

	<p>Homestead in the Willows</p> <h1>Homestead Herald</h1> <p><b>MAY 2024</b> Volume 48 #5</p> <p>A Covenant Controlled Community for the Benefit of All  <a href="http://www.homesteadinthewillows.org">www.homesteadinthewillows.org</a></p>
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pumpster Day     Garage Sales  
Perimeter Fence Owners  
Food Trucks     POOL OPENINGS  
JULY 4th

**HOMEOWNERS PLEASE READ!!**

We are finding that HOA committee emails to homeowners are often going to your spam or junk mail and not being responded to. Please add the following emails to your contact list as this is the way the various HOA committees communicate with you:

- |                                  |  |
|----------------------------------|--|
| Architectural Control Committee: | <a href="mailto:homesteadacc@gmail.com">homesteadacc@gmail.com</a> |
| Task Force:                      | <a href="mailto:hoataskforce@gmail.com">hoataskforce@gmail.com</a> |
| Covenants:                       | <a href="mailto:hoacovenants@gmail.com">hoacovenants@gmail.com</a> |

Please do not send ACC, Task Force or Covenant emails to the Business Manager email as this often results in delays or miscommunications.

<p><b>Next Regular Board Meeting 6:30 PM May 13, 2024</b></p>		<p><b>THE JUNE HERALD DEADLINE IS MAY 15, 2024</b></p>	
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## ASSOCIATION NEWS

### JUNE HERALD DEADLINE IS MAY 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	Michael Garnsey	303-210-9152
	vp@homesteadinthewillows.org	
Secy	Ginny Karlberg	303-564-6336
	sec@homesteadinthewillows.org	
Treasurer	Steve Bell	303-886-1844
	treas@homesteadinthewillows.org	
Mem at Large/	Robb Origer	303-668-0452
	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, May 13, 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 1<sup>st</sup>. If you are a **Renter**, you should forward all notices to the Homeowner.

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

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**THE BUSINESS OFFICE**

**WILL BE CLOSED ON**

**MONDAY, MAY 27**

**The Homestead Playgroup**

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

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

**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 **Alta Open** 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 Alta Open app if you don't already have it. You can sign up by emailing [businessmgr@homesteadinthewillows.org](mailto: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 *Wednesday*)  
[www.wasteconnections.com](http://www.wasteconnections.com)

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

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

**Vandalism or Speeders**  
Arapahoe County Sheriff's Dept. 303-795-4711

**Street Light Problems:**  
email [odlighting@xcelenergy.com](mailto: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**



**Thank You!**

*ONCE AGAIN, to Ana Jewett and her volunteers:*

**Chris Jewett,**

**Ali Shane,**

**Kate Haaf,**

**Vi Dotson,**

**Kelsey Ozzello,**

**Mary & Levi Gemmill,**

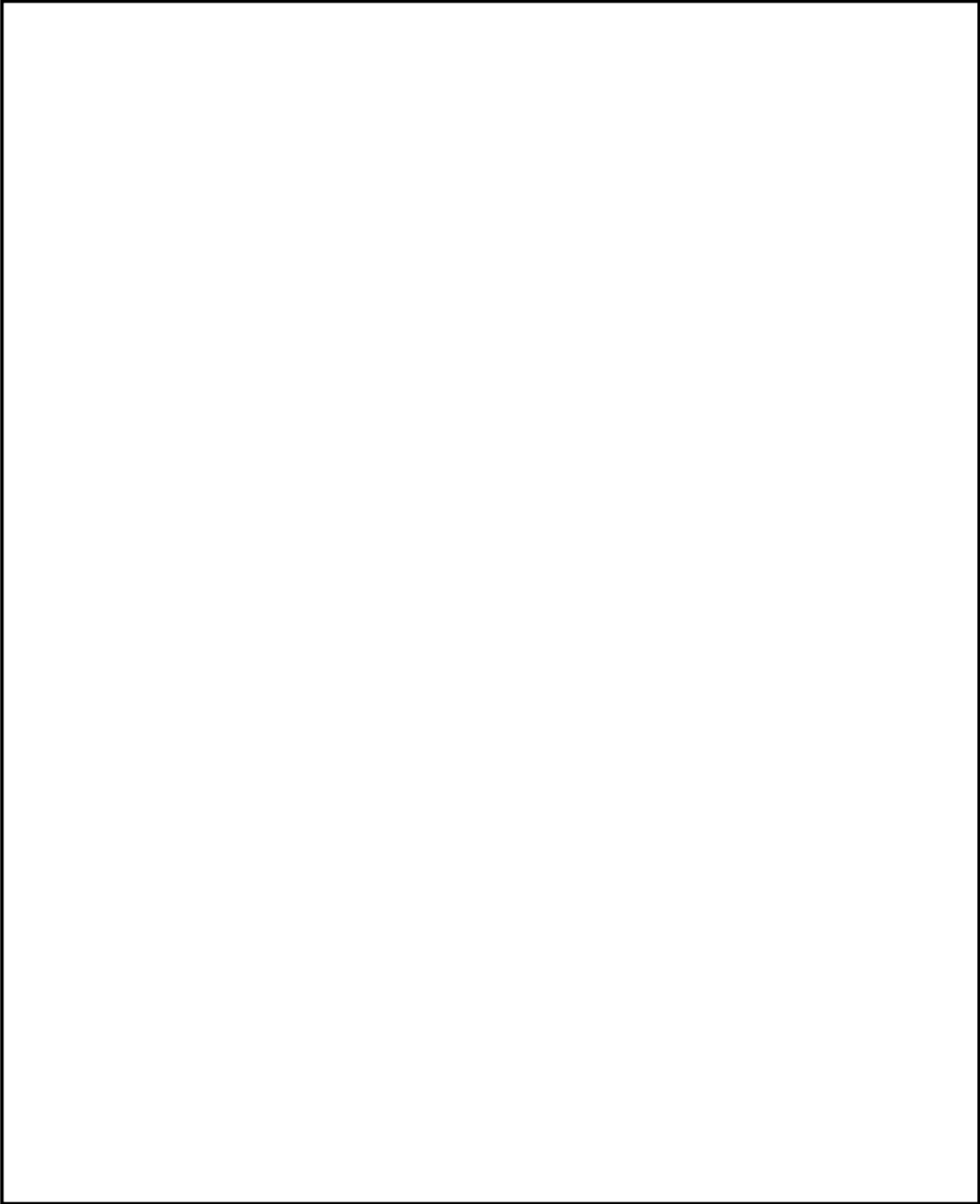
**Henry & Kyle Malnati**

*for pulling off a memorable event for our kids this Spring!*



## POOL HOURS, SUMMER 2024

<b><u>POOL ACTIVITY</u></b> *Pool opens at 1:00 due to swim meet Sat. May 25	<b><u>NORTH POOL</u></b> (Season Schedule) May 25* – August 11 <b>Phone:</b> 303-770-8290	<b><u>SOUTH POOL</u></b> (Season Schedule) May 24 – Sept. 2 <b>Phone:</b> 303-796-9581	<b><u>WEST POOL</u></b> (Season Schedule) May 25 - August 11 <b>Phone:</b> 303-793-0296
<b>Early Morning Lap Swim -</b> The pool is open for lap swim before work	5:00 – 7:00 am	5:00 – 8:00 am	5:00 – 8:00 am
<b>Swim Team Practice</b>	7:00 am – 12:00 pm Monday – Friday May 28 – July 11		
<b>Open Swim</b> – Residents and their guests may swim during these hours. Interested adults may request the Lifeguard set up one lane rope at the North Pool for Lap Swimming.	12:00 pm – 7:00 pm Daily	10:00am – 7:00pm Daily**  ** pool opens at noon on Friday, May 24th	10:00am – 7:00pm Daily
<b>Tube Night</b> – Floating toys and rafts may be brought into the pool. (For safety reasons the lifeguard on duty may limit the number of rafts and toys allowed in the pool).	5:00pm – 9:00pm Monday	5:00pm – 9:00pm Tuesday	5:00pm – 9:00pm Wednesday
<b>Barbeque Night</b> – The HOA will provide the grills, while each family supplies the grub!	Daily	Daily	Daily
<b>Late Night Swim</b> – Family swim is extended at one pool six out of seven nights of the week	7:00pm – 9:00pm Sunday, Monday Thursday	7:00pm – 9:00pm Tuesday & Friday	7:00pm – 9:00pm Wednesday & Saturday
<b>Swim Meets</b> – 6:00am through 2:00pm	May 25 June 8, 22, 29 July 10.		
<b>Tuesday Star Meets</b> – 6:00pm – 8:00pm	June 4, 11, 18, 25		





## **Swim Team Registration is open through May 24, 2024 (started April 25)**

### **How to Register**

[www.homesteadhurricanes.swimtopia.com](http://www.homesteadhurricanes.swimtopia.com)

Fill out required information including volunteer shifts. If you missed the Parent Info Mixer on April 18<sup>th</sup> and have questions about volunteer shift details, please contact one of the current parent reps – contact info on the website

Pay \$200 p/swimmer registration fee online with a credit card

### **Try outs May 13<sup>th</sup> and May 14<sup>th</sup>: 3:45-5:15 pm (North Pool)**

Coaches will observe all *new* Swimmers to make sure they can safely swim one length of the pool in any stroke. This means UNASSISTED and WITHOUT STOPPING or RESTING. There can be no touching the sides, lane lines and/or bottom of the pool. Due to liability and safety concerns, swimmers cannot practice with the team until they can safely swim one length of the pool.

### **COME MEET YOUR NEW COACH!**

All swimmers and parents are encouraged to come to the North Pool for an informal meet and greet with their new coach on Tuesday, May 14<sup>th</sup> between 5:15-6:00 pm (after tryouts). This is a great opportunity to say hello and introduce yourself before your first practice on Wednesday, May 15<sup>th</sup> in the afternoon!

### **2024 Season 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.**

# DENVER *dreaming.*

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Broker Associate  
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# Homestead Summer Food Trucks 2024



Date	Food Trucks (Savory & Sweet )	Locations
5/23	<b>2 Salty Sarges</b> <b>True Love Tacos</b> <i>Sweet Shave Shack</i>	North Pool Lot 5-7
5/24	<i>KONA ICE</i>	<b>SOUTH POOL 12:30-1:30</b>
6/06	<b>Motor City B's Pizza</b> <b>Revolver</b> <i>Dapper Doughnuts</i>	North Pool Lot 5-7
6/20	<b>Mama Kabob</b> <b>Sizzle</b> <i>Sweet Cow Ice Cream</i>	North Pool Lot 5-7
7/18	<b>Farm to Truck</b> <i>Sweet Shave Shack</i>	North Pool Lot 5-7
8/15	<b>Uptown &amp; Humboldt</b> <b>Cousins Maine Lobster</b> <i>Wafflecakes</i>	North Pool Lot 5-7
8/16	<i>KONA ICE</i>	<b>SOUTH POOL 12:30-1:30</b>
8/29	<b>The Pig Rig</b> <i>HipPops</i>	<b>South Pool Lot</b> <b>5-7</b>

**\*\*Check the HOA website for details and UPDATES\*\***



HOMESTEAD'S



# FOURTH OF JULY

*Parade floats*

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HOMESTEAD'S



# FOURTH OF JULY

*Celebration*

## CALLING ALL VOLUNTEERS



WE ARE LOOKING FOR NEIGHBORS TO  
HELP WITH 30 MINUTE SHIFTS  
THROUGHOUT THE DAY WITH GAMES,  
FOOD, ETC!

GO TO [HTTPS://BIT.LY/HOMESTEAD4TH](https://bit.ly/homestead4th)  
OR FOLLOW QR CODE ABOVE

## Landscape Logic

By: Nancy Bauer



### 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? Right now in the midst of drought, keeping trees properly watered is critical to their survival. 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.



### Kids and Gardening

Kids—98% of them—who grow their own vegetables will actually eat them, says the American Gardening Association!

That means kids will want to eat peas, carrots, tomatoes and maybe even spinach! Experts say that kids need to be outside more and that gardening is one great outdoor activity they can enjoy all summer long. Show them how fun gardening can be! Help them by doing. The key to cultivating young gardeners is in getting them involved and letting them do the 'work'. Even a 3 year old can tuck some seeds into the soil and will love holding the water wand to sprinkle newly planted seeds. Keep it simple. Kids are most motivated when they grow plants that are easy to grow and that show fast results.



### Sustainable Landscapes

With drought always a threat to our growing season in Colorado, the health of our plants may be more

*(Continued on page 13)*

*(Continued from page 12)*

at risk. So now is a good time to think about the environment we can control, in our own landscapes.

This drought concern is why winter watering has been stressed so much last fall and this winter. Giving plants the water they really need now maintains their stamina so they can emerge in the spring growing season in a healthier state.

**Here are some other strategies to sustain our landscapes:**

\* If you need a new lawn mower this year, get a mulching mower. They chew up grass clippings and spread them on top of the lawn. The clippings act like natural mulch over the soil and help retain moisture (important in a drought year!). Clippings will also decompose to provide nutrients, so you need less fertilizer.

\*If you live in a compact neighborhood with small lawn areas, consider a battery-operated mower. They reduce noise pollution. Quite like Hybrid car, your neighbor won't even notice if you mow at 7am!

\* Downsize your water needs in ways that work for you. There might be a better use for the spaces you are watering in your yard that you never even see or use. Would you like to expand your outdoor living area, or increase shrub beds either of which would eliminate some landscape watering in the process? This would be a good year for those design changes.

## **DUMPSTER DAY**

**SATURDAY, May 11**

**8am—9:30am**

**(Or until the dumpster is full)**

**North Pool Parking Lot**

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

**Acceptable Waste:**

- Scrap Lumber, scrap metal, carpet, doors, cabinets, drywall, fencing materials
- Small appliances, washers, dryers, ranges, dishwashers, microwave ovens, water heaters
- Furniture, bed frames, box springs, mattresses
- Bicycles, swing sets, kiddie wading pools, lawn furniture, railroad ties, tree stumps larger than 12 inches in diameter
- Barbeque grills without the propane tanks, lawn mowers
- Non-hazardous miscellaneous junk

**Unacceptable waste that will not be picked up  
(this list is not all inclusive)**

- Electronics, computer monitors, tv's,
- Batteries
- Anything with Freon or Gas/refrigerators/freezers
- Florescent light bulbs
- Hazardous & Medical Waste
- Wet Pint
- Propane tanks
- Microwaves
- Dirt, rock, brick, cement etc.
- Tires/auto parts/oil/gasoline

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## WHAT TO DO IF YOU GET A COVENANT REVIEW TASKFORCE LETTER

Volunteers on the Covenant Review Taskforce under the direction of the HOA Board of Directors as a part of community industry best practices will be walking our community to review homes and properties. Should you receive a courtesy notice, the steps below need to be followed!

### **Review the cited items and remarks**

**Indicate your plan to correct item(s) cited and when the work will be completed within a reasonable timeframe OR if you have already taken care of the issue(s) cited indicate what was done and date the work was completed and email photos of completed work.**

**Sign and date the letter and return to the Business Office by the date required in the letter.**

Please be advised that there is no practice in place to cross-check ACC applications with the task force findings. Should you receive a task force letter citing issue(s) that you have submitted an ACC application for PLEASE just note the task force letter with that information and return the letter to the Business Office by the date indicated in the letter. If the issue(s) has already been addressed, please return the letter and include photos of compliance to the office or respond via email to [hoataskforce@gmail.com](mailto:hoataskforce@gmail.com) and include photos showing compliance.

Mistakes can be made and if there is a misunderstanding, the HOA would like to clear it up as soon as possible, but we cannot address it if we don't know about it. Please respond to the letter with any discrepancies by the response date required in the letter. You may respond via email to [hoataskforce@gmail.com](mailto:hoataskforce@gmail.com).

If the task force does not hear from you by the date indicated in the letter, they will assume you have not taken corrective action. The cited issue(s) then becomes a covenant violation, and the HOA will proceed to the next steps per our published policy which may include fines. **If you want to avoid fines make sure you respond to the notice!**

A final review of all cited items will be done after the completion date indicated on the returned letter. If the work is done upon inspection nothing further will be required of you. Work not done will become a covenant violation and handled accordingly.

**All exterior changes require an Application for Architectural Change to be submitted for approval even if the work being done is a result of the task force letter you received. Applications are available at [homesteadinthewillows.org](http://homesteadinthewillows.org) and at the Business Office.**

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



# HOMESTEAD *in the willows* GARAGE SALE

COMING MAY 31 & JUNE 1

CALL AK RILEY TO REGISTER  
720.289.2929



## 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.



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### CALL TODAY TO GET STARTED!



**KYLE MALNATI**

303.358.4250

Malnati@Kentwood.com

Please welcome Calibrate  
to Kentwood Real Estate

**Kentwood**  
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All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.








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*\$1,130,000*

**PRICE IMPROVEMENT**

## **HOMESTEAD IN THE WILLOWS**

7465 South Ivy Way | \$770,000 | 3BR, 3BA



SUN	MON	TUE	WED	THU
			1	2
5 	6	7	8	9
12 	13	14	15 	16
19	20	21	22	23  FOOD TRUCKS NORTH POOL LOT 5:00 - 7:00PM
26	27 	28	29	30

HU	FRI	SAT	Hello Spring
2	3		<p><b>Social Highlights:</b></p> <ul style="list-style-type: none"> <li>• <b>Pools Open!</b> <ul style="list-style-type: none"> <li>◦ <b>May 24 - South at 12:00pm</b> <ul style="list-style-type: none"> <li>▪ <b>Kona Ice After 12:30 - 1:30pm</b></li> </ul> </li> <li>◦ <b>May 25 - North (1:00pm)</b> <ul style="list-style-type: none"> <li>▪ <b>West (10:00am)</b></li> </ul> </li> </ul> </li> </ul>
9	10	11	<ul style="list-style-type: none"> <li>• <b>Homestead Hurricanes</b> <ul style="list-style-type: none"> <li>◦ Tryouts: May 13/14</li> </ul> </li> <li>• <b>Neighborhood Tennis begins:</b> <ul style="list-style-type: none"> <li>◦ For more info: <a href="http://AdvantageYou.org">AdvantageYou.org</a></li> </ul> </li> </ul>
16	17	18	<p><b>Coming Soon:</b></p> <ul style="list-style-type: none"> <li>• <b>4th of July</b> details coming soon - check Herald Ads and Facebook for more info</li> </ul>
<p>TRUCKS POOL LOT 7:00PM</p>	<p>SOUTH POOL OPENS 12:00PM - 7:00PM</p> <p>KONA ICE SOUTH POOL 12:30-1:30</p>	<p>NORTH (1:00PM) WEST (10:00AM) POOL OPEN</p>	<p><b>Join the Social Committee:</b></p> <ul style="list-style-type: none"> <li>• Contact: <a href="mailto:Socialcommitteehomestead@gmail.com">Socialcommitteehomestead@gmail.com</a></li> </ul> <p><b>Homestead Playgroups - join the fun!</b> Contact: <a href="mailto:homesteadplaygroup@gmail.com">homesteadplaygroup@gmail.com</a></p> <p><b>Connect with us:</b> Website: <a href="http://Homesteadinthewillows.org">Homesteadinthewillows.org</a> Facebook: <a href="#">Homestead in the Willows HOA</a></p>
30	31		



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

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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.

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## TEEN SERVICES

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**BABYSITTING:** Hi! My name is Lilah Rich. I am 13 years old and would love to help with your children this summer. I am Red Cross certified. I am reliable, trustworthy, and responsible. I love to do art and read. Please call me at 720 842-9667

**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 IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting April 8, 2024 – Unofficial Minutes

**CALL TO ORDER:** President, James Keating called the meeting to order at 6:33 p.m. Present were Secretary, Ginny Karlberg; new member, Robb Origer; Member at Large, Michael Garnsey; Tennis Manager, Jill Ellsworth; Business Manager, Katie Kidwell; Pool Managers, Jaylene Jones and Shannon Ricca; Social Committee Co-chair, Olivia Phillips and committee member, Kate Haaf; and Swim Team Parent Rep, Kristen Kraus. Treasurer, Steve Bell attended the meeting via Zoom. Homeowner Donald Luther attended a portion of the meeting.

**MINUTES:** The minutes of the March 11<sup>th</sup> Annual meeting for members were approved as read.

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

### COMMITTEE REPORTS:

**SOCIAL COMMITTEE:** Social Committee co-chair Olivia Phillips reported that the Egg Hunt went smoothly although had a lower turnout because many families were away for Easter and Spring Break. The committee has several food trucks lined up for the summer and is looking for bands for Music in the Park. A movie night is scheduled for September 5<sup>th</sup>. The City of Centennial's land use regulations prohibit the placement of a permanent sign holder to advertise community events on the medians leading in and out of the neighborhood so the committee will continue advertising events using the sandwich boards or temporary signs. Volunteer Kate Haaf who is coordinating the July 4<sup>th</sup> celebration summarized the changes the social committee would like to make to the party this year. On Wednesday, July 3<sup>rd</sup> the committee will host a bicycle decorating event at the North Pool so that kids can decorate their bikes together for the parade the following day. On July 4<sup>th</sup> the parade will start at 10:30 am at the South Pool and follow a new route that finishes at the South Pool where the party and ground games will take place from 11 am to 2 pm. The committee hopes to add decorated homeowner cars and floats to the parade as well. The committee is seeking volunteers to run the ground games in lieu of hiring teens.

Since the July 4<sup>th</sup> celebration will be held at the South Pool this year, the North Pool will open at 10 am on Thursday, July 4<sup>th</sup> so that residents who don't take part in the festivities will have another less crowded pool to use. The Board agreed with the changes proposed by the Social committee.

**SWIM TEAM:** Parent Rep Kristen Kraus thanked the Board for the HOA's continued support and presented a letter requesting the annual donation from the HOA that helps support the Swim Team. The team is hoping to upgrade the sound system which is faulty and to purchase a tent where the families that are new to the team can sit together and meet each other.

### MANAGER REPORTS:

**POOL:** Pool Manager Jaylene Jones introduced new manager Shannon Ricca. Jaylene went on to state that the new skimmers are installed at the South Pool and almost finished at the West Pool. New furniture was ordered for the South Pool and would arrive in the next two weeks. The North and West pools are fully staffed but there are still a few lifeguard openings for the South Pool.

*(Continued on page 26)*

*(Continued from page 25)*

LANDSCAPE: Manager Nancy Bauer reported on clean up from the March storm damage and she and the Board discussed whether payment should be made from operating funds or reserve funds. Sprinklers are being turned on throughout the property and Colorado Designscares will be doing their first spring clean up the week of April 8<sup>th</sup>. Nancy had walked the property with a Comcast representative to note damaged utility boxes and also noted that the new Perimeter Fence has to be modified for some boxes. Nancy has filed damage reports with the City of Centennial for sod damage that occurred on Holly when Centennial cleared the sidewalk of snow. The HOA will pay for repairs for sod damage caused on the greenbelts and interior sidewalks. The Board approved an additional \$9,500 in landscape costs around the newly installed ADA ramp from the North Pool parking lot to the pool area. Nancy asked if the HOA could pay to remove the old concrete footers from the previous fence. The Board directed Nancy to start removing them on the interior and keep them posted about the cost so that they stay within budget. Secretary, Ginny Karlberg volunteered to act as Landscape liaison.

TENNIS: Manager Jill Ellsworth reported that USTA league play begins April 15<sup>th</sup> and tennis drills for youth and adults began on April 6<sup>th</sup>. The lack of a restroom has become problematic. Ordinarily the pool restrooms aren't opened until the middle to end of April because the buildings are not insulated and the temperature can still drop to below freezing in April. The Board directed Jill to obtain a quote for insulating the building attic's so that the restrooms could be opened sooner since USTA league play requires restrooms be available for players. Jill has also received calls about pickleball being played on the tennis courts. Member at Large Michael Garnsey pointed out that the City moratorium prohibits match play on a regulation pickleball court. If homeowners are simply practicing pickleball across the tennis net, that is not against the city ordinance. He also reported the City of Centennial has not received any noise complaints. The Board instructed Jill to remove the tennis court signs that include pickleball rules and post general signs that state no pickleball match play. Jill went on to report the new backboard has been installed on the South courts and all fence maintenance has been completed. Jill is ordering awnings for the North pool.

ACC: The ACC submitted a written report that discussed a revision to the application, and the implementation of application fees

BUSINESS: Katie reported on dues collection and future invoicing for Perimeter Fence payments. The remodel of the North and South Pool lifeguard shacks is almost complete but the refrigerator at the North guard shack has failed and the Board approved the purchase of a new one.

The Board revisited the proposal by Ting for managed wi-fi at the North pool. If the Swim Team has problems with wifi, new Board member Robb Origer had a workaround the Board decided to try in lieu of the proposal from Ting for managed wi-fi. The Board did approve the purchase of VOIP compatible telephones for the guard shacks to be implemented once the free "Friend of Ting" service to the guard shacks is live. The cancellation of the Centurylink modems and phone lines will save the HOA about \$4,300 annually. Katie presented two proposals to replace the web crawler climbing rope at the Caroline Maxfield Memorial Playground. The Board approved the less expensive proposal from Recreation Plus. The Board also discussed modifications to the Social Media Policy. Katie alerted the Board to pending legislation that would affect HOA's in Colorado.

*(Continued on page 27)*

The state is considering a law that would override local rules about Accessory Dwelling Units (ADU). Such a law would preempt HOA covenants and give HOA's no authority over ADU's. Homesteads current governing documents do not allow ADU's on a homeowners property. The Board directed Katie to publicize the pending legislation in the Herald and encourage homeowners to contact their representatives if they feel strongly about the issue. The Board also discussed the cost of Associate Memberships. Currently the rate is set at 60% of the Single Family base dues or \$788 for the 2024 summer. Michael moved and James seconded a motion to reduce the Associate Membership fee to 50% of the single family base rate. The motion passed unanimously.

HOMEOWNER COMMENTS: Homeowner Donald Luther thanked the Board for the new Perimeter Fence. As a former Board Member he stated he knew how much work had gone into getting the funding and vote to install the fence and wanted the Board to know how much he appreciated their effort to accomplish the project.

FENCE REPORT: The HOA does not yet have a date for when the section of Perimeter Fence along the west side of Homestead Parkway that remains to be replaced will be finished. That section of fence sits alongside an unstable rock retaining wall that is not on HOA property. Split Rail Fence Company cannot install a regular post without further deterioration to the retaining wall. Split Rail has ordered different posts from a specialty company but has not yet received a completion date. The Board instructed Katie to send a letter to all Perimeter Fence owners that summarizes their responsibility in caring for the fence and reminds owners that the fence may not be removed for any reason (landscaping or otherwise). Doing so voids the warranty on materials and installation. The letter will run in the Homestead Herald as well.

FINANCIAL REPORT: Treasurer, Steve Bell experienced technical difficulties on the Zoom link and discussion of the March financials was tabled.

NEW BUSINESS: Michael moved and James seconded a motion to grant the Homestead Hurricanes Swim Team their annual donation. The motion passed unanimously. The ACES Swim Team asked the Board if they could rent the North Pool for practices in the fall of 2024 and tryouts in mid-July after Swim Team has wrapped up for the season. The Board approved the request noting the rental period would begin in mid-August when the North Pool closes to residents and fees would remain the same as the previous year. Dumpster Day was scheduled for Saturday, May 11<sup>th</sup>.

The Board members decided on the following Board positions:

President	James Keating
Vice President	Michael Garnsey
Secretary	Ginny Karlsberg
Treasurer	Steve Bell
Member at Large	Robb Origer

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:34 pm. The next regular Board Meeting will be on Monday, May 13<sup>th</sup>, at 6:30 p.m. at the Business Office.

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### 2024 MORNING LAP SWIM POLICY/ LAP SWIM HOURS

<b>North Pool</b>	May 13 – July 12	5 am to 7 am daily
	July 13 – Sept. 2	5 am to 10 am daily
<b>South Pool</b>	May 25 – Sept. 2	5 am to 8 am daily
<b>West Pool</b>	May 25 – August 11	5 am to 8 am daily

#### LAP SWIM RULES:

1. Only residents with a signed lap swim waiver for the current season on file at the Business Office are eligible to swim laps.
2. Only children who are swimming laps and who have a signed waiver for the current season on file at the Business Office are allowed in the pool area during lap swim hours. ■
3. Children under the age of 14 who are lap swimming must be accompanied by a parent or guardian.
4. Non-swimmers of any age are not allowed in the pool area during lap swim.
5. Pets are not allowed in the pool area.
6. Swim lessons must be scheduled during regular open hours and cannot be held during lap swim hours.

**Access to the pool for lap swim will be through the Alta Open Access System. If you have not registered with the system please see our website for information.**



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## **DOES THE PERIMETER FENCE BORDER YOUR PROPERTY?**

Dear Perimeter Fence Homeowner, Homestead in the Willow's (HOA) new Perimeter Fence is installed and looking great. It is a great asset to our community. Although all homeowners in Homestead in the Willows paid for the new fence, since it borders your property, you are one of its custodians keeping this beautiful new fence in good condition.

Our new fence is made from Trex, an alternative composite material that looks similar to wood yet is more durable than wood. Even though Trex has some unique, resilient, long-term properties, it still is not indestructible.

With this in mind, the HOA is requiring that no materials such as rocks, gravel, mulch or dirt be piled against the HOA Perimeter Fence. Shrubs

and other plantings should be pruned to keep branches from resting on the fence. These materials can trap moisture and create abrasions that can degrade the fencing material over time. So, to maintain this expensive fence for the long term, ideally nothing should be touching it. Since everything was cleared away from the fence line for its installation, the HOA is requiring that the fence line be kept clear of any landscaping materials and branches from trees or shrubs be pruned away from the fence regularly.

The Homestead in the Willows Governing Documents state relative to the Perimeter Fence that if a portion of the fence is damaged by a homeowner, the homeowner bears the entire cost of the repair or replacement. The HOA wants you to know of your responsibility to keep our new Perimeter Fence in the best condition and will include the Perimeter Fence in its annual Taskforce review.

## **PENDING COLORADO LEGISLATION:**

- State law would control how ADUs would be regulated
- HOA covenants /by-laws would also pre-empted and have no authority over ADUs
- Homeowners who feel strongly about this legislation are encouraged to contact their Legislator.



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## Unofficial ACC Meeting Minutes

Date: April 19, 2023

Place: HOA office

Time: 12 pm

### **ACC Manager Update**

- The BOD agreed to initiate action for noncompliance on 3 homes that have continually failed to abide by ACC/HOA regulations.
- The BOD approved the ACC's decision to prohibit artificial plants and flowers in yards or window boxes, effective as of 4/10/23. Seasonal decoration will be allowed and the Residential Improvement Guidelines will be revised.

### **Appeals –**

- Slider windows are not an approved element; only casement and double-hung. The ACC considered the arguments made and upheld the denial, based upon the RIGs saying no slider windows and the Aesthetic stating “large slider-type windows” are not approved.
- Final inspection of a joint mailbox showed that the project was not completed as to what was approved on the application. The homeowners' stated various reasons for changes decided during construction, but did not inform the ACC of said changes. The ACC denied a reconsideration and homeowners are to bring into compliance.

### **Xeriscaping –**

- The ACC has concerns over the aesthetic of xeriscaped front lawns, not only in the summer but for the 7-9 months Colorado does not have floral growth. The ACC agreed more specific guidelines will be created to be helpful to homeowners; but in the meantime, the ACC retains full authority to make a decision on an application based upon current HOA regulations.

**Next Meeting** – May 10 at 12 noon

HOMESTEAD'S



# FOURTH OF JULY

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## Homestead 4th of July 2024 BBQ Food Wristbands Order

10:00am: Parade Lineup at South Pool **\*new location/route**

11:00am: BBQ and Pool Party at South Pool **\*new location**

**The Homestead 4th of July Party is open to all residents, friends and family from 11am - 2pm at the South Pool. Tickets are not required; however, if you would like to join in on the BBQ, wristbands must be pre-purchased by 6/24/24. Wristbands can be picked up at the South Pool on 7/1, 7/2, and 7/3.**

### Food Wristbands include:

**Burger or Hot Dog  
Chips  
Fruit  
Cotton Candy**

**Beverage  
Popcorn  
Snow Cone**

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

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

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

# of Adult (age 10+) Food Wristbands (\$15 each): \_\_\_\_\_

# of Kids (ages 0-10) Food Wristbands (\$10 each): \_\_\_\_\_

**PLEASE RETURN THIS FORM WITH CHECKS PAYABLE TO: HOMESTEAD HOA  
Drop at HOA PAYMENT DROP BOX at the Office (5896 E Geddes Ave) by 6/24/24**

**\*tickets are nonrefundable**

### **PICK UP WRISTBANDS AT SOUTH POOL:**

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- **7/2: 3-5PM**
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