00 am – noon	Swim-a-thon at regular practice time	North Pool
Tue – Fri	June 11-14	7:00 am – noon	Swim Practice	North Pool
Tuesday	June 11	6:00 – 8:00 pm	Star Meet (10 & under)	North Pool
Wednesday	June 12	7:00 – 8:00 pm	Stroke Clinic	North Pool
Saturday	June 15	6:00 am – 2:00 pm	Dual Meet HOM @ Stonegate	Stonegate
Monday	June 17	7:00 am – 11:15 am	Age Group Pictures (No swimming)	North Pool
Mon – Fri	June 17-21	7:00 am – noon	Swim Practice	North Pool
Tuesday	June 18	6:00 – 8:00 pm	Star Meet (10 & under)	North Pool
Wednesday	June 19	7:00 – 8:00 pm	Stroke Clinic	North Pool
Friday	June 21	7:00 am – noon	Pancake Breakfast	North Pool
Saturday	June 22	6:00 am – 2:00 pm	Dual Meet Heritage Greens @ HOM	North Pool
Mon – Fri	June 24-28	7:00 am – noon	Swim practice	North Pool
Tuesday	June 25	6:00 – 8:00 pm	Star Meet (10 & under)	North Pool
Wednesday	June 26	7:00 – 8:00 pm	Stroke Clinic	North Pool
Saturday	June 29	7:00 am – 2:00 pm	Dual Meet HOM @ Homestead Farm II	HFII
Mon-Wed	July 1-3	7:00 am – noon	Swim Practice	North Pool
Thursday	July 4	11:00 am – 3:00 pm	Fourth of July Party- No Swim Practice	North Pool
Friday	July 5	7:00 am – noon	Swim Practice	North Pool
Mon – Fri	July 8 – 12	6:00 am – 3:00 pm	RMSL Prelims	RMSL Pools
Monday	July 8	6:00 am – 3:00 pm	13-18	Ben Franklin
Tuesday	July 9	6:00 am – 3:00 pm	8 & Under	CCV
Wednesday	July 10	6:00 am – 3:00 pm	9-10 Prelims	North Pool - HOM
Thursday	July 11	6:00 am – 3:00 pm	11-12 Prelims	Heritage Greens
Friday	July 12		Potential Makeup Day for Postponed Prelims	RMSL Pools
Friday	July 12	6:00 pm	Pasta Pep Rally!	North Pool
Saturday	July 13	6:00 am – 3:00 pm	RMSL Finals	Stonegate
Sunday	July 14	5:00 – 7:00 pm	Award Ceremony	South Lawn
Sunday	July 14	7:00 – 8:30 pm	Pool Party	South Pool

Swimmer Registration is Open!

<https://homesteadhurricanes.swimtopia.com/>

If you have any questions about the swim team, please contact the

parent representatives: Carina Clancy (913-620-8827), Courtney Malnati (303-263-1012), Jill Smith (303-246-7028), Lauren Francis 720-333-0826)

We are looking forward to another great summer!!

Go Hurricanes!!!!

MAKE YOUR SPLASH AS A

**Lifeguard this Summer at
Homestead in the Willows**

Not certified? No problem!
We will certify for FREE!

*Apply today at
frontrangerecreation.com*


Questions?
call our office at 303-617-0221 or
email office@frontrangerecreation.com



North Pool
South Pool
West Pool



- Competitive pay
- Full time or Part time
- Flexible schedule
- Work outside at your neighborhood pool
- Work with fun passionate people

