

	<p>Homestead in the Willows</p> <h1>Homestead Herald</h1> <p>JUNE 2024 Volume 48 #6</p> <p>A Covenant Controlled Community for the Benefit of All www.homesteadinthewillows.org</p>
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10AM SOUTH POOL PARADE

LINE UP (floats, cars, bikes)

NEW ROUTE

11AM—2PM: BBQ PARTY

NEW LOCATION @ SOUTH POOL

<p>Next Regular Board Meeting 6:30 PM June 10, 2024</p>		<p>THE JULY HERALD DEADLINE IS JUNE 15, 2024</p>	
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ASSOCIATION NEWS

JULY HERALD DEADLINE IS JUNE 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, June 10, 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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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.

ADVERTISING RATES

Personal Ads (30 words or less) \$ 15.00

Commercial Ads (30 words or less) \$ 20.00

Display Ads:

1/8 page (2 ¾ x 1 ¾") \$ 45.00

¼ page (2¾ x 3½") \$ 65.00

½ page (6"x 3½") \$ 105.00

Full Page (6 "x 7½") \$185.00

Deadline is the 15th 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. Include text ads in the body of your email. **Pay for three months at the time you place the ad and you will receive the 4th month free.**

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



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- **Strategic Marketing** Tina offers professional staging, top-notch photography, drone video and social media highlight reels for every client. She also includes targeted online marketing campaigns, paid advertisements, You Tube videos, property websites and extensive mailers to ensure your home reaches the right buyers.
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JULY 3RD | 5:00PM
NORTH POOL

THIRD *of* JULY

bike decorating

LETS' GET READY FOR THE PARADE
TOGETHER!

BRING YOUR BIKES, SCOOTERS, CARS AND
DECORATIONS!

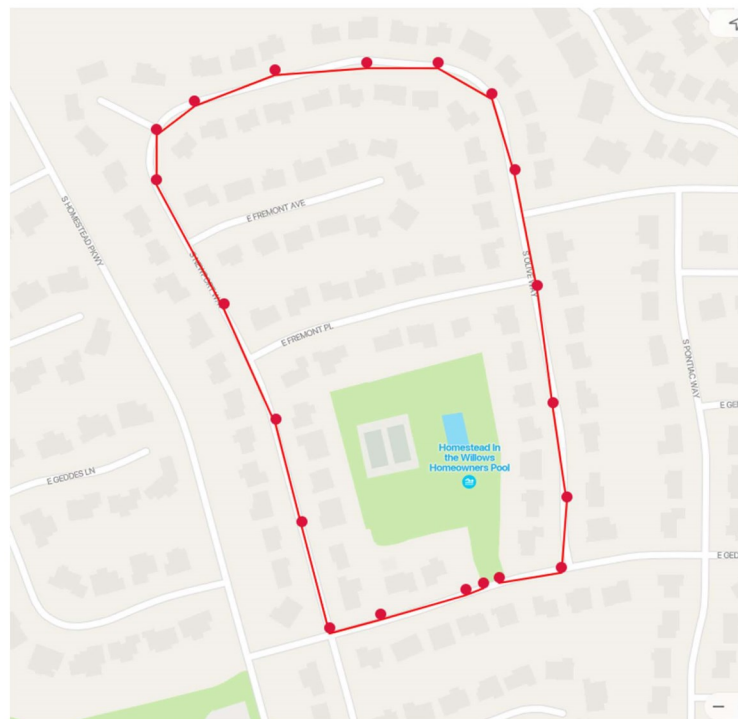
KONA ICE FOR PURCHASE

**Homestead 4th of July 2024
Parade Route**

10:00am: Parade Lineup at South Pool *NEW LOCATION/ROUTE BELOW
11:00am: BBQ and Pool Party at South Pool *NEW LOCATION

Parade lineup begins at 10:00am. Residents and guests are invited to decorate their vehicles/trucks/golf carts, floats, bikes/scooters or walk! If you are not participating in the parade, please line up along the route below to cheer on our neighbors!

New Parade Route: Meet at the South Pool





Summer Practice Times:

11-12 Boys and Girls – 7:00am – 8:00am

13-18 Boys and Girls – 7:45am – 9:00am

9-10 Girls – 8:45am – 9:45am

7/8 Boys & 9-10 Boys – 9:30am – 10:30am

7-8 Girls – 10:15am – 11:15am

6 & Under Boys and Girls– 11:00am – 12:00 pm

**No practice July 3rd and 4th – Happy 4th of July!

***These 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.*

Upcoming June Activities:

Homestead Hurricanes Family Night at Pirate's Cove:

June 6, 2024 from 6:00-8:00 pm

Cost: \$12 by June 1 and \$15 after June 1 p/person attending (adults and kids) Tickets may be purchased on the website and in-person at home swim meets.

This is a family event, not a drop-off event. At least 1 parent (with paid ticket) must accompany their child(ren).

Homestead Hurricanes Eras Parent Party – Saturday, June 15th from 6:00-10:00 pm

Join us at the **South Pool** for a fun Eras Tour themed party for parents to gather, celebrate our Homestead Hurricanes, and build community

Ticket Cost: \$20 p/person covers dinner catered by the Schwarma Mediterranean Grill and drinks Tickets may be purchased on the website & at home swim meets

We'll keep the cocktail contest going this year – bring your best cocktail or mocktail to share and we'll vote on our favorite!

HOMESTEAD'S



FOURTH OF JULY

Parade floats

CALLING ALL:

SENIORS
TENNIS TEAMS
SWIM TEAM
NEIGHBORS
PLAY GROUPS
FRIENDS & FAMILY



GRAB YOUR FRIENDS AND
NEIGHBORS AND PUT
TOGETHER A FUN FLOAT FOR
THE PARADE! FLOATS,
VEHICLES, BIKES, SCOOTERS,
ARE ALL WELCOME

HOMESTEAD4THOFJULY@GMAIL.COM

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

HOMESTEAD'S
★ ★ ★
**FOURTH
OF JULY**
Celebration

THURS **04** JULY



RED, WHITE, & BBQ
PARADE | BBQ PARTY | GAMES

10AM: SOUTH POOL PARADE LINE UP
(FLOATS, CARS, BIKES)
NEW ROUTE

11AM – 2PM: BBQ PARTY AT SOUTH
POOL *NEW LOCATION*

EMAIL HOMESTEAD4THOFJULY@GMAIL.COM
WITH ANY QUESTIONS OR TO VOLUNTEER

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

10:00am: Parade Lineup at South Pool ***NEW LOCATION/ROUTE BELOW**
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
- Beverage
- Popcorn
- Snow Cone
- Cotton Candy

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:

- 7/1: 12-2PM
- 7/2: 3-5PM
- 7/3: 5pm-6pm

Landscape Logic

By Nancy Bauer



Pests in Pine Trees

Around the Denver Metro area there is noticeable decline in a lot of the pine trees. Common symptoms are needles turning brown, poor bud development and very thin canopies. There is nothing we can do to repair tissue that has already been damaged, but there are a few things we can do to help support tree health in times of stress.

It is important to support in the form of insect and disease prevention, as well as proper fertilization. If you suspect that your pine trees are in decline have a certified arborist give you a professional opinion. Pests in the area include; Ips Beetle, Mountain pine beetle, and an emerging insect called 'Pine Bark Adelged'. Our HOA has taken a preventative approach and treated all our evergreen trees for these pests. We are going to proceed with a 'treating and monitoring' approach to these insects.



Miller Moths

The miller moth, which is a mature army cutworm, is a common pest in Colorado. These pests overwinter as larvae in the soil, primarily in alfalfa and wheat fields in eastern Colorado. In the spring, caterpillars emerge to feed and complete their life cycle. Moths emerge in May or June, with the majority emerging during a very short period. They migrate to higher elevations in the mountains to find food, crossing heavily populated areas of the state. If moths get to the mountains, they usually stay there until late summer or early fall when they return to the eastern portion of the state.

Experts believe that miller moths get distracted from their normal flight pattern by light at night in urban areas -- porch lights, security flood lights and street lamps. Once inside a home, moths can be controlled with a fly swatter or vacuum cleaner. Keeping a light suspended over a bucket of water during the night also can trap moths. You may also wait for the insects to die on their own, in a few days. Remember that these insects are a nuisance, but pose no danger to humans, plants, clothing and fabric.

(Continued on page 13)

(Continued from page 12)



Growing Warm Season Vegetables

Beans, corn, cucumbers, melons, okra, eggplant, peppers, tomatoes, pumpkin and squash are warm-season vegetables. Many of these Crops grow under cool conditions but won't produce fruit when night temperatures are in the 50 degree Fahrenheit range. They need warm temperatures to grow and mature. Once the fruit begins to form, it needs up to two months of frost-free weather. Warm-season vegetables are not suited for high elevation gardens. Keep plants watered but not too wet. Remove weeds quickly so they don't compete with vegetable plants, and check plants regularly for insects and disease. Harvest warm-season vegetables as soon as they are ripe so the plants will produce more Crops. Cucumbers, especially, will stop growing fruit until the ripe cucumbers are removed.

Tree Circles

Tree circles are rings around the trunk of a tree devoid of vegetation. Sod and weeds can be dug out, being careful not to damage tree roots. This should be done three times a year as grass and weeds will grow into an area of dirt without treatment. The primary reason to do this is to protect the trees from mowers, trimmers.

Other reasons:

- *It makes mowing easier
- *Mowers do not have to slow down as they are away from the tree.
- *The weed whip is eliminated from attacking the trees
- *Grass growing against the trunk allows insects a place to hide. Tree circles eliminate this hazard.

Once rings are established wood mulch should be added to mitigate temperatures, conserve moisture, add nutrients to the root zone, and to improve the appearance of circles.





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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 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.

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 and at the Business Office.

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Patrick M. Plank, Attorney
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- Chemical Peels
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- Emsculpt neo
- Weight Loss
- IV Therapy
- Emsella

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14-year Homestead Resident

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CURRENT RESIDENTS:

If you registered the emails of each family member previously, you're good to go for this season.

If you have an issue with access, please make sure you allow location access on your phone, as well as Bluetooth and Motion.

NEW RESIDENTS:

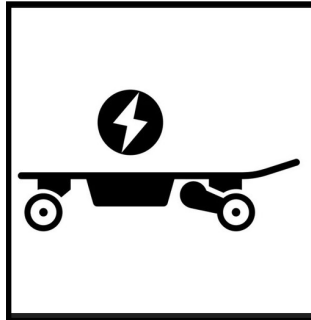
Register the email address of each family member, older than 11 years who wants access.

Please send the list of family members and their emails to the office email, businessmgr@homesteadinthewillows.org. No school email addresses allowed.

If you have a caregiver who needs to be registered, please list that person as such.

Look for an email from Alta Open with, check your spam or junk folder if you don't see it.

Open the email on your smartphone – it will walk you through downloading the app, ask for permission to use your location (say yes) and install the digital badge on your phone within the app. You must open the email and activate the link within 6 days of receipt, or it becomes invalid.



REMINDER

Motorized vehicles may not be operated on any portion of the Common Element trails or greenspaces within Homestead in the Willows.

For purposes of this rule, the term “motorized vehicles” shall mean any mechanical device that is propelled, in whole or in part, by an engine, whether electric or gasoline powered or powered by some other source, when such device is not registered with the Colorado Department of Revenue.

Motorized vehicles shall specifically include, but not be limited to, go-karts, go-peds or scooters, and motorized bicycles. This rule shall not apply to use of motorized vehicles on private Lots.

LOOKING FOR SENIOR PORTRAITS?



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HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION, INC.
Social Media Policy for Board Members

Adopted May 13, 2024

Purpose: To provide guidelines for the Homestead in the Willows Homeowners Association, Inc. (the “Association”), its Board and its individual member’s use of social networks to relay Association information to the Homestead in the Willows community (the “Community”).

Definitions: Any capitalized term not otherwise defined herein has the same meaning as provided in the Declaration. In the context of this policy “Social Media” means various discussion and information-sharing tools, including, but not limited to, social networks, blogs, video-sharing sites, podcasts, wikis, message boards, and online forums. Examples of Social Media platforms include Google and Yahoo groups (reference, social networking); Wikipedia (reference); Facebook and Nextdoor (social networking); YouTube, Ring, and TikTok (social networking, video sharing); X, formerly known as Twitter (social networking, microblogging); LinkedIn (business networking); Instagram (social networking, photo sharing); and Snapchat (social networking).

Policy: The Association does not use any Social Media site as a form of official communication to Owners or residents of the Community. Individual Board members understand and agree not to post concerning Association business on any Social Media site as an official communication from the Board absent an official Board Action allowing the communication. To the extent any individual Board member comments or engages on a Social Media site, such Board member’s comments are made exclusively in their individual capacity as an Owner in the Community and not as an official representative of the Association, unless the Board has taken action to approve the comments as posted. The Association shall have no responsibility or liability for comments made by a Board member in their individual capacity on a Social Media site.

HOMESTEAD IN THE WILLOWS
HOMEOWNERS ASSOCIATION, INC.

By: _____
President

This Social Media Policy for Board Members was adopted by the Board of Directors on the 13th day of May, 2024 effective the 13th day of May, 2024, and is attested to by the Secretary of Homestead in the Willows Homeowners Association.

By: _____
Secretary

SUN	MON	TUE	WED	THU
2	3	4 HURRICANES  MEET  NATIONAL CHEESE DAY	5	 FOOD TR NORTH PO 5:00 - 7:0
9	10 HOMESTEAD BOARD MEETING BUSINESS OFFICE 6:30PM	11 HURRICANES  MEET	12	
16 	17	18 HURRICANES  MEET	19	 FOOD TR NORTH PO 5:00 - 7:0
23/30	24	25 HURRICANES  MEET	26  FORGIVENESS DAY	

J	FRI	SAT	
		<p>1 CHIP AND MULCH EVENT</p> <p>NEIGHBORHOOD GARAGE SALE</p>	<p>Social Highlights:</p> <ul style="list-style-type: none"> • Pools Hours <ul style="list-style-type: none"> ◦ North Pool - 12:00pm - 7:00pm <ul style="list-style-type: none"> ▪ Late Night: Su/M/Th 7-9pm ◦ South Pool - 10:00am - 7:00pm <ul style="list-style-type: none"> ▪ Late Night: Tu/Fr 7-9pm ◦ West Pool - 10:00am - 7:00pm <ul style="list-style-type: none"> ▪ Late Night: W/Sa 7-9pm ◦ Lap Swim - 5:00-8:00am (W/S); 5:00-7:00am North • Neighborhood Tennis: <ul style="list-style-type: none"> ◦ For more info: AdvantageYou.org
<p>6</p>  <p>UCKS OL LOT 00PM</p>	<p>7</p>	<p>8</p>  <p>HURRICANES SWIM MEET</p>	<p>Coming Soon:</p> <ul style="list-style-type: none"> • 4th of July - NEW LOCATION SOUTH POOL • 10:00am - Parade (South Pool Lot) • 11:00am - 2:00pm - Pool Party (South Pool) • Questions: homestead4thofjuly@gmail 
<p>13</p>	<p>14</p>  <p>FLAG DAY</p>	<p>15</p>	<p>Join the Social Committee: Socialcommitteehomestead@gmail.com</p> <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>20</p>  <p>UCKS OL LOT 00PM</p>	<p>21</p>	<p>22</p>  <p>HURRICANES SWIM MEET</p>	
<p>27</p>	<p>28</p>	<p>29</p>  <p>HURRICANES SWIM MEET</p>	

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Homestead Elementary School - Summer Garden

We are looking for volunteers to help water and weed the Homestead Garden beginning the week of 6/1.

For more details and to sign up, click on the QR code below.



HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting May 13, 2024 – Unofficial Minutes

CALL TO ORDER: President, James Keating called the meeting to order at 5:37pm. Present were Vice President, Michael Garnsey; Secretary, Ginny Karlberg; Treasurer, Steve Bell; Member at Large, Robb Origer; Tennis Manager, Jill Ellsworth; Business Manager, Katie Kidwell; Pool Manager, Jaylene Jones; ACC Manager, Emily Maxfield; Social Committee Co-chair, Kelly Kane; and Swim Team Parent Rep, Kristen Kraus. Homeowner Barbie Barker attended a portion of the meeting.

MINUTES: The minutes of the April 8 regular meeting were approved as read.

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

COMMITTEE REPORTS:

SOCIAL COMMITTEE: Social Committee co-chair Kelly Kane announced that the social committee had applied for and been awarded a \$500 community grant from the City of Centennial that they would use to help finance the July 4 celebration. A blood drive is being planned for August. The Social Committee is also considering planning a 50 year anniversary celebration for next summer when Homestead turns 50.

SWIM TEAM: Parent Rep Kristen Kraus thanked the Board for the HOA's financial donation to the Swim Team. Tryouts had begun May 13 and after school practices would commence on May 15. There would be five home meets this summer and residents should check the schedule in the Homestead Herald to avoid using Easter Avenue on those Saturdays. Member at Large, Robb Origer explained that he had tested a mesh network booster at the North Pool in an attempt to enhance the Wi-Fi connection at the far west end of the pool where the Swim Team needs a connection for scoring. The network performed well and the equipment cost roughly \$250. Kristen will check with the Swim Team Board about covering the cost of the booster.

MANAGER REPORTS:

POOL: Pool Manager Jaylene Jones reported that all major repairs on the pools had been completed and new furniture had been delivered to the South Pool. Front Range Recreation would have to implement a new vacuum system to stay current with County Health Code and Insurance regulations. Front Range had built several deskside vacuums that are now required to be used. The purchase of which would save the HOA \$2500 per pool.

(Continued on page 26)

(Continued from page 25)

The expense will come out of the Pool maintenance budget. The 5th grade is hosting their continuation party at the North Pool on May 23 and Front Range will again provide complimentary lifeguards. In keeping with tradition, the South Pool will open one day early on the last day of school, May 24, at 12:00pm. Jaylene will post signs at all Homestead pools with the information.

LANDSCAPE: Manager Nancy Bauer provided a written report. The cost to repair the landscape and irrigation damage caused by the installation of the ADA ramp at the North Pool was \$4,000 more than expected due to various factors. The timber wall at the base of Tract C was replaced with boulders and cobblestone, new sod had been installed in two places along Homestead Parkway and eight replacement trees were planted at various locations throughout the property. All entry beds have been pruned and tidied, all roses throughout the property had been pruned and landscape repair due to the Perimeter Fence installation is complete.

TENNIS: Manager Jill Ellsworth reported that USTA league play had started and would continue through October. Because Homestead has so many players, Jill had to register one team to play from South Suburban each session which is highly unpopular. A team was chosen at random to play from South Suburban for the summer league. The Ladies 3.0 team led by Barb Superka and Julie Hancock have volunteered to play the fall session from South Suburban. Tennis Professionals Advantage You have been instructing since April and the summer sessions would begin soon. The Windscreens and court divider net roll down were delayed due to continued rain and snow in May. Jill expects to complete the roll down in May. New tennis rules will be posted at each court. The West courts are due to be resurfaced on June 10 with a backup of June 17 if delayed due to weather.

ACC: Manager Emily Maxfield announced that the number of applications more than doubled in April. Emily is working with the PayHOA platform to finalize online application submission, but paper applications will still be necessary for large remodels and landscape projects where architectural drawings are required. The meetings are being moved to the fourth Tuesday of each month. The Board agreed the volume of work is such that Emily should purchase a separate computer for ACC use.

BUSINESS: Katie reported on dues and fence assessment collection. The Board directed Katie to send out second notice letters immediately to those owners who had not yet paid the Perimeter Fence special assessment. The Board agreed the same late fees that apply to dues assessments would apply to the fence assessments. Now that most owners have submitted fence payments the PayHOA platform is creating payment plans for the 600 owners who chose to make payments. If owners choose to pay through the PayHOA platform the invoices that

(Continued on page 27)

(Continued from page 26)

show on each homeowner's account will be \$516.67 and owners can easily select the next payment due and pay it. Fence invoices will be emailed to all owners with payment plans 30 days before the payment is due and reminder emails will be sent 7 days before the payment is due. Katie reported that the railing had been installed on the ADA ramp at the North Pool and a new railing installed at the South Pool where storm damage had occurred. The remodel of the North and South lifeguard shacks was complete and Ting internet had been installed at each pool. The HOA hopes the Ting connection will be stronger which will avoid shutdowns with the Alta Open secure access software.

FINANCIAL REPORT: Treasurer, Steve Bell presented the April financial report to the Board. He noted that the expense of the new accounting firm Vertex CFO is over-budget primarily because the HOA completely changed their finances by adding the Perimeter Fence special assessment and payment plan option. The HOA also switched from cash to accrual accounting. Thanks to many owners who paid the entire fence assessment at once, Steve is hopeful that the HOA can pay off the Line of Credit earlier than originally planned, thus saving interest expense for the neighborhood. The Board agreed that they want to continue to collect the annual fence maintenance reserve authorized in the HOA Governing Documents so that a special assessment will not be necessary when the fence needs to be replaced again. As of May 1, the HOA is under budget in most expense categories.

OLD BUSINESS: ACES Coach Barbie Barker reviewed the provisions of the agreement for the ACES swim team to rent the North Pool post season. A contact will be provided with the details. Michael and Robb reported that Dumpster Day was again quite popular. The dumpsters were delivered at 7:00am and were filled by 8:30am. They noted that the dumpster day was for ordinary items that are too big to put out with your trash, not construction debris from your bathroom remodel. They also suggested a limit of one carload per person.

NEW BUSINESS: There was no new business.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 7:35pm. The next regular Board Meeting will be on Monday, June 10, at 6:30pm at the Business Office.



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WHEN

Thursday, August 8, 2024

- 5:00-5:45-Visit classrooms and meet the teacher anytime; no formal presentations
- 5:00-6:30 pm-Reconnecting and eating on the front lawn



WHAT

- Meet your child's teacher
- Drop off school supplies
- Get academic information and highlights about the year
- Reconnect as a community
- Buy something to eat from one of the food trucks



NEW FAMILIES TO HOMESTEAD

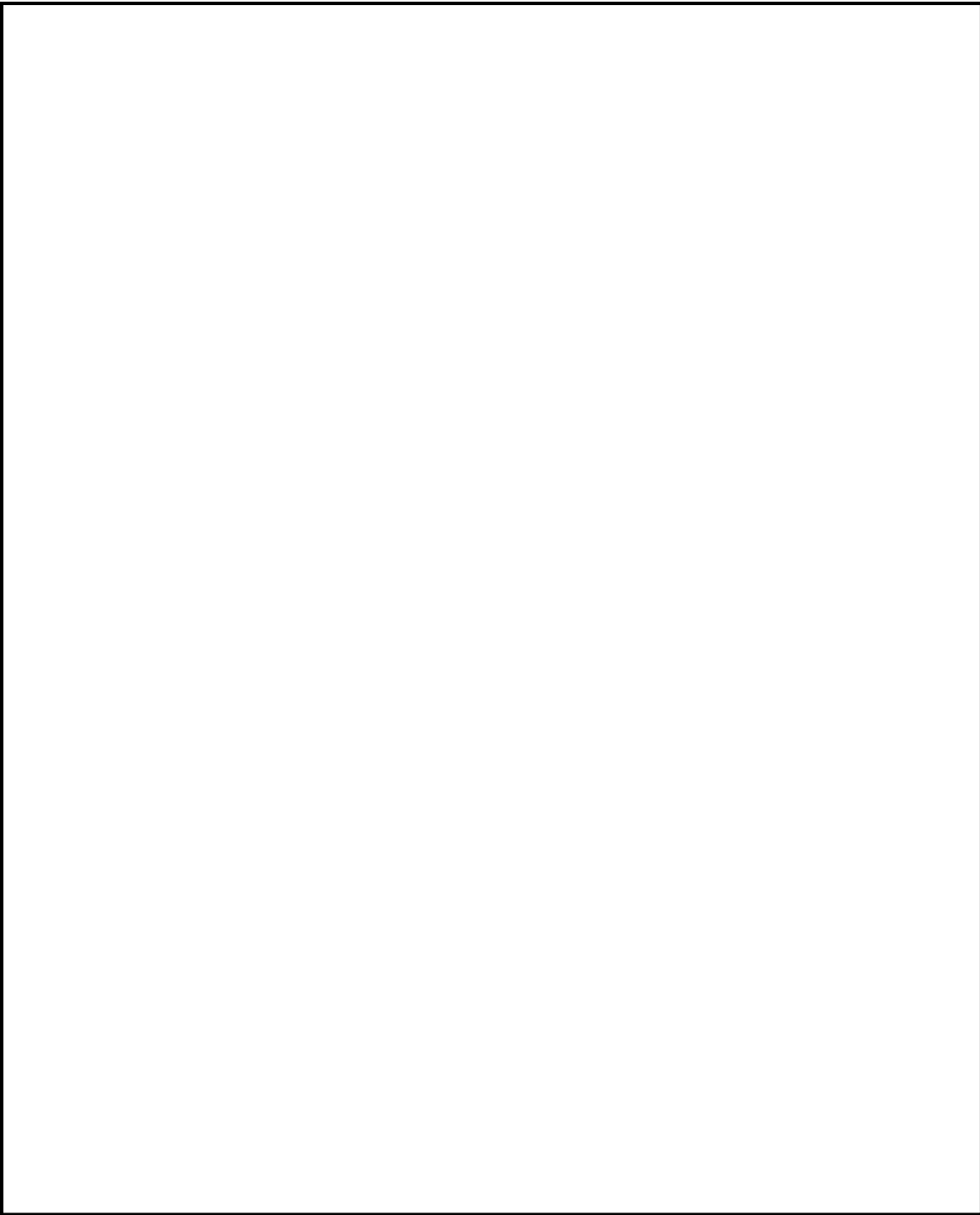
Meet at 4:30 pm at the outdoor classroom north of the school for introductions and Q&A



NOTE

This event is a combination of Meet & Greet and Back to School Night.

***Kindergarten will have an additional parent info meeting on August 12, 3:45-4:45 pm in the Innovation Space.



ACC NEWS

The ACC has moved their monthly meeting to the 4th Tuesday of each month.

PLEASE remember that the ACC has 30 DAYS to review an application. The ACC may request additional information from a homeowner to process the application, rather than outright deny it for being incomplete. This means that the ACC has 30 days from that last date of information to review the application. To avoid this as much as possible, please ensure that your application has all of the attachments required and know that if you are requesting something that is preapproved (ie – paint combinations from the style board, preapproved roofs, etc), your application is likely to be processed faster.

The ACC is made up of volunteers from within the community. This means they are your neighbors. They have as much interest in keeping the neighborhood looking good as you do as a homeowner. Try not to take anything personally; the Residential Improvement Guidelines are written to inform all homeowners of the covenants, and it falls upon the ACC to see that they are followed.

Thank you for your continued cooperation in keeping Homestead a great place to live!

Revision of March minutes:

- The ACC discussed and reiterated that walkways from front porches should be standard grey concrete, pavers or brick. Colored pavers and rough flagstone are not approved. Brick outlines may be considered if the ACC determines the design is complementary to the home. In addition, the ACC decided that walkways may not be expanded to appear as an extended “patio” in the front of the home.



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Homestead Summer Food Trucks 2024



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

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

June 6th

Food Trucks
5-7:00
North Pool





June 20th

Food Trucks
5-7:00
North Pool





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Homestead in the Willows Swim Lesson Policy

Instituted in 2012, reviewed and upheld in 2015, 2021 and 2022

Front Range Recreation has the use of the South and West pools prior to open hours for teaching group swim lessons.

Private lessons by Swim Team Coaches or Front Range Recreation Employees will take place during regular pool hours. Lessons will take place in the lap lane. Swimmers under the age of 10 with a lesson voucher from Swim Team will have first priority if there is limited pool space available in the lap lane. No lessons will take place during adult swim.

Private lessons by a homeowner's personal instructor are permitted provided they take place during open swim hours and they obey the pool rules. Lessons will take place in the lap lane. Swimmers under the age of 10 with Swim Team vouchers would have priority use of the lap lane. No lessons will take place during adult swim. Regardless of who is teaching a lesson, the lifeguard on duty is charged with enforcing the pool rules and is the final authority regarding use of the pool.



2024 - 2025 SPONSORSHIP PACKAGES

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 - Exclusive promotion for 24hrs across channels - website, social media, emails, outside signage and newsletter
 - Unique "donations matched" messaging for DOUBLING donations
- **Hawk Champion benefits** plus 2-week marquee "thank you", large logo

\$1,500+ – Hawk Champion

Companies who invest \$1,500 for the school year receive:

- **Full page** promotion in Homestead "Buzz Book" student directory
- **Medium company name/logo** on "Homestead Sponsors" **banners** (displayed for full school year, weather permitting)
- **One week marquee "thank you"** on the Homestead Elementary marquee
- **Name/Logo highlighted** on Homestead PTCO **website and social media** (Facebook and Instagram)
- **Name/Logo featured in Weekly Hawk** school newsletter

Hawk Champion Add Ons

Make your sponsorship go further and add on additional marketing opportunities:

- **Dash Prizes - \$1,000** add your company logo to a Dash incentive prize (3-4 available; first come, first serve. Dash Committee selects prizes)
- **Fall Fest Event Sponsor - \$750** name featured with all Fall Festival advertising, signage at event
- **Spring Community Event Sponsor - \$500** name featured with all Spring Event advertising, signage at event
- **Donuts with Grownups - \$250** name featured with event advertising, signage at the event

\$1,000 – Hawk Hero

Companies who invest \$1,000 for the school year receive:

- **1/2 page** promotion in Homestead "Buzz Book" student directory
- **Small company name/logo** on "Homestead Sponsors" **banners** (displayed for full school year, weather permitting)
- **Name/Logo highlighted** on Homestead PTCO **social media** (Facebook and Instagram)
- **Name/Logo featured in Weekly Hawk** school newsletter

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POOL HOURS, SUMMER 2024

<u>POOL ACTIVITY</u> *Pool opens at 1:00 due to swim meet Sat. May 25	<u>NORTH POOL</u> (Season Schedule) May 25* – August 11 Phone: 303-770-8290	<u>SOUTH POOL</u> (Season Schedule) May 24 – Sept. 2 Phone: 303-796-9581	<u>WEST POOL</u> (Season Schedule) May 25 - August 11 Phone: 303-793-0296
Early Morning Lap Swim - The pool is open for lap swim before work	5:00 – 7:00 am	5:00 – 8:00 am	5:00 – 8:00 am
Swim Team Practice	7:00 am – 12:00 pm Monday – Friday May 28 – July 11		
Open Swim – 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
Tube Night – 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
Barbeque Night – The HOA will provide the grills, while each family supplies the grub!	Daily	Daily	Daily
Late Night Swim – 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
Swim Meets – 6:00am through 2:00pm	May 25 June 8, 22, 29 July 10.		
Tuesday Star Meets – 6:00pm – 8:00pm	June 4, 11, 18, 25		



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