



Homestead in the Willows

Homestead Herald

MARCH 2024 Volume 48 #3

A Covenant Controlled Community for the Benefit of All

www.homesteadinthewillows.org

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.

If you are unable to attend the meeting, please complete the proxy on page 11 and return it to the Business Office so the necessary quorum can be achieved and a new Board member elected.

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.



VOLUNTEERS NEEDED

The Covenant Review Task Force needs volunteers for the annual review of the neighborhood .

This volunteer opportunity to give back to your community requires only a few hours of your time in late May or early June at your convenience. Please consider volunteering.

Please call the Business Office or email hoataskforce@gmail.com for more information or to volunteer. Thank you.

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

**APRIL HERALD DEADLINE IS
MARCH 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, 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.

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REGULAR DUES ASSESSMENT

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

Dues should have been paid in full by March 1, 2024. Late fees apply as of March 2nd. Owners may pay online through PayHOA or bring a check to the Business Office at 5896 E. Geddes Ave.

PERIMETER FENCE

SPECIAL ASSESSMENT

EXCLUDES WILLOWS END AND VILLAGE I

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 33.

Call the Business Office if you have questions.



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



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Calling all H2Os!

Hey Hurricanes! Are you interested in being an H2O for the Homestead Hurricanes swim team? We welcome both returning and new candidates to apply for our leadership driven program. The H2O program is focused on older swimmers building mentorship-based relationships with younger swimmers. To be interviewed, you must be entering your freshman year of high school in the fall of 2024. Please email Jenny Blackburn jenniferannblackburn@gmail.com by March 10th for more information on how to apply.

We are so excited for this 2024 swim team season and can't wait to hear from you!

Coach Lindsey, Coach Lily and the 2024 Parent Reps

Practice Times

With a new tennis company, the practice times for this summer are new to accommodate swimmers and tennis players. **These times are subject to change. Safety and good learning experience are our main concerns.**

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With a new tennis company, the practice times for this summer are new to accommodate swimmers and tennis players. **These times are subject to change. Safety and good learning experience are our main concerns.**

FUNDAY MONDAY	8:15 - 9:00AM	ALL 11/12
FUNDAY MONDAY	9:00 - 9:45AM	ALL 13 - 18
FUNDAY MONDAY	9:45 - 10:15AM	ALL 9/10
FUNDAY MONDAY	10:15 - 11:00AM	ALL 7/8
FUNDAY MONDAY	11:00-11:45 AM	ALL 6 & UNDERS
NO PRACTICE THURSDAY JULY 4 TH AND FRIDAY JULY 5 TH		
TUESDAY – FRIDAY	7:00 - 8:00	11/12
TUESDAY – FRIDAY	7:45 - 9:00	13 - 18
TUESDAY – FRIDAY	8:45 - 9:45	9/10 Girls
TUESDAY – FRIDAY	9:30 - 10:30	7/8 & 9/10 boys
TUESDAY – FRIDAY	10:15 - 11:15	7/8 Girls
TUESDAY – FRIDAY	11:00-12:00	6 & Under

☪ Save the Date! - Homestead Hurricanes Annual Meeting & Mixer ☪

Thursday, April 18th 6:30-8:00 pm - Homestead Elementary School

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting February 5, 2024 – Unofficial Minutes

CALL TO ORDER: President, James Keating called the meeting to order at 5:20 p.m. Present were Vice President, Chris Evans; Secretary, Ginny Karlberg; Treasurer, Kelly McCormick; Member at Large, Michael Garnsey; ACC Manager, Emily Maxfield; Tennis Manager, Jill Ellsworth; Business Manager, Katie Kidwell and homeowner Steve Bell. Homeowner Don Filarowicz attended a portion of the meeting and Social Committee co-chair Olivia Phillips and Swim Team parent rep Kristen Kraus reported via conference call due to technical issues with Zoom.

MINUTES: The minutes of the January 15th regular meeting were approved as read.

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

COMMITTEE REPORTS:

SWIM TEAM: Parent Rep Kristen Kraus reported that the 2024 season coaches had been hired and are now soliciting applications for H2O coaches. Swim Team will host their annual information session in early April. Kristen asked the Board if the HOA would consider extending Swim Team's use of the North Pool to 12:30 or 1:00 pm so that practices could start later. Currently the 11/12 year old practices have to begin at 7:00 am in order for all age groups to get a practice time completed and given changes in their sleep cycles the early practice is hard on that age group. During discussion the Board noted that it annually fields complaints from residents who can't use the North Pool until noon because of the Swim Team practices and that while open the North Pool also accommodates Swim Team coaches giving lessons using one lane of the pool. The Board agreed that Swim Team could have any age group start practice at 7:00 am but that it could not further restrict resident access to the North Pool by extending the Swim Team practice time.

SOCIAL COMMITTEE: Social Committee co-chair Olivia Phillips reported that the Holiday Carriage Rides were a big success and have been booked in advance for 2024. The Egg Hunt is planned for March 23rd with a rain date on March 30th and the committee is working on obtaining Food Trucks for the summer. The Social Committee is also drafting a policy statement for the committee that outlines the HOA guidelines so that policy remains consistent as chairpersons rotate off the committee. They also are looking into pricing for a permanent sign holder to advertise community events using trex posts to match the new fence.

MANAGER REPORTS:

POOL: Front Range Recreation submitted a written report. They are ready to order new furniture for the South Pool. The Board asked that FRR provide photos of the furniture and material samples and will ask the ACC to approve the selection.

LANDSCAPE: Manager Nancy Bauer submitted a written report. The dumpster enclosures have been cleaned and the doors are propped open to encourage no dumping while there are no receptacles. Multiple above ground cables exposed during the fence construction were buried along Quebec Street between Costilla Avenue and Easter Avenue. Tree work is scheduled to begin in April.

TENNIS: Manager Jill Ellsworth reported the annual USTA tennis captains' meeting was held on February 1st. Homestead is over capacity for USTA league teams and Jill had to move one team to South Suburban for the 18 and over season. Each season a team will be picked at random to play from South Suburban until capacity changes. The HOA will cover the cost of playing in the South Suburban league and James moved and Chris seconded a motion to charge all USTA league participants \$20 to cover the cost of outsourcing a team, the increased use of the courts that USTA players enjoy and to help afford the amenities they request such as year round trash service. The motion passed unanimously. Residents who have requested tennis information have been emailed using the contact information received. Those who responded and asked to be on a USTA Team have been placed. The West Courts will be resurfaced and repairs will be made to the chain link fencing on all courts. Jill requested funds to replace the bounce back on the South Courts and the Board approved the purchase of a Fiberglass backboard fence to replace it. Advantage You will return for instruction in 2024. They plan to host an information meeting on February 12th at Koebel Library.

ACC: Emily reported that she is still working to get the ACC process on the PayHOA platform so that owners could submit applications online but needs some technical help. The Board and Emily continued to discuss charging for applications. Some committee members expressed reservations about doing so. The Board believes that the time spent evaluating applications, communicating with homeowners, making further adjustments to plans can often take up to 8 or 10 hours. Major remodels often require a consult with an outside architect and going forward larger renovations will only continue to become more common. The Board had checked other associations who do charge for applications and also charge for pool and tennis court use. The Board asked Emily to bring their position to the ACC for feedback. James moved and Chris seconded a motion to refer account 378 to the HOA attorney for legal action if they fail to meet the final deadline for their covenant violation. The motion passed unanimously.

BUSINESS: Katie reported that assessment letters for the Perimeter Fence Special Assessment had been mailed and more than 60 homeowners have made full or partial payments already. James moved and Chris seconded a motion to grant a dues payment plan to account 665. The motion passed unanimously. Account 562 has failed to make the payments agreed to for their 2023 payment plan and James moved that the account be referred to the HOA attorney for collection. Chris seconded the motion which passed unanimously. Katie presented the renewal package for the HOA insurance policies. James moved and Chris seconded a motion to accept the renewal. The motion passed unanimously. The Board reviewed the proposed Social Media policy and made a change that Katie will submit to the attorney. The Colorado Homeowners Bill of Rights Task Force was formed to examine issues concerning homeowner rights. Chris Evans volunteered to attend the next meeting and report to the Board. Chris will also speak to the contractor who won the bid to build an ADA ramp at the North Pool so that can be completed prior to summer. A homeowner called to suggest the HOA not spend money on snow removal along sections of Costilla Avenue where the sidewalk remains shaded and snow quickly becomes ice. The Board discussed the snow removal thus far and agreed they will take that suggestion under advisement noting that they continue to evaluate Snowology and providing snow removal. The Board agreed to a request to use the South Pool lawn for a graduation party on Saturday, May 25th.

HOMEOWNER COMMENTS: Homeowner Don Filarowicz appeared in person to thank the Board for the 8' height on the new Perimeter Fence. As an owner who backs to Dry Creek, he has noticed that the height along with the way the fence is constructed has reduced road noise by 80%. Mr. Filarowicz also asked if the Board could do anything

(Continued on page 8)

(Continued from page 7)

about the lampposts of the streetlights throughout Homestead. The black coating has worn off exposing the gray fiberglass and the City of Centennial won't pay to replace the streetlights. They say Xcel is responsible for their maintenance. The Board will consult with the Landscape Manager to see if she has a contact with Xcel who can be approached for maintenance. Mr. Filarowicz also asked that the landscape budget include shrubs along the cut-through from Homestead Parkway to South Newport Street.

FENCE REPORT: The Perimeter Fence construction is complete, ahead of schedule, except for one section on Homestead Parkway which requires special posts. Treasurer Kelly McCormick continues to carefully manage reserve funds and has not yet needed to draw upon the line of credit. Landscape Manager Nancy Bauer and Board Fence Liaison James Keating will complete a walk-through of the fence noting where repairs need to be made. It was noted a homeowner removed a section of the new fence to allow for their landscaper to access the property from the street. This is against the Residential Improvement Guidelines and HOA policy. Homeowners are not permitted to remove the Perimeter Fence for landscape projects because the fence is not personal property and private landscapers often fail to reinstall it properly. In this case, removing the fence will void the Split Rail warranty. The Board instructed Katie to send the owners a letter requiring them to pay Split Rail Fence Company to reinstall the fence instead of the landscaper who removed it.

FINANCIAL REPORT: Kelly summarized the changes to HOA bookkeeping, transition to Quickbooks online and bill.com allowing the treasurer to view the financial status of the HOA in real time and negating the need for Board members to sign paper checks at the office. The business of the HOA has grown to such an extent that outsourcing the accounting and putting the processes online will provide a better audit trail and free up the office to answer homeowner inquiries. Kelly presented the financials to the Board and walked them through the budget, proposed 2024 reserve fund deposit and reserve expenditures.

NEW BUSINESS: Kelly moved and James seconded a motion to appoint Steve Bell to the Board of Directors immediately. Steve will take over as Treasurer in April after Kelly leaves the Board of Directors and will be copied in on her emails now to get up to speed quickly. The motion passed unanimously.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:00 pm. The next regular Board Meeting will be on Monday, April 8th at 6:30 p.m. at the Business Office.

ACC: About Fences...

If you are replacing any or all of your fence to match the HOA perimeter fence an Application for Architectural Change is required to be submitted for approval before work is started.

Applications are available at homesteadinthewillows.org or at the HOA office.

And as a reminder...

The perimeter fence is the property of the HOA and is not to be removed, replaced, painted a different color or altered, including adding a gate. Removal for temporary access is prohibited. Please refer to the Residential Improvement Guidelines, Section II, Section 2.32 Fences.



**HOMESTEAD IN THE WILLOWS HOA
ANNUAL MEETING OF MEMBERS
MONDAY, MARCH 11, 2024**

AGENDA

- I. Call to Order
- II. Welcome
- III. Introduction of Board Members, Managers & Committees
- IV. Board Member Nomination/Election
- V. Comments about our Neighborhood
- VI. Perimeter Fence
- VII. Board Goals for 2024
- VIII. Committee Updates
- IX. Financials
- X. Homeowner Open Forum
- XI. Election Results
- XII. Drawing for Dues rebate
- XIII. Adjournment

2024 Annual Meeting Voting Instructions

How to Cast Your Vote

1. You can vote in one of two ways: (1) by **proxy** in advance of the Annual Meeting, or (2) by **ballot** at the Annual Meeting.
2. If you choose to cast your vote by proxy, complete the proxy form on page 11. **Return the completed proxy form by mail to 5896 E. Geddes Ave., Centennial, CO 80112 or drop in the Black lockbox located at the Business Office.** Proxies must be received no later than 3 pm, March 11, 2024. Proxies received after 3 pm March 14, 2024 will not be counted.

How to Complete Your Proxy or Ballot

1. **Election of Directors.** One director will be elected at the 2024 Annual Meeting. You can direct your proxy holder's vote for one candidate on the proxy form or you can write in another name, **but you can only indicate votes for a maximum of one candidate.** Mark your selection for the Board of Directors candidate(s) by placing an X in the space provided next to the candidate's name. If you wish to write in a candidate's name, a space has been provided for you to do so and place an X in next to their name.
2. **Signature and Date.** Please date and sign the proxy or ballot in the space provided.
A proxy or ballot that is not signed and dated will not be counted.
3. If you own more than one Lot or Dwelling Unit in the Association, you should receive a proxy and voting package for each property owned and you are entitled to votes for each property. You should return a separate proxy or ballot for each property owned.
4. **You do not have to direct votes on the proxy.** If you choose not to tell your proxy holder how to vote, your proxy will count toward the necessary quorum to conduct business at the Annual Meeting, and your proxy holder can vote on your behalf. Regardless of whether or how you choose to direct your vote, the Board requests that you return your proxy to secure the necessary quorum.
5. **If more than one proxy or ballot is received for a particular Lot or Dwelling Unit, the proxy or ballot with the most recent date will be counted.**

Questions? **Contact Katie Kidwell at 303-793-0230**

MEMBER'S PROXY
FOR THE MARCH 11, 2024 ANNUAL MEETING OF MEMBERS
OF HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION, INC.

I/We, _____, being a voting member in good standing of Homestead in the Willows Homeowners Association, Inc. (the "Association"), by virtue of owning the following described property, do hereby revoke any prior proxy granted by me/us with respect to my/our membership in the Association and constitute and appoint the President of the Association or, in his absence at the meeting or failure or inability to vote for any reason or any continuation thereof, the Vice-President of the Association, my/our true and lawful agent for me/us with each having full power to act in my/our name and place with full power of substitution, to vote as my/our proxy at the annual meeting of the members of the Association to be held on March 11, 2024 at 7:00 p.m. as well as at any continuation of the meeting for the purpose of casting my/our vote for the following person(s) to be a Director of the Association, as indicated below.

_____ Robb Origer

_____ Samia Nash

_____ Eric Nash

_____ write in candidate

If no candidates are selected above, my/our proxy shall cast my/our vote as they determine.

The appointment made and power granted by this proxy shall survive the disability of the granting member(s) and shall inure to the benefit of and be binding upon the heirs, representatives, successors and assigns of the member(s).

Please sign and print the requested information beneath your signature.

Signature

Member's Name: _____

Homestead Property Address: _____

Mailing Address (if different): _____

Date: _____

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BOARD OF DIRECTOR APPOINTEE

STEVE BELL

I'm pleased to submit my name for a position on the Homestead HOA board, as I would consider it a privilege to be able to serve this community that has given so much to my family over the past 28 years.

In March of 1996, my wife Marnie and I moved to Homestead with three kids ages 5, 3, 1 and one on the way. We are both Colorado natives, and were familiar with Homestead from my aunt and uncle's family who were original owners on S Olive Way back in 1976. We raised our four children on East Davies Pl, a cul-de-sac on the north side that at one point had 17 kids under age 17 living in its 9 homes. With our kids grown and gone (except for returning regularly for Sunday night dinners), we briefly considered moving. Instead, we doubled down on Homestead and completed a major home remodel in 2021, planning to last another 25 years here.

We have been active in the Homestead community from the start, having been part of the swim team from 1996 through 2011, and serving as parent reps in 2004. I also served as captain of the Homestead men's 4.0 tennis team starting in 1996 and for many years after that, participating for a total of 26 years on the team (I did hang it up after the 2021 season).

I am recently retired in August of 2023, and if elected I look forward to serving our community.

BOARD OF DIRECTOR NOMINEES

ROBB ORIGER

My name is Robb Origer and I'd like to be considered for a role on our Board.

My family - my wife, Rachel Bandy, and our sons, Charlie and John - love Homestead. Charlie attends West Middle School and John attends Homestead Elementary. This is our second time living in this neighborhood.

When we had an opportunity to return to Denver, we knew that we would return to Homestead. It's a wonderful community to live in and to raise our children in.

Professionally, I am Senior Vice President at Dish Network where I lead our Manufacturing, Distribution, and In-Home Service teams. Additionally, I have prior Board experience in multiple industries.

I'd love to contribute my time and experience to help our community. I appreciate your consideration.

Thank you, Robb Origer

ERIC NASH

I have been a Homestead in the Willows resident since June 1998.

My wife and I have raised our two children in the neighborhood and enjoyed watching them make life-long friends with fellow Homestead children.

Professionally speaking, I have a BA from the University of Colorado.

I have worked in the Telecommunications field as an Engineer and spent much of my tenure in leadership. I am currently a consultant for a large overseas firm

(Continued on page 14)

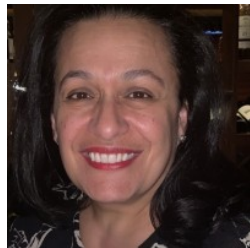
(Continued from page 13)

working alongside my former employer to provide best practice solutions.

Additionally, I have a small family business (TreeHugger Moving Boxes) which some of our Homestead neighbors have utilized.

I look forward to the possibility of serving as a Board Member in our neighborhood to continue the longstanding tradition of self-management.

SAMIA (SAM) NASH



Personally:

I have been a Homestead in the Willows resident since June 1, 1998. My husband and I have raised two children in the neighborhood: Alexandria (Ally) and Madeline (Maddie). Both girls proudly swam for the Homestead Hurricanes. While Ally and Maddie were in attendance at Homestead Elementary, I served as their Girl Scout Troop Leader.

Ally is a graduate of CU Boulder in 2020. Maddie is a senior at CSU. Both girls love coming “home” to Homestead during their vacations.

I have been an active member of Saint Catherine Greek Orthodox Church in Greenwood Village for over 30 years.

Living in Homestead and raising our children in this tight-knit community has been one of the greatest joys for our family. We have enjoyed many pool parties, birthday celebrations and barbecues at the West Pool over the years.

Professionally:

I have a BA from the University of Colorado, Denver. I joined my father’s CPA firm in 1995 where I remained until early 2015. During my 20-year tenure, I held several positions, with Director of Firm Operations being my final role.

In early 2015 I was recruited by a niche accounting practice, HORNE LLP; based in the south. HORNE was retained by the State of Colorado to perform Government Services disaster mitigation work for the many towns that were impacted by fires and floods. I remained at HORNE through the project’s end in late 2016.

In subsequent years, I served as the Director of Operations and Human Resources for a high-volume Medical Recruiting firm.

I retired from my professional career in early 2023.

Being an empty nester and recent retiree has afforded me the time to dedicate myself to being a Board Member in our beautiful community.

LANDSCAPE LOGIC

By Nancy Bauer



You know that March has arrived, 'when the sun shines hot and the wind blows cold: when it is summer in the light and winter in the shade'! With spring around the corner here is a March landscaping check-list:

March Tips:

- *If a heavy snowfall occurs this month, use a broom to lift branches and gently shake off the snow. Don't press down on the branches because this pressure plus the weight of the snow could cause them to break.
- * Rake leaves and remove old fruit from fruit and deciduous trees.
- * Cut back perennials and clean up flowerbeds, do these tasks this month before new spring growth appears. If you wait too long to begin clean up tasks you are likely to damage delicate new growth.
- *Check evergreens for browning and deciduous trees for buds that have died, and deep water.
- *Water your lawn if you see evidence of spider mites; thinning grass, soil exposed, excessive yellowing or browning of grass blades
- *Spray dormant trees and shrubs for oyster scale, repeat application, before plants bud out.
- *Winter months are a great time to prune many trees and shrubs. Dormant pruning is beneficial because a tree's branch structure is readily visible and there are fewer disturbances to gardens. It is advantageous to thin shrubs during the winter to encourage healthy spring growth.



MARCH is one of the best months to whine about WHY ISN'T IT SPRING YET? Then calm down and realize it is almost here. Technically it is still winter and there is more prepping and planning to be done.

Here are five things you can do now to get your garden ready for spring:

- * **Compost.** If you didn't work compost into the soil last fall, throw fresh compost over the garden – even if it's snow covered. It will settle over the soil, and you can work it right in before planting.
- * **Get going on seed.** You can plant cool season crops as soon as the ground can be tilled (March, April). So have your seed ready. Find a local garden center or order seed online or from catalogs.
- * **Select your crops.** Carrots, spinach, lettuce, beets, green onions, and peas are veggies to plant soon. Once these veggies are harvested in about mid- May, the garden can be re-planted with warm season crops- like tomatoes, broccoli, cauliflower, small cabbage, and squash.
- * **Plan what grows where.** Rotating veggie placement each year is a good practice to avoid insects and diseases that can overwinter in the soil and attack specific veggies. They are more threatening if the debris was not cleaned out of the garden last fall. Tomatoes and corn are crops to move to a new place each year.
- **Rototill** or hand till the ground to work in the compost before planting.

(Continued on page 20)

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

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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: Click QR code to main Facebook page.
- 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. Click QR code to Instagram Page.
- Hint: Facebook & Instagram pages that are staying have the Homestead entrance photo
- Hint: Facebook page being closed will have the tree logo



What is the timeline?

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

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 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

Facebook Page (private)



Instagram



HOMESTEADINTHEWILLOWSHOA

SUN	MON	TUE	WED	THU	
3	4	5	6 NATIONAL OREO COOKIE DAY 	7	
10	11 ANNUAL HOMEOWNER MEETING 7PM HOMESTEAD ELEMENTARY	12	13	14 	
17 	18 	19	20	21	
24/31 	25	26	27	28	

THU	FRI	SAT	
	1	2	<p>Social Highlights:</p> <ul style="list-style-type: none"> • Annual Home Owners meeting <ul style="list-style-type: none"> ◦ March 11 - 7pm ◦ Homestead Elementary Gym • Easter Egg Hunt <ul style="list-style-type: none"> ▪ March 23, 2024 -10am ▪ North Pool ▪ Check the herald and Facebook for details • 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>
7	8	9	
14	15	16	
			
21	22	23	
			
28	29	30	

(Continued from page 15)

Info for the Tree Hugger in All of Us:



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

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

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

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

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

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

So how often do you hug your trees?

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

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

Do you quench their thirst. Thirsty trees have more brittle limbs that will be more likely to break in storms - and drought-stressed trees are more susceptible to insects and disease. As with humans, hydration is the most critical component for tree health.

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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.**

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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.

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Homestead Homeowner

Homestead Realtor



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Xeriscaping - What to Know as Spring Approaches!

Xeriscaping can be a way of reducing water usage for landscape. All xeriscaping requires some amount of watering for a healthy, good-looking garden (it is not “zero-scaping”).

The main idea behind xeriscaping is that high- and low- water-use plants are organized to maximize watering efficiency. The major elements in any good design are: plant zones, planting material, soil amendment, irrigation efficiency, mulching, and maintenance. Since xeriscaping is complex, it requires expertise to design a garden well and the HOA strongly recommends hiring a landscape designer for the best result.

The following are the HOA guidelines for any xeriscape garden.

- At least 50% of the yard area to be affected must be natural grass and an additional 30% of the area must be organic plant material. Only 20% may be mulch or rock.
- Trees, shrubs and perennial plantings should be sufficient to cover the majority of the area affected area.
- Plant material should relate to the scale and character used within our community and part of the plant material should be evergreen for visual attraction in winter months.
- **Irrigation must be incorporated as part of the plan.**
- Mulch may be wood chips or rock, refreshed annually. Rock mulch should be ¾”-1 ½” with larger cobblestone used only as accent or in drainage areas, and cleared regularly of weeds and debris. Gorilla hair wood mulch is not allowed in areas bigger than 2 feet in circumference.
- There must be a barrier to separate various areas such as rock from mulch and mulch migrating onto sidewalks or neighbor’s property.
- Large empty expanses of rock or mulch beds are not acceptable. This includes spots of ground cover plants in a large area.
- Hardscape such as flagstone pathways and large boulders are to be used sparingly as accents within the design. Hardscape adds a lot of heat to the surrounding area.

Approval is required for all external changes to landscaping. Detailed plans in scale with detail on the types of plant material, mulch, and irrigation plan must be submitted with the “Request for Architectural Change” application along with photos of the house and yard.

For some basic information on xeriscaping visit the Denver Water and Colorado Extension Service websites.



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COMMUNITY NEWS

The Homestead Playgroup

- We provide meet-ups for ages 0 - 6
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- 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

Unofficial ACC Meeting Minutes

Date: February 13, 2024

Place: HOA Office

Time: 12 pm

·The ACC discussed front door styles. No changes at this time.

·The Residential Improvement Guidelines have been updated with changes made over the past year and incorporated details from the Homestead Traditional Aesthetic. Therefore, the ACC will no longer publish the Aesthetic as a separate document, since some homeowners relied upon it as all encompassing. The updated Residential Improvement Guidelines are available on the website.

·The ACC continued the discussion on application fees. The ACC Manager relayed information provided by the Board as reasons for this change. The Board owes a fiduciary duty to all homeowners for current costs of doing business and preparation for future of increased costs of services. The Board reiterated that homeowners agree to abide by the covenants upon purchase of their home and should not be deterred from filing an application because of the fee. The covenants require application and approval prior to changes. Those that wouldn't submit an application are at risk of covenant violation, regardless of whether the application would have been approved.

Next Meeting – March 12 at 12 noon

Note:

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



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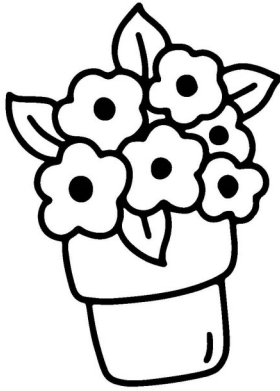
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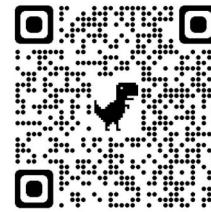
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SOUTH SUBURBAN NEWS

South Suburban Summer Break Camps

Registration for summer camps is now open. Don't delay, secure your spot for this summer! View and register for all summer camps at register.ssprd.org.

Hiring for Summer/Seasonal Positions

Is your teen looking for a summer job? South Suburban is hiring for seasonal positions! A variety of options are available with flexible hours and great benefits. Visit careers.ssprd.org to view positions and apply.

Spring Classes and Workshops at Hudson Gardens

Monday, March 11: Seed Starting Workshop

Join Arapahoe County Master Gardeners as they lead a spring seed starting workshop. Learn how to get a jump start on your growing season by starting your seeds indoors. Learn more and register.

Wednesday, March 13: Beekeeping Basics

Are you curious about beekeeping or looking to start your first hive next year? During this class you will be introduced to the art of beekeeping and learn the basics needed to start your own colony. Learn more and register.

For more information about these and all other upcoming events at Hudson Gardens this spring, visit hudsongardens.org.

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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.



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