

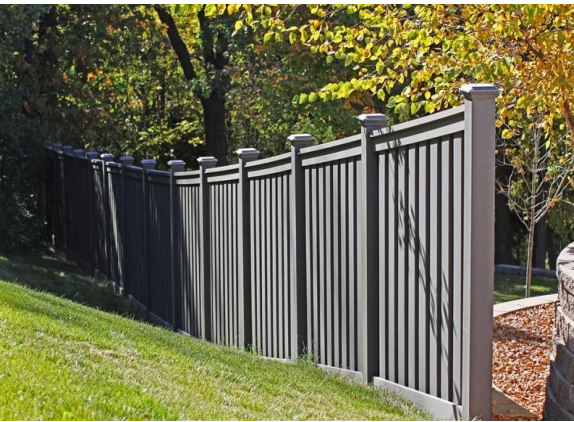


Homestead in the Willows

Homestead Herald

APRIL 2024 Volume 48 #4

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



PERIMETER FENCE PAYMENTS

DUE APRIL 30, 2024.

See page 5 for details about payment plans

Village I and Willows End are separate Associations and are not part of the Perimeter Fence Special Assessment

INSIDE THIS ISSUE:

- Last day to order Boy Scout Troop 373 flowers is April 2nd. Email flowersales373@gmail.com
- Pre-school enrichment enrollment on page 11
- Swim Team info night on page 8
- Tennis program information on pg 12
- The Covenant Review Task Force walk is coming soon. See page 23 for information and page 22 to volunteer.
- Do you want to be a lifeguard at a Homestead Pool? See page 7 to apply
- The community garage sale is coming. See page 25

<p>Next Regular Board Meeting 6:30 PM April 8, 2024</p>		<p>THE MAY HERALD DEADLINE IS APRIL 15, 2024</p>	
--	---	---	---



ASSOCIATION NEWS

MAY HERALD DEADLINE IS APRIL 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	
	Robb Origer	303-668-0452
Secy	Ginny Karlberg	303-564-6336
	sec@homesteadinthewillows.org	
Treasurer	Steve Bell	303-886-1844
	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, April 8, 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

Calendar 18

Community News 3

Covenant Task Force Walk.....23

Landscape Logic.....15

Lap Swim 3

Lifeguards needed 7

Minutes..... 27

Perimeter Fence 5

Pool Parties.....17

Preschool Enrichment registration ... 11

Openpath App 21

Services 21

Social Media17

Swim Team 8

Teen Services 21



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.

Lap Swim Information

If you want to participate in Lap Swimming during the 2024 season the office must have a lap swim waiver on file for you. This form may be found on the HOA website by typing Lap Swim waiver into the search box, or in the grey mailbox outside the Business Office doors.

Lap keys will not be issued. The pool will be accessed using the OpenPath security system through a digital badge on your smartphone. If you prefer not to bring your phone to the pool, key fobs will be available for sale in early May.

In the meantime, please sign up for OpenPath app if you don't have it already. You can sign up by emailing businessmgr@homesteadinthewillows.org with your mobile number and your email address. The office will send you an activation email that you must open within 6 days.

CALL TO REPORT

- | | |
|---|---|
| Waste Connections | 303-288-2100 |
| (HOA Trash Co.—Pick-up day is <i>Wednesday</i>) | |
| 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 |



INJECTING
CONFIDENCE
aesthetic medicine

DEFY *Aging*
WITH US!

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
- Memberships and savings programs
- ... and more!



720.739.3690



303.557.8074



injectingconfidence.com



@injectingconfidence

FINANCING AVAILABLE!
*\$300 MINIMUM PURCHASE

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.



Kyle Malnati

303-358-4250
malnati@kentwood.com
Kentwood Real EstateDTC



STARBUCKS 25455 E. Smoky Hill Rd., Aurora, CO



Sale Price:
\$2,610,000



NOI:
\$139,967



Cap Rate:
5.37%



NNN Lease:
10 Years

Work with Kyle - He Goes The Extra Mile
(Negotiation - Inspection - Due Diligence - 1031 Exchange)

HOMESTEAD IN THE WILLOWS

SUMMER EMPLOYMENT



FREE CERTIFICATION CLASSES

Are you whistle ready?

Join the Front Range Team and make your splash as a lifeguard this summer. No experience required. We provide free certification classes, less the \$50 registration fee. Make new friends and meet new people while working at your neighborhood pool. Don't wait, apply today!

Front Range Recreation – the springboard to success

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

office@frontrangerecreation.com
303-617-0221





Homestead Hurricanes Annual Information Meeting

Thursday, April 18, 2024, from 6:30 - 8:00 pm in the Homestead Elementary Gym
ALL NEW AND RETURNING PARENTS

Who's ready for summer swim? Your Homestead Coaches and Parent Reps are ready for YOU! We can't wait to fill you in on all the important happenings for our summer swim team. Make sure you attend the Information Meeting and Mixer on April 18th to hear about our upcoming season and meet schedule, important RMSL updates, volunteer positions, outings, Swim-a-thon details and much more. This meeting is for new AND returning families as many updates will be shared. Plus, you get to meet some of our incredible coaches. Also, we will have discounted Hurricanes spirit wear from last year as well as swimsuits to try on if you need to order for the coming season! There may be a few more surprises in store...stay tuned to the Hurricanes Facebook Page for more updates this month.

Registration will take place through our website from April 25 at 9:00 pm through May 24. It is going to be a great summer Hurricanes!

Practice Times

Please note there is a change from the March 2024 Herald. We will not have different practice times on Mondays. Funday Mondays are a great tradition for Homestead swimming and only follow a winning swim meet! Let's swim hard and earn our Funday Mondays (that will be held at our normally scheduled practice times). **These times are subject to change. Safety and good learning experience are our main concerns.**

Afternoons (May 15-24)	3:30-4:15 pm	7/8 boys and girls
Afternoons (May 15-24)	4:15-5:00 pm	6 & unders
Afternoons (May 15-24)	5:00-5:45 pm	9/10 boys and girls
Afternoons (May 15-24)	5:45-6:45 pm	ALL 11/12, 13/14 & 15-18
<i>SUMMER SWIM TEAM PRACTICE TIMES BY AGE GROUP:</i>		
<u>MONDAY – FRIDAY</u>	7:00 - 8:00	ALL 11/12
MONDAY – FRIDAY	7:45 - 9:00	ALL 13/14 & 15-18
MONDAY – FRIDAY	8:45 - 9:45	9/10 girls
MONDAY – FRIDAY	9:30 - 10:30	7/8 & 9/10 boys
MONDAY – FRIDAY	10:15 - 11:15	7/8 girls
MONDAY – FRIDAY	11:00-12:00	6 & unders
<i>NO PRACTICE WEDNESDAY, JULY 3RD AND THURSDAY, JULY 4TH</i>		

****Times are subject to change based upon the actual number of swimmers in each age group. Safety and good learning experience are our main concerns.**

If you are interested in becoming a Stroke Judge this season, please reach out to JP Lawless jplawless01@gmail.com

Hurricane 2024 Event Schedule

Day	Date	Time	Event	Location
Thursday	April 18	6:30-8pm	Information Meeting & Mixer	Homestead Elem
Thursday	April 25	9:00pm	Registration Opens!	Website
Monday-Tuesday	May 13 & 14	3:45 - 5:15pm	New Swimmer Tryouts	North Pool
Tuesday	May 14	5:15-6:00pm	Meet Your Coach	North Pool
Wednesday-Friday	May 15-24	3:30 - 6:45pm	Afternoon Swim Practice	North Pool
Saturday	May 25	6:00am - Noon	INTRACLUB MEET	North Pool
Monday	May 27	No Practice!	Last Day for Refunds	
Tuesday	May 28	7:00 - Noon	Morning Swim Practice begins	North Pool
Friday	May 31	6:00 PM	Pep Rally!!!	North Pool
Saturday	June 1	6:00a - 2:00pm	HURRICANE @ SUNDANCE HILLS	Sundance Hills
Tuesday	June 4	6:00 - 8:00pm	Star Meet (10 & under)	North Pool
Wednesday	June 5	7:00 - 8:00pm	Stroke Clinic (11 & up)	North Pool
Thursday	June 6	6:00 – 8:00pm	Hurricane Family Outing	Pirate’s Cove
Saturday	June 8	6:00a - 2:00pm	HOME v. HRTG GREEN	North Pool
Saturday	June 8	6:00am	TEAM PHOTO	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 (11 & up)	North Pool
Friday	June 14	During practice	Pancake Breakfast	North Pool
Saturday	June 15	6:00a - 2:00pm	HURRICANES @ BOW MAR SOUTH	BMS
Saturday	TBD		Parent Party	TBD
Monday	June 17	During practice	Individual/Age Group Photo	North Pool
Tuesday	June 18	6:00 - 8:00pm	Star Meet (10 & under)	North Pool
Wednesday	June 19	7:00am - Noon	SWIM-A-THON	North Pool
Wednesday	June 19	7:00 - 8:00pm	Stroke Clinic (11 & up)	North Pool
Saturday	June 22	6:00a - 2:00pm	HOME v. STONEGATE	North Pool
Tuesday	June 25	6:00 - 8:00pm	Star Meet (10 & under)	North Pool
Wednesday	June 26	7:00 - 8:00pm	Stroke Clinic (11 & up)	North Pool
Saturday	June 29	6:00am-2:00pm	HOME v. HOMESTEAD FARM II	North Pool
Wednesday/Thursday	July 3 & 4	NO PRACTICE - RESUMES FRIDAY, JULY 5		
Monday	July 8	6:00a - 3:00pm	13-18 RMSL Prelims	CCV
Tuesday	July 9	6:00a - 3:00pm	8 & UNDER Prelims	HRTG GREEN
Wednesday	July 10	6:00a - 3:00pm	9/10 RMSL Prelims	North Pool
Thursday	July 11	6:00a - 3:00pm	11/12 RMSL Prelims	HOM FARM II
Friday	July 12	5:00 PM	Pasta Pep Rally	North Pool
Saturday	July 13	6:00a - 3:00pm	RMSL Finals	STONEGATE



TINA PARKS

real estate professional

🏡 Your Trusted Real Estate Professional & Neighbor 🏡

✨ Why Clients Choose Tina ✨

- **Expert Guidance:** With years of industry expertise, Tina provides you with the best advice and insights into both buying and selling in the housing market.
- **Personalized Service:** Tina understands that every homebuyer and seller is unique. She takes the time to understand your preferences and tailors her services to match your specific buying or selling needs. Full Time, Full Service.
- **Local Knowledge:** Whether you're eyeing a new home or looking to sell your property, Tina has a deep understanding of the local market trends to help you make informed decisions.
- **Smooth Transactions:** Buying or selling a property can be stressful, but not with Tina! She ensures a seamless and hassle-free transaction from start to finish.
- **YOUR Best Interest At Heart:** It's about relationships not just the transaction.. Clients trust that Tina will put them first.....always. Plus she's just really fun and refreshing to work with.



Tina Parks

Friend | Trusted Advisor | Neighbor
Top Producing Agent



Scan Me

to start your free
home valuation
(you know you're curious)

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



Dedicated to Excellence
Cherry Creek Schools

PRESCHOOL ENRICHMENT

Preschool Enrichment is an optional childcare program providing a quality experience for the other half of the Pre-Kindergarten day!

- * Space is limited!
- * Convenient and safe
- * On-site with Pre-Kindergarten
- * Free hot lunch every day
 - * High quality staff
 - * Affordable rates
- * CCCAP financial assistance accepted

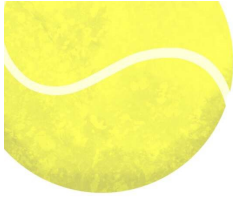
Curiosity begins here!

2024-2025
Registration
NOW OPEN!

MONDAY-THURSDAY
8:00am - 2:45pm

Click **HERE** for more information!

schoolcareworks@cherrycreekschools.org



Homestead Willows Spring/Summer Junior Tennis

Advantage You Junior Tennis 2024 offers a variety of training programs for different age groups and skill levels. These include tennis courses for beginners and advanced players, focusing on skill development, gameplay, and technical proficiency. The courses are designed to be engaging and fun and prepare players for competitive play.

1 Hour Red Ball Lobbers:

Designed for ages 5-7, this course focuses on introducing the fundamentals of tennis through interactive playtime. **Classes are recommended 1-2 days a week.**

1.5 -Hour Orange Ball Crushers Level #1:

This course is for ages 7-10 with little or no tennis experience. It introduces the fundamentals of tennis through drills and rally games.

Classes are recommended 1-2 days a week.

1.5 -Hour Orange Ball Crushers Level #2:

For ages 7-10 who have played in the past and are planning to join junior team tennis. The course introduces topspin on forehand and backhand strokes, volleys, and serving. **Classes are recommended 2 days a week.**

1.5 -Hour Green Ball Green Machines Level #1 / Level #2:

For ages 10-12, this program is ideal for those planning to compete in junior team tennis, middle school, or high school tennis. It emphasizes competition and point play focus. **Classes are recommended 2 days a week**

1.5 -Hour Middle/High School Tennis:

Catered to ages 13 and above, this class is perfect for middle or junior high school players looking to join their school team or participate in Summer Junior Team Tennis Leagues. The focus is on stroke technique, and point play doubles strategy. **Classes are recommended 2 days a week.**



advantage YOU.org



Homestead Willows Junior Tennis

Spring Sessions:

Spring Session #1 April 5-26

\$100- 1 Day

Red Ball Lobbers (ages 5-6) (7)
Wednesday 2:30-3:30

Orange Ball Crushers #1/#2
(ages 7-10)
Wednesdays 3:30-4:30 pm

Green Ball #1 /#2 (ages 10-12)
Wednesdays 4:30-5:30 pm

Middle/High School (ages 13+)
Wednesdays 5:30-6:30

Spring Session #2 May 3-24

\$100- 1 Day / \$200- 2 Days

Red Ball Lobbers (ages 5-6) (7)
Wednesday 2:30-3:30

Orange Ball Crushers #1/#2 (ages 7-10)
Mondays 3:30-4:30 pm
Wednesdays 3:30-4:30 pm

Green Ball #1 /#2 (ages 10-12)
Monday 4:30-5:30
Wednesdays 4:30-5:30 pm

Middle/High School (ages 13+)
Monday 4:30-5:30
Wednesdays 4:30-5:30

Summer Session:

Summer (May 28-July 18):

7 weeks Tuesdays/Thursdays

*No class the week of July 2-5

*Week of July 8-12, classes will be moved to the afternoon and will be 1 hour to accommodate the swim meet

Take advantage of our early discount pricing for summer programming. Sign up by May 7th to receive reduced pricing.

1-hour class 1 day a week: \$175,
Early Registration price \$157.50

1-hour class 2 days a week: \$350,
Early Registration price \$315

1.5 hour class 1 day a week: \$250,
Early Registration price \$225

1.5 hour class 2 days a week: \$500,
Early Registration price \$450

(JTT participants will add \$75 to the total, 6-7 matches, coach at home matches, new balls at home matches, team shirt)



WATERKETCH SPRINKLER

Proud to celebrate our 10th year maintaining Willows in the Homestead greenbelts.

We also do residential repair work.

303-660-8360 since 1985

waterketchsprinkler.com



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

Landscape Logic

by: Nancy Bauer

Have you looked at your yard lately?



Today, we require more of our landscapes than ever before. Back in the day, they were more like a window dressing around a building. They had a token tree or two, a few evergreen shrubs, maybe some perennials for color out front and a small flower bed for marigolds. But today's landscape is not your grandmother's yard!

Now we expect more than just one pop of color, like more shade to cut the AC bill in the summer and a livable area with outdoor ambiance where we cook, eat and entertain. We want more curb appeal and increased property value. Low maintenance and lower water costs are also on the list.

And beyond all those desires, we also ask our landscapes to clean the air, deal with the heat islands in cities, purify water as it moves through the soil, mitigate storm water, grow healthy veggies, attract pollinators and repel the deer that want to chew up our petunias.

That's a tall order for a yard that once just sat still, looked kind of nice and had to be mowed once a week.

So what's on your wish list for this year's gardening season? Beginning this weekend, the productive hours of daylight will seem longer bringing more opportunity to survey the yard and explore new possibilities.

Here are a few ideas to get you thinking:

- **ID the worst eyesore** in the yard and put it at the top of the to-do list.
 - **Decide what you want to see** when you're sitting on the patio. Is it more color, another tree or just a bigger, nicer patio?
 - **Could you change just one thing** that would require less maintenance? For example, is there a shrub you hate to prune because it has thorns? How about replacing it with a colorful and lower maintenance plant?
 - **Is it too dark** in the areas where you would like to expand outdoor living? Would it be more usable if there were outdoor lights?
 - **Can you find a place** for the fire feature that is now on your outdoor living wish list?
 - **Also, walk across the street and look at your house with the perspective the neighbors have.** This is how they see your yard every day. Rate the curb appeal. If it reminds you of grandma's place, think about a facelift.
 - **As with other projects, make the list, prioritize it and put the tasks to get there on the calendar.**
- Before the growing season actually arrives** is when we need to evaluate and make our plan. With it in hand, there will be more purpose in trips to the garden center and the satisfaction of getting the yard of your dreams underway.

April Landscape Tips

- Prepare to activate the sprinkler system. When your system is running make sure to walk around your property to ensure proper coverage is attained. Look for leaks, broken sprinkler heads, and improperly directed heads.
- Although fertilizer should be used sparingly, lawns need supplemental nutrients to promote new leaf and root growth, and control weeds. Bluegrass and fescue lawns benefit from a twice-yearly dose of quick and slow-release nitrogen. It's best to follow up by watering ½ inch.

(Continued on page 16)

(Continued from page 15)

- Over seeding may be beneficial for areas in your lawn that are thin or suffer with damaged or bare spots. A perennial rye and bluegrass seed mix is recommended. Seeding can be performed in spring or fall. It may require both.
- Cut back perennials (except evergreen perennials that stay green all year long) with sharp pruners / scissors, remove dead plant material all the way to the ground.
- Prepare the soil for gardens.



Dogs Spots

Straw colored grass or dead spots with dark green borders are common in lawns of dog owners. The concentrated salts in the urine of dogs, particularly female dogs, cause these problems. Water is the only thing that can reverse the effects of dog urine on grass. Do not apply baking soda, dish washing detergent, or products claiming to dissolve or leach the salts. They will be ineffective and compound the problem. Sometimes the damaged areas cannot be revived, making reseeding necessary. The damaged spots should be heavily watered with a hose for a few days before reseeding or re sodding.

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



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!!

HOMESTEAD IN THE WILLOWS HOA SOCIAL MEDIA CHANGE:

- We are consolidating our Facebook pages.
- Please join the private page (not the public page).
- Join Instagram too!

Facebook Page (private)



Instagram



More details below

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 via a jot-form link with payment through Stripe: <https://form.jotform.com/240706372948160>.

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 go to : <https://form.jotform.com/240706372948160> or follow the link on the HOA website found in the site directory. You may also enter pool party in the search box.

Call **Front Range at 303-617-0221** if you have any questions.

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

SUN	MON	TUE	WED	THU
	1 	2	3	4
7	8 BOARD MEETING 6:30PM	9	10	11
14	15 	16	17	18  HURRICANES ANNUAL MEETING + MIXER 6:30PM-8PM HOMESTEAD ELEMENTARY
21	22 	23	24	25
28	29	30  FIRST PERIMETER FENCE PAYMENT DUE		

TU	FRI	SAT	Hello Spring
4	5	6	<p>Social Highlights: Spring Time Fun</p> <ul style="list-style-type: none"> • Homestead Hurricanes <ul style="list-style-type: none"> ◦ Annual Meeting + Mixer ◦ April 18 - 6:30-8:00pm ◦ Homestead Elementary • Neighborhood Tennis begins: <ul style="list-style-type: none"> ◦ For more info go to: ◦ AdvantageYou.org
11	12	13	
 18 CANES MEETING XER 1-8PM STEAD NTARY	19	20	<p>Next Board Meeting: April 8 - 6:30pm</p> <ul style="list-style-type: none"> • Join the Social Committee: <ul style="list-style-type: none"> ◦ Contact: Socialcommitteehomestead@gmail.com 
25	26	27	<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>
			

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.



Lynn Price

Homestead Homeowner

Homestead Realtor



303.588.9141

lynn.price@pricerealtygroupco.com | lynnpricerealtor.com

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.

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.**

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

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 your children!
Please contact me at 303-718-2062.

PETSITTING SERVICE:
Responsible and detail-oriented student with driver's license providing personalized nurturing and reasonably-priced pet care. Available evenings and weekends.
Text Skylar: 915.248.8477



Sanchez Painters LLC
We Are Insured
Spray, Roll or Brush application 20 years of Experience
Commercial/Residential Exterior/Interior
Additional services offered
Kitchen Cabinets, Staining, Decks, Fences, Power Washing
Call Christin for a Free Estimate
720-854-8066 sanchezpainters3@gmail.com



Volunteers Needed!

The Covenant Review Task Force will be doing the annual site wide inspection late May – early June and is in need of volunteers.

This is a short easily managed few hours of volunteer work and a good way to give back to your community. Volunteers walk in pairs and canvas a section of the community they do not reside in. Volunteers may walk at their convenience as long as the review is completed by the due date. Materials and training provided and volunteers remain anonymous.

Please consider volunteering for this important committee. And if you have someone in mind to walk with, please forward their information or have them contact the task force or office. Call the office or email the task force at hoataskforce@gmail.com with your questions or to volunteer.

THANK YOU!

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

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

THE COVENANT REVIEW TASK FORCE WALK

It is not too soon to start thinking about maintenance issues for the exterior of your home that you want to address this spring and early summer. As has been the process for the last few years, the Covenant Review Taskforce will be walking the community to review all homes and properties in late May and early June, helping to ensure that properties are maintained and high property values are retained.

The items that will be considered are:

HOUSE CONDITION:

Paint - faded or blotchy

- chipping and peeling

Siding - rotting or deteriorating

- holes in view

Window frames - rotting

- paint chipping
- missing or torn screens

Shutters - broken/warped vanes

- paint chipping
- no shutters on the house.

Garage doors/Garage Door Trim

- paint peeling or chipping
- faded or blotchy
- broken, crooked, dented

Roof - missing shingles

- gutters missing or deteriorating

Driveway/Walkway - heaved and buckled

- heavy oil stains
- badly flaked

PROPERTY CONDITION:

Dead Branches & Trees - significant dead branches on one or more trees

Shrubs/Vegetation - dead and dying shrubs,

- overrun with weeds
- extending onto sidewalk
- extensive browning of junipers

Lawn - significantly weed infested (dandelions, etc.)

- dirt patches
- dead grass areas
- dry, burnt, in need of water

Fence - falling down

- missing or broken boards or rails
- pulling away from house

General debris -“ stored” around house or porch

Mail box—leaning or crooked

- in need of paint
- post or box deteriorating

Vehicles-Commercial or stored vehicles parked in view

- inoperable: flat tires, expired tags, or Non-working

ACC guidelines are outlined in the Homestead Colonial Aesthetic which can be found on the HOA website at: www.homesteadinthewillows.org>Home Improvements

All exterior changes to your home require an Application for Architectural Change for approval by the ACC even if they are as a result of a Task Force citation. Applications are available at the Business Office or online. The ACC is unable to accept emailed applications. Please mail or deliver hard copies to the Business Office.

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
- Free Color Consultation

Owned & Operated by Homestead Residents



RESIDENTIAL
PAINTING



COMMERCIAL
PAINTING



HOLIDAY
LIGHTING



GUTTER
INSTALLATION

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



We have active buyers ready to purchase your Homestead home!

Whether you are selling off market or listing soon, please don't hesitate to reach out (or have your agent contact us)!

KIKI FAIRCLOTH & ELI BOONE
BROKER ASSOCIATES

Kiki@BooneFaircloth.com
Eli@BooneFaircloth.com
303-482-7300
CamberRealty.com



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**

HOMESTEAD *in the willows* GARAGE SALE

COMING MAY 31 & JUNE 1

CALL AK RILEY TO REGISTER
720.289.2929



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

Homestead uses a mobile access system to the swimming pool and tennis court gates at North, South and West. **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 members that reside 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.

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. IRL 20YYZ3_CDO_7/20



HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION
Annual Homeowner Meeting – March 11, 2024, 7:00 P.M. – Unofficial Minutes

CALL TO ORDER: Homestead Board Treasurer, Kelly McCormick, called the meeting to order at 7:04 p.m. Boy Scout Troop 373 performed the opening flag ceremony with recitation of the "Pledge of Allegiance." The honor guard included Noah and Harrison Kleman, Viktor Heitz and Brayden Kakel who led the Color Guard. The Board thanked the Boy Scouts for their service to the community.

BOARD MEMBER INTRODUCTIONS: Ms. McCormick welcomed the homeowners present and explained that Board President James Keating was absent due to illness. She introduced outgoing Board Member, Chris Evans and current Board Members, Michael Garnsey, Ginny Karlsberg and Steve Bell who had been appointed to replace her as Treasurer on the Board in February.

MANAGER INTRODUCTIONS: Ms. McCormick introduced the Managers: Business Manager, Katie Kidwell, Landscape Manager, Nancy Bauer; Pool Manager, Jaylene Jones; Tennis Manager, Jill Ellsworth; and ACC Manager, Emily Maxfield.

PROSPECTIVE BOARD MEMBERS: The Association had three candidates running for the open Board position and Ms. McCormick asked each candidate to introduce themselves and summarize their background. Candidate Samia Nash introduced herself as a resident since 1998. She and her husband raised two children who attended Homestead Elementary and participated in the Homestead Hurricanes Swim Team. Professionally Ms. Nash has worked for CPA firms as a Director of Operations and has also been a Human Resources Director for a Medical Recruiting firm before retiring in 2023. Candidate Erik Nash introduced himself as Samia's husband, also running for the open position. He has a BA from the University of Colorado, Boulder and has spent his career in Telecommunications as an engineer. He is currently a consultant. Candidate Rob Origer introduced himself stating that he and his wife Rachel have two children and this is their second time living in Homestead. After being transferred a few years ago he was offered an opportunity to return to the Denver area and agreed to do so if they could find a house in Homestead! Professionally Mr. Origer has worked for Dish Network where he leads manufacturing, distribution and in-home service teams. He also has prior Board experience in industry. Ms. McCormick asked that all homeowners to complete their ballots and pass them to the center aisle where they were collected by the managers to be tabulated.

APPRECIATION OF OUTGOING BOARD MEMBER: Vice President, Chris Evans thanked Kelly McCormick for her service noting her contributions as Treasurer and her work on the Perimeter Fence replacement. Kelly had organized the volunteer fence committee who evaluated prospective fence materials and obtained the proposals for the Trex Fence. Both Kelly and James Keating carried the fence replacement project over the finish line. She was responsible for securing the Line of Credit that allows homeowners to make payments on the Special Assessment and was also instrumental in finding a new auditor and new bookkeeping services when the Association existing vendors retired. Using her CFO skills Kelly has fine tuned the HOA budget ensuring it is based on actual spending and developed the spreadsheet and has implemented new billing and payment systems to update the HOA bill pay and check writing. Member at Large, Michael Garnsey thanked outgoing Board Member Chris Evans for his service to the community. Chris volunteered on the Architectural Control Committee when he first moved to Homestead six years ago. From there he moved on to serve on the Board of Directors where he established an appeals process moving them out of the regular Board Meetings so that the Board could focus on the business and goals of the community. He worked

(Continued on page 29)

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.youtube.com/@ColoradoPaintPro
www.facebook.com/ColoradoPaintPro

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

(Continued from page 27)

with former BOD President Donald Luther to update the Covenant Enforcement Policy and has reviewed countless contracts for the community. When the community expressed an interest in snow removal Mr. Evans found the snow removal company currently used and he has also represented the HOA in mediation and small claims court to save the HOA legal fees.

COMMENTS FROM THE PRESIDENT: Ms. McCormick summarized the 2024 goals the Board has for the community. She thanked President James Keating for his work on the Perimeter Fence Project noting that James met weekly with Split Rail Fence, handled much of the inquiries or correspondence from homeowners and spent countless hours explaining the rationale and funding to homeowners. Without his work the fence project would not have gone forward. Ms. McCormick went on to explain that Mr. Keating planned to implement a training program for Board volunteers which began with the training of new member Steve Bell as Treasurer. The Board also hopes to find a workable process for online ACC submissions although the various documents and samples needed to evaluate an application continue to make online submissions problematic. Ms. McCormick noted that the retirement of the HOA auditor and bookkeeper drove the change to a new accounting group and transition to Quickbooks Online. These changes will allow the HOA Treasurer to see the state of the HOA financials in real time instead of waiting for end of the month financials.

COMMITTEE INTRODUCTIONS: Member at Large, Michael Garnsey explained that three committees operated under the Board of Directors: The Swim Team, the Architectural Control Committee (ACC) and the Social Committee. He explained that the ACC was the biggest volunteer commitment in the HOA noting that since 2020 they had experienced a 50% increase in applications and now processed over 300 annually. Mr. Garnsey reminded the membership that the HOA Governing Documents required the appointment of the ACC by the Board of Directors. He then explained that the annual Covenant Review Taskforce was also an industry best practice. Every property is reviewed once annually at the same time. Homestead does this through volunteers rather than paying for covenant enforcement. The committee needs as many volunteers as possible and he encouraged homeowners to add their names to the sign up sheet in the back of the room. The volunteers walk in pairs in a section of the neighborhood they do not live in so that citations are as fair as possible. If homeowners want to dispute a citation they have the right to appeal to the Board. ■

Mr. Garnsey introduced Swim Team Parent Representative Kristen Kraus, introduced herself and her fellow parent reps, Michelle McCleary, Jenny Blackburn, and Erin O'Flaherty. Kristen informed the community that the coaches for the 2024 season had been hired and explained that the swim team was very mindful that the swimmers represent the neighborhood. The Rocky Mountain Swim League is developing guidelines for a code of conduct to ensure teams represent themselves positively in the community and the Hurricanes fully support that although Kristen noted Homestead has a great group of swimmers who always make Homestead look good. The Hurricane Info night will be held in early April and anyone with a new swimmers should plan to attend. Homestead will host four home meets this summer and practices will start in mid-May. The Hurricanes are always looking for new parent reps so please volunteer!

Mr. Garnsey introduced Social Committee co-chair Olivia Phillips. Olivia introduced herself and explained the Social Committee was responsible for community activities such as the Food Truck nights, the July 4th festivities and more recently the very popular Holiday Carriage Rides which served 350 people last December. She reminded the membership the next event would be the Egg Hunt on March 23^{rs}. Olivia concluded by thanking the Board of Directors for their help and support.

(Continued on page 31)



Windows

We stand by our installation and products with a double lifetime warranty on most of our windows and doors.



Siding

No matter fiber cement, engineered wood, vinyl or metal siding, we offer factory direct pricing and flawless execution on installation.



Roofing

Our roofing installers will assist in choosing the right materials for the job. We can also help navigating the insurance company or the HOA.



Painting

Our painting service begins with complete prep of woodwork for a solid foundation, the bedrock of any successful project

Say Hello to Curb Appeal in Homestead

HRTI is proud to be your neighborhood exterior remodeling resource. We are a one-stop-shop for all your exterior home needs. Whether you need a few windows replaced or have been victim of a summer storm and need an exterior makeover, we can help. We're happy to work with the insurance company or HOA too!

VISIT US AT HRTI.COM

Proud
Homestead
Resident
&
Homestead
Elementary School
Sponsor



Call Today For a Free Estimate
303-984-6159

(Continued from page 29)

PERIMETER FENCE: Ms. McCormick summarized the Perimeter Fence project. The Board had hired Split Rail Fence Company to install the new fence. Ms. McCormick went through the financials of the project: The base amount of the contract for the fence was \$2.1 million with a “not to exceed” amount of \$275,000 for unexpected expenses such as hydro-digging around utility lines and traffic control expenses. The Association has not had to use very much of the \$275,000. The projected interest expense is \$250,000 but again because of so many owners paying in full early and careful cash management, Ms. McCormick does not expect the interest expense to reach \$250,000. She also doesn't expect the full \$100,000 budgeted for landscape repairs to be spent either. There is a small section of fencing along Homestead Parkway that has not been completed because that property has a retaining wall that does not permit the posts to be installed in the usual way. A workaround is in development and the last section of fence will be installed when that is ready. Ms. McCormick is optimistic that the Board will be able to cancel the final fence payment and refund the same amount to owners who paid in full but the HOA will need to wait until 2026 to confirm.

Questions:

1. **Is the retaining wall on HOA property?** Yes
2. **There are areas where homeowner fencing meets the HOA fence that don't match. Also sections along Costilla Avenue that don't have perimeter fence. Is there a provision to make these area match so the fence looks more uniform?** No, the HOA installed the new Trex fence everywhere the existing perimeter fence was installed. Ms. McCormick explained the Board's understanding was that when the HOA took over the installation and maintenance of the Perimeter Fence they did so only in areas where the fence could be moved onto HOA property. The areas mentioned are on private property and the Board cannot compel a homeowner to change the fencing he paid for to match the HOA fencing.

FINANCIAL REPORT: Ms. McCormick then reviewed the HOA Financials noting that the budget is available for homeowners in the Business Office. She explained that the Board chose not to increase the dues in 2024 because of the fence assessment, however the Board did include the \$100 fence maintenance assessment that had stopped being collected for several years. The Board believes that if this maintenance assessment continues each year then in 30 years owners won't have to be assessed as they were for this fence. Ms. McCormick presented the 2024 budget explaining the 2023 budget produced a \$474,478 surplus. This was due in part to lower water expenses thanks to the rain last summer. Ms. McCormick reminded the membership that the Board has obtained a Reserve Study in 2018 that identified the remaining useful life and estimated replacement cost of the HOA buildings, pools and other amenities. The expected contribution to the reserve fund for 2024 is \$349,000.

Questions:

Does the Board have a policy requiring them to obtain multiple bids? The Board has no formal policy but usually gathers multiple bids where possible. The HOA does use preferred vendors but does occasional market checks as well.

Why doesn't the Board look at the budget quarterly? The HOA doesn't have a system that allows the Board to do that although with the implementation of Quickbooks Online the Treasurer will be able to see the balances immediately. The Board does not want to generate big surpluses but it's also hard to project an accurate budget in October before the year's spending is complete.

(Continued on page 33)



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



EXTERIOR SHUTTERS

HOMESTEAD APPROVED

ALLEGRO PATTERN

- CUSTOM SIZES
- QUICK DELIVERY
- FREE ESTIMATES

FROM THE CRAFTSMEN AT

ALPINE CUSTOM SHUTTERS, INC

303-781-6860

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



(Continued from page 31)

Does the Board have a balance of the reserve fund surplus? The reserve fund for fence maintenance totals \$301,000 and the general reserve fund surplus is about \$170,000. The general reserve fund balance is approximately \$350,000 which is not excessive for a community of our size with aging capital infrastructure.

I don't see a line item for interest income? The HOA is earning 7.5% in the reserve fund.

HOMEOWNER COMMENTS/QUESTIONS:

1. **What is the status of Application fees for ACC applications?** The ACC is still working on that. The ACC will likely implement a fee on applications for large remodels because of the time it takes to review such projects. There may be fees on smaller projects as well but nothing is definite yet.
2. **What prompted charging fees for ACC applications?** Prior to the hiring of the ACC manager the HOA had enjoyed the volunteer services of a resident who provided her time as a gift to the community. When she resigned the Board realized a paid manager was needed as no other volunteer was willing to take on the work. More and more owners are choosing to remain in Homestead and add significant additions to their homes. These projects take a lot of time to review. The Board and ACC surveyed other communities who routinely charge for applications.
3. **If you are cited by the Covenant Review Taskforce for a violation that requires an ACC application will you still have to pay an application fee?** Yes. The point of the Taskforce is to note properties in disrepair. If you need to submit an application the fee will be charged just as it would if you were making the change without having received a violation notice. Not all citations require an ACC application.
4. **The date the taskforce walks, matters. Last year I was cited for violations that had occurred due to a recent hailstorm.** The HOA does the best it can. Yes, often the evaluation is done while a shrub is still dormant or just after a hail storm but the volunteers are given a short window in which to complete the process in order to allow homeowners the summer to repair their issues. If an owner was cited for chipped paint, the HOA wants to give them plenty of time to make their repair before weather prevents them from doing so.
5. **A homeowner commented that she liked reading the unofficial minutes of the ACC meetings in the Homestead Herald.**
6. **A homeowner commented that the Taskforce should say "thank you" when a homeowner notifies them that they have repaired a violation.** Noted.
7. **In late 2022 a branch from a dead tree on the HOA greenbelt fell on my tree and damaged my tree. Now I think another tree branch could do the same thing.** Please send your address to the Business Office and the Landscape Manager will take a look.
8. **Several trees have been removed along Quebec and Dry Creek.** Landscape Manager Nancy Bauer replied that area is on her list for replacement trees this year.
9. **A homeowner commented that overgrown trees will become a bigger hazard as the years go on.**
10. **I am an interior perimeter fence owner and when we bought the house our lot was more expensive because of its access to and view of the greenbelt. Both of these things have been taken away from us because of the new interior fence height of 6 feet. Also I had to pay \$1000 for a gate to maintain that access. The purpose of the Perimeter Fence should not be to take this amenity away from interior property owners.** That is disappointing. Most owners welcomed the increase in fence height and its understandable that if you didn't want that it would be disappointing.

RAFFLE RESULTS: Homeowner Kurt Besch won the drawing for a 50% rebate on his 2024 HOA dues.

ELECTION RESULTS: 94 Homeowners were in attendance. Rob Origer was elected with a combination of 96 ballots and proxies providing enough votes to satisfy the quorum requirement of 90.

CLOSING REMARKS: Mr. Evans thanked everyone for attending and adjourned the meeting at 8:26 p.m.



- Botox/Dysport
- Dermal Filler
- Emface
- Sculptra
- Facials
- Microneedling
- Chemical Peels
- Body Contouring
- Emsculpt neo
- Weight Loss
- IV Therapy
- Emsella

Ellen Neufeld MSN, CRNA, APRN
14-year Homestead Resident

Schedule a FREE Consultation
Call/Text 303-921-8228 | aviva-medspa.com
Ask About Our New Client Specials

Book
Online



AVIVA
Med Spa



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



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!





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

