



	<p>Homestead in the Willows</p> <h1>Homestead Herald</h1> <p>AUGUST 2024 Volume 48 #8</p> <p>A Covenant Controlled Community for the Benefit of All www.homesteadinthewillows.org</p>
---	--



Join us at the West Pool for **Pooch Plunge**

Saturday August 17, 11am—1pm

Bring your dog for a swim and enjoy some snacks for both you and your Pooch

<p>Next Regular Board Meeting 6:30 PM August 12, 2024</p>		<p>THE SEPTEMBER HERALD DEADLINE IS AUG 15, 2024</p>	
--	---	---	---



ASSOCIATION NEWS

SEPTEMBER HERALD DEADLINE IS AUGUST 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, August 12, 2024
Business Office, 6:30 pm

BOARD MEETING MINUTES: In an effort to provide timely Board information to the Membership, **UNOFFICIAL MINUTES** of each Board meeting will be published in the next issue of the Herald. Official, approved copies of all Minutes will be on file and available at the Business Office.

MOVING FROM HOMESTEAD? If you move from Homestead and retain ownership of your home, it is your responsibility to pay the Homeowners dues. Remember: Please notify the Business office of your new address. Dues are always due March 1st. If you are a **Renter**, you should forward all notices to the Homeowner.

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

TABLE OF CONTENTS	
ACC News	29
Blood Drive	5
Calendar.....	18,19
Community News ..	3
Food Trucks	9
Homestead Sponsorship Packages.....	33
Homestead 2nd Annual Kettle.....	15
Landscape Logic	12,13
Minutes.....	25,26,27
Pool Closing Dates.....	17
Services	31
Social Committee.....	5,9, 20,21
Teen Services	31

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
<p><u>Deadline is the 15th of each month preceding publication.</u> 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.</p>	

CALL TO REPORT	
Waste Connections	303-288-2100
(HOA Trash Co.—Pick-up day is <i>Wednesday</i>)	
www.wasteconnections.com	
Airport Traffic Complaints	303-790-4709
Centennial City Services (24/7)	303-325-8000
Vandalism or Speeders	
Arapahoe County Sheriff's Dept.	303-795-4711
Street Light Problems:	
email odlighting@xcelenergy.com	
Barking Dogs	
Arapahoe County Animal Control	303-325-8070
Pot Holes	303-325-8000
Hazardous Waste Pick-up	1-800-449-7587
Graffiti	303-795-4711
Water Breaks	303-770-8625
Sewer Back-up's	303-779-0261
Div. of Wildlife -Coyotes	303-291-7227
Noise—Fiddlers Green	303-486-8275

The Homestead Playgroup
<ul style="list-style-type: none"> • 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
<p>Email Ana or Kate at homesteadplaygroup@gmail.com to sign up or ask questions.</p>

DESIGNED TO BE KIND

Founded by a Homestead parent
Kids' apparel made with organic cotton and dyes
Trade it in whenever your kiddo outgrows it
We'll keep the outgrown clothes out of landfills



Get 15% off with code: HOMESTEAD15
Scan QR or visit us at wearloop.co





register now

SEPTEMBER 7, 2024

THE **6TH** ANNUAL
HOMESTEAD IN THE WILLOWS
SERVE-ACES TENNIS TOURNAMENT

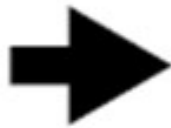
\$40/team - open to all levels - brackets - food & drinks

To register your mixed doubles team or for more info contact
AK Riley - 720.289.2929 | ak@theakrileygroup.com

Sponsored by
the ak riley group



Homestead
Social Committee
has partnered with
VITALANT
to host a
mobile blood drive!



Homestead in the Willows

Neighborhood Blood Drive

Go to donors.vitalant.org

use BLOOD DRIVE CODE 100560302

Or call (877) 258-4825 to schedule your appointment

Monday August 19, 2024 by appointment

9:00am - 1:00pm





ELI BOONE & KIKI FAIRCLOTH

Elevate your Homestead Real Estate Experience with Eli Boone & Kiki Faircloth

- Homestead residents & Denver natives with local expertise
- Active Homestead community supporters
- Master's Degree in Real Estate with 15 years combined experience
- Contact us for a free broker opinion of your home value



For any and all real estate needs:

Eli@BooneFaircloth.com | 303-263-0122

Kiki@BooneFaircloth.com | 303-482-7300

HOMESTEAD NEIGHBORHOOD WATCH?

Teen pranks and vandalism are becoming a more serious issue that impacts our neighborhood. Recent incidents involving dangerous behaviors have raised alarm bells and the Board is considering forming a Neighborhood Watch and Walk.

THE DISTURBING BEHAVIORS:

Pranks and Dangerous Stunts

Some teens have been stopping cars on Homestead Parkway using traffic cones or by stretching dog waste bags across the street. Witnesses also report seeing teens lying in the street, waiting for unsuspecting drivers. Once a car stops, they pelt it with bags of dog waste, eggs, or rocks. Meanwhile, their friends film the driver's reaction. While these pranks seem hilarious to the tweens or teens, the potential for a tragic accident is real. While we've not had personal injury that we are aware of to date - we all agree we'd like to avoid this for any Homestead families or visitors. Would you want your new teen driver to encounter this? Or your elderly parents?

Motorized Vehicles on Greenbelt Paths

Motorized vehicles are prohibited on the greenbelt paths yet motorized scooters seem to have replaced bicycles as the preferred way for your child to head out to swim team practice or over to a friend's house. If your child uses an electric scooter, they need to use the bike lanes on the road. If your child uses a push scooter, teach them to move off the path if they see parents with strollers, young toddlers or the elderly out walking. Our greenbelt paths are used by every demographic in the community, and we all need to be respectful of others. Pedestrians always have the right of way.

What the Board of Directors is prepared to do: If the Homeowner's Association (HOA) needs to hire extra security or other surveillance/oversight to combat this behavior and ensure that our neighborhood remains safe, the cost will be passed along to all homeowners. Homeowners are encouraged to call the police immediately if your car is forced to stop on Homestead Parkway.



TINA PARKS

real estate professional

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

Hi, I'm Tina



Scan me



Tina Parks

Friend | Trusted Advisor | Neighbor
Top Producing Agent



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



National Night Out

National Night out is an annual community-building campaign that promotes police/ community partnerships and neighborhood camaraderie to make neighborhoods safer, more caring places to live.

Save the Date

Tuesday, August 6th 5-7pm

North Pool Parking Lot

Arapahoe County Sheriff's will be onsite to handout goodies.





INJECTING
CONFIDENCE
aesthetic medicine

DEFY *Aging*
WITH US!

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

NEW PATIENT SPECIAL!
\$100 OFF ANY PURCHASE*.
TREAT YOURSELF TO DISTINCTIVE
SELF-CARE!

FEATURED SERVICES

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



720.739.3690

303.557.8074

injectingconfidence.com

@injectingconfidence

FINANCING AVAILABLE!
*\$300 MINIMUM PURCHASE

PRESTIGE CUSTOM PAINTING

720.771.3208

Interior Painting
Kitchen Cabinet Painting
Exterior Deck Staining
Fence Staining

Serving South Metro Denver since 2007!



John Mullett

www.PrestigeCustomPainting.com
John@PrestigeCustomPainting.com

To see our work:

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

Call for a **FREE ESTIMATE**

KATE · PERRY

PROPERTIES

Professional Real Estate Advisor Offering Exceptional Market
Knowledge and Concierge Services

Homestead Homeowner Since 1995 | Homestead Realtor



• Highest Homestead Sale 2022 • DMAR Excellence Awards •
Real Trends Top 1.5% Nationally • 5280 Denver Five Star Realtor

Kateperryproperties.com
303-810-0474 | kperry@livsothebysrealty.com



Landscape Logic

By Nancy Bauer



When it is hot, the weeds arrive

Typical weeds in the hottest part of the growing season include spurge, purslane, mallow, bindweed and thistle. Except for bindweed and thistle, one of the best controls is simply using mechanical means to eradicate them—namely, pulling them out or hoeing, if the area permits.

But don't pull that thistle or bindweed!

If you've ever noticed that some weeds seem to proliferate after you pull them, you're right! This happens with certain weeds that have regenerative root systems. Literally, the more you pull them, the more weeds you'll get back.

When it comes to thistle and field bindweed, stop before you pull! Both weeds have amazingly long root systems. When you pull these weeds, most of the root system remains underground and will simply grow more weeds to replace the one you pulled.

The best control for these weeds is applying a treatment that will kill the above-ground plant and the root system so that they will be dealt with for good. If these weeds are in the lawn, be sure to select a product that will not harm the grass.

Some herbicides used to zap the designated weed may be harmful to other plants due to drift. Be very careful what you spray and when, as even a slight breeze can take the product where you don't want it.

August Quick Gardening Tips

*Last month to fertilize roses. Get this done by August 15th.

*Powdery mildew can be a problem for roses, lilacs, columbine, asters, and turf. Restrict late day overhead watering by watering before noon to allow plant material to dry out.

*Weed your garden frequently. Watch to see that weeds do not grow so large that they drop seeds!!

*Add some mulch to trees and shrubs beds. Mulch reduces evaporation from the soil into the air and also keeps the soil slightly cooler.



(Continued on page 13)

(Continued from page 12)

Lawns

As we move into August our hot and dry conditions here in Colorado continue which in turn challenges us with keeping our lawns looking green, weed free and healthy. Lawns that suffer drought stress risk having broadleaf weeds, grassy weeds, and disease and insect pressures. Pay particular attention to areas in full sun, or on south or western facing slopes.

What are signs of a drought stressed lawn?

- *Wilting appearance which will often show up in the same location
- *Footprints or lawn mower tracks that remain in the lawn at least one-half hour after the mowing
- *The turf is turning a shade of blue grey
- *Brown spots/areas

What can you do to prevent drought stress?

*If you have a sprinkler system, make sure the heads are properly operating and are providing adequate coverage.

Sometimes heads can get out of alignment, become clogged or even possibly be broken.

*Water your lawn between 10 pm - 6 am this is the period when it is typically cooler, less windy and the humidity is higher, so evaporation losses are less.

*For brown spot areas extra watering can be beneficial in recovery



Sanchez Painters LLC
We Are Insured

Spray, Roll or Brush application 20 years of Experience
Commercial/Residential Exterior/Interior

Additional services offered
Kitchen Cabinets, Staining, Decks, Fences, Power Washing

Call **Christin** for a Free Estimate

720-854-8066 sanchezpainters3@gmail.com

Need to Update Your Will?

Wills & Trusts
Estate Planning
Probate

Free Initial Consultation. Evening & Saturday Appointments Available.

Patrick M. Plank, Attorney
Homestead Resident
303-794-5901
26 W. Dry Creek Circle, Suite 420 www.DenverWills.com

FAMILY & SENIOR PORTRAIT PHOTOGRAPHER



SCAN ME

WWW.DATTILOSWEETMOMENTS.COM



Nancy Bauer
LANDSCAPE DESIGN

303.241.6212

INFO@NancyBauerLandscaping.com • www.NancyBauerLandscaping.com

DENVER *dreaming.*

Dream homes come in all shapes, sizes and styles. Whatever your needs, for a growing family or the family looking to downsize, your real estate journey begins by giving me a call.

- Local area expertise - Homestead owner, involved in the community
- Coldwell Banker® International President's Circle Award
- Print and digital marketing expertise to get your home in front of the right buyers
- Dedicated and trusted - most business referral based

AK RILEY

Broker Associate
C. 720.289.2929 | O. 303.409.1300

ak@kadenverhomes.com
kadenverhomes.com
Agent Lic. #100069473



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

COLDWELL BANKER REALTY

Not intended as a solicitation if your property is already listed by another broker. Affiliated real estate agents are independent contractor sales associates, not employees. ©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. BR @ 20YYZ3_CDO_7/20





Second Annual *Kettle*

/ˈketl/ ket-tle noun: a gathering of soaring hawks



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

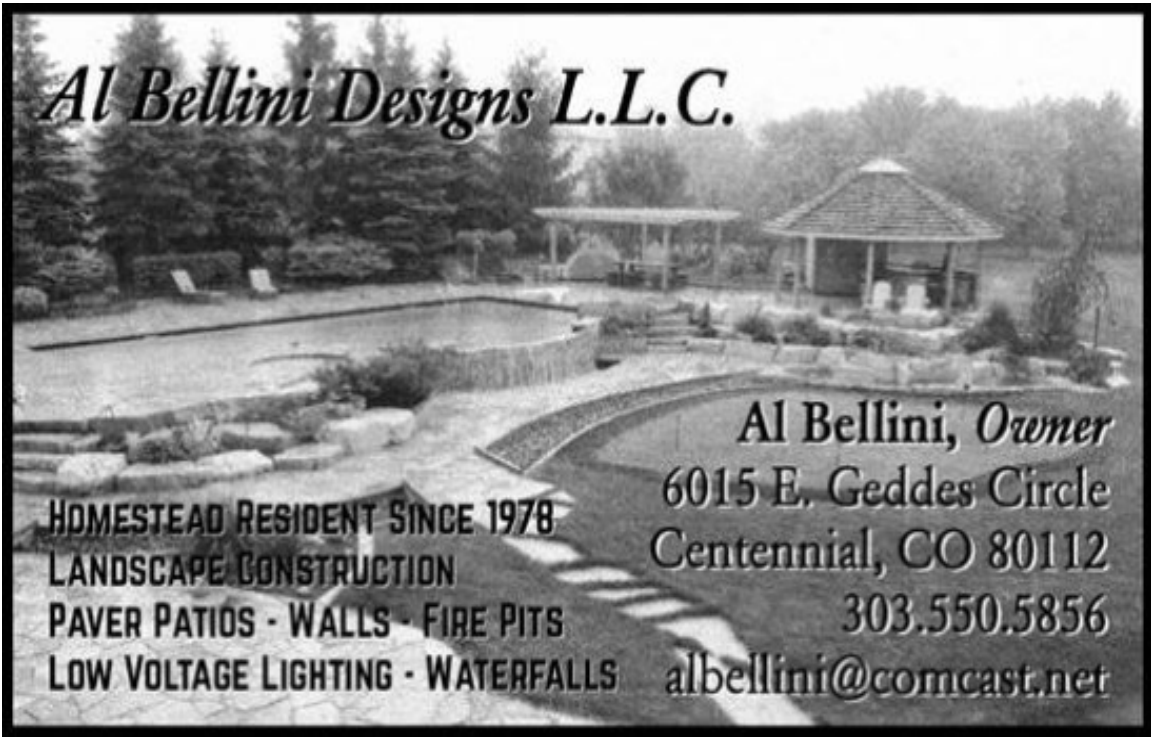


NOTE

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.

Al Bellini Designs L.L.C.



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

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



WATERKETCH
SPRINKLER

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

We also do residential repair work.

303-660-8360 since 1985

waterketchsprinkler.com






POOL CLOSURE DATES

As the end of summer approaches, please note the following pool closure dates:

NORTH POOL: Last day to swim is August 11, 2024
Lap Swimming continues through September 2, 2024
Closed for the season on September 2, 2024

SOUTH POOL: Last Day to swim is September 2, 2024
Lap Swimming ends on September 2, 2024
Closed for the season on September 2, 2024

WEST POOL: Last Day to Swim is August 11, 2024
Closed for the season August 11, 2024

SUN	MON	TUE	WED	THU
4	5	 <p>NATIONAL NIGHT OUT 5 - 7PM NORTH POOL LOT</p>	7	
11	 <p>CCSD</p>	13	14	 <p>FOOD TRUCK NORTH POOL LOT 5:00 - 7:00</p>
18	 <p>MOBILE BLOOD DRIVE 9AM - 1PM NORTH POOL LOT</p>	20	21	
25	26	27	28	 <p>FOOD TRUCK SOUTH POOL LOT 5:00 - 7:00</p>

	FRI	SAT	
1	2	3	Social Highlights: <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 CLOSING: August 11 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 CLOSING: August 11 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
8	9	10	
 15 TRUCKS PL LOT 10:00PM	 16 KONA ICE SOUTH POOL LOT 12:30 - 1:30PM	17	Mobile Blood Drive <ul style="list-style-type: none"> August 19 from 9am - 1pm Appts: donors.vitalant.org <ul style="list-style-type: none"> Code: 100560302 Join the Social Committee: Socialcommitteehomestead@gmail.com
22	23	24	Homestead Playgroups - join the fun! Contact: homesteadplaygroup@gmail.com Connect with us: Website: Homesteadinthewillows.org Facebook: Homestead in the Willows HOA
 29 TRUCKS PL LOT 10:00PM	 30 OUTDOOR MOVIE MOVIE ON THE LAWN SOUTH POOL	31	

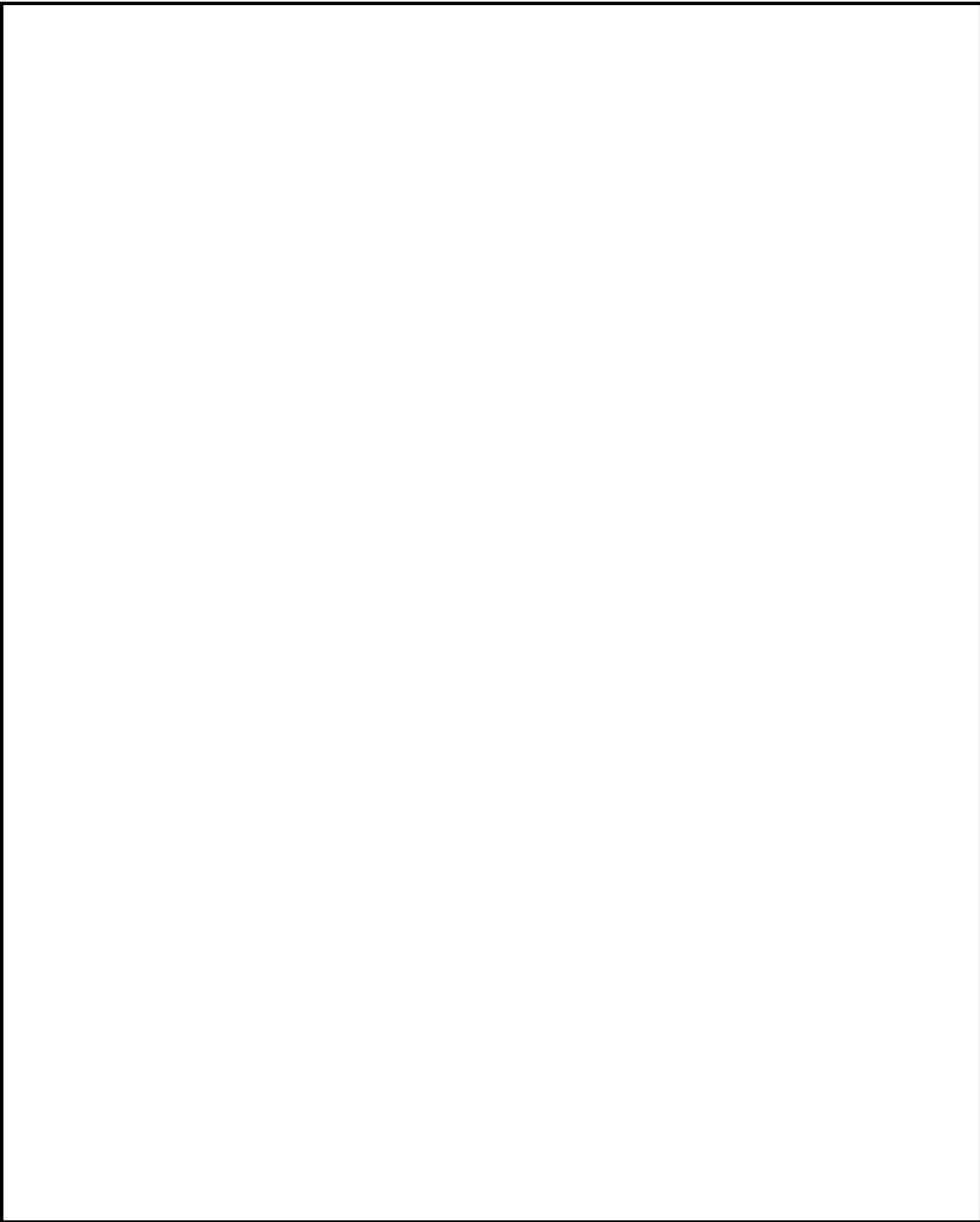
Thank you to all the volunteers
that pulled off a fun &
memorable July 4th!

Special Thanks to the Team:

Kate Haaf
Morgan Walton
Karlie Boone
Erica Jennings
Lauren Garner









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

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

Schedule a FREE Consultation

Call/Text 303-921-8228 | aviva-medspa.com

Mention this ad for a Homestead resident discount

Book
Online



AVIVA
Med Spa



AMERICA'S BEST
Real Estate Professionals
2023 RealTrends Top Producer
by Sales Volume

**Kyle
Malnati**

Top 1.5% out of all
individuals in the U.S.



HOMESTEAD IN THE WILLOWS HOMEOWNERS' ASSOCIATION

Regular Board Meeting July 8, 2024 – Unofficial Minutes

TAKEAWAYS: 1. The Board is considering a \$100 fee per family to increase patrols to stop youth Vandalism.
2. Parents are asked to talk to your children about vandalism to cars on Homestead Parkway

CALL TO ORDER: Vice President, Michael Garnsey called the meeting to order at 5:20pm. Present were: Member at Large, Robb Origer; Treasurer, Steve Bell; Tennis Manager, Jill Ellsworth; Social Committee Co-chair, Olivia Phillips; and Business Manager, Katie Kidwell. Secretary Ginny Karlberg attended the meeting via Zoom. Homeowner Lori Vogt attended a portion of the meeting.

MINUTES: The minutes of the June 10 regular meeting were approved as read.

RATIFICATION OF BOARD ACTIONS: None

COMMITTEE REPORTS:

SOCIAL COMMITTEE: Social Committee co-chair Olivia reported great feedback from the July 4 celebration. The children in the bike parade were cheered on by residents along the route and they had a great turnout for the pool party. Landon Haaf and Cole Walton acted as MC's and kept the event running smoothly. The event co-chairs plan to tweak a few things for next year but overall, the move to the South Pool worked well. Many thanks to the event chairs: Kate Haaf, Morgan Walton, Lauren Garner, and Karli Boone. More food truck nights are scheduled for July and August. Dates can be found in the Homestead Herald and on the HOA website and social media. A blood drive is scheduled at the North Pool for August 9 and National Night Out will be held on August 6. The last summer event will be Movie Night, scheduled for August 30 at the South Pool.

SWIM TEAM: Swim Team is preparing to host 9–10-year-old prelims at the North Pool on Wednesday, July 10. The Swim Team is trying out a new sound system and looking into adding Venmo for concession stand payment, which is becoming the norm at other pools.

MANAGER REPORTS:

POOL: Front Range Recreation submitted a written report. There are still some complaints of rough spots at the West Pool. The Board agreed that prior to the season opening in 2025 the pool will be completely drained, and the surface inspected again for rough spots prior to the 2025 opening. The ACES swim club will rent the North Pool for tryouts the week of July 15 and for afternoon practices from September – October.

(Continued on page 26)

(Continued from page 25)

LANDSCAPE: Manager Nancy Bauer provided a written report. The Comcast pedestal box replacement and cable line burial were delayed but Comcast will be onsite July 11 and 12 to continue. Most of the proposed 2024 tree work has been completed and multiple shrubs have been pruned. Entry bed maintenance was performed on June 30 and Maple trees throughout the property were treated with deep root injections. Various shrub beds have been cleaned up or mulch added.

TENNIS: Manger Jill Ellsworth reported that the West Courts would be resurfaced from July 15 – 19. An email blast was sent to the community to notify them of their closure. Summer Junior Team Tennis (JTT) ends the week of July 15 and several JTT teams are advancing to State. Shade awnings have been installed on the North Courts and Jill would like to purchase additional awnings for the South and West courts. No decision was made. The Board and Jill discussed Pickleball. The Board directed Jill to post signs prohibiting pickleball play per the City of Centennial ordinance. Homeowners are asked to respect the ordinance because if the City continues to receive reports of pickleball play on Homestead courts, the Association (and therefore all homeowners) may be fined.

ACC: Manger Emily Maxfield submitted a written report. The committee would be meeting Tuesday, July 9 and would be addressing the all-white painted brick home trend, a new roofing material request and finalizing the changes to the ACC application.

HOA Taskforce: The committee has walked, and citation letters have been mailed to affected properties. The HOA Board members will follow up on driveway citations because of the cost of that repair.

BUSINESS: Katie reported on dues and fence assessment collection. Homestead is running out of licenses for the Alta Open application to let owners into the pool and tennis courts. The office is deleting registrants who haven't ever used the app so that new members can be added without increasing fees.

FINANCIAL REPORT: Treasurer, Steve Bell reported that the HOA is on budget for operating expenses. The HOA has exceeded the Reserve Fund budget due to the cost of clean-up after the April storm and some unexpected landscape and irrigation repairs caused by the ADA ramp installation but there are enough funds to cover those extra expenses.

(Continued on page 27)

(Continued from page 26)

HOMEOWNER COMMENTS: Homeowner Lori Vogt approached the Board about a problem with her privacy fence where it joins the Perimeter Fence. Katie will contact the Warranty Department at Split Rail about the issue. Lori then asked why the newly installed speed limit sign on E. Geddes Ave. near Holly Street says the speed limit is 30 mph. She thought the speed limit in Homestead was 25 mph. The Board had no knowledge of the change and suggested Lori contact the City of Centennial. They also noted that the City is currently writing speeding tickets for 13 mph over the posted limit so drivers should beware.

OLD BUSINESS: The City of Centennial had approached the Board to grant an easement at the corner of Holly St and Dry Creek Road. The Board requested that the City also adopt responsibility for the timber retaining wall along Dry Creek Road just west of the Fire Station. The City insists the retaining wall belongs to the Association despite being on the street side of the city sidewalk. No further response from the City has been received.

The Board signed the contract with the ACES Swim Club for the 2024 rental of the North Pool.

NEW BUSINESS: The Board discussed the continuing problem of Homestead vandalism. Teens or tweens are stopping cars on Homestead Parkway and then throwing eggs, dog waste and rocks at the stopped cars. Some teens are lying in the street on dares. All is being filmed for posting on social media. The Board agreed that the Social Committee will start a Neighborhood Watch & Walk to patrol the area as well as the North and South pool parking lots. The HOA will press charges against any perpetrators. Parents are asked to impress upon their children the danger of car assaults to both their own children and the drivers. Homestead needs parents to help their children realize the potential tragedy that could occur if this behavior continues. The Board will ask for increased patrols on Homestead Parkway and considered charging an additional fee to all owners to pay for security if needed. Michael moved and Steve seconded a motion to approve the payment plan proposal from account 783. The motion passed unanimously. Michael moved and Steve seconded a motion to approve the payment plan proposal from account 789. The motion passed unanimously. Michael moved and Steve seconded a motion to approve the proposed payment plan for account 508. The motion passed unanimously.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 7:40pm. The next regular Board Meeting will be on Monday, August 12, at 6:30pm. at the Business Office.



Windows

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



Siding

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



Roofing

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



Painting

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

Say Hello to Curb Appeal in Homestead

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

VISIT US AT HRTI.COM

**Proud
Homestead
Resident
&
Homestead
Elementary School
Sponsor**



**Call Today For a Free Estimate
303-984-6159**

Unofficial ACC Meeting Minutes 6/25 & 7/9

Appeals:

Homeowners appealed ACC denials for sliding glass windows

Homeowners position was that the sliding glass windows are a like-for-like replacement and allow for more air flow with their attic fan. The ACC upheld the denial based on the ACC history that sliding glass windows are not an approved aesthetic.

Homeowners appealed the ACC's denial of lighting that was installed prior to application.

Homeowners position was that they didn't know they had to apply and that the neighbors like it. The ACC upheld the denial based on the decision that the lighting would not have been approved if properly applied for prior to installation, as the ACC is in agreement that the style does not fit the traditional aesthetic.

General Discussion:

The ACC adopted a new policy for stained front doors:

Any application for a stained front door must include the actual quote/picture of the requested door with stain color. The ACC will no longer accept pictures of other people's front doors as an example.

The ACC agrees to break down major elements with the criteria that is used to make decisions on applications. These guidelines will be made available to homeowners when complete.

The ACC disclaims that element changes aren't updated in real time and part of the approval process is to guarantee consistency in those situations.

Paint:

All-white painted brick homes

The ACC discussed at length the trend of homeowners wanting to paint their siding and brick all white. The ACC reached an agreement to remove White Dove as an acceptable paint color, as it appears too white when on an entire home. To keep the color schemes simple, White Dove will be removed as a pre-approved body color for all homes, whether painted brick or not, as there are other shades of white that are pre-approved.

Roofing:

A BarTile rep presented some updated materials to the ACC that are alternatives to concrete tile products no longer available. The ACC reviewed what was presented and updated the roofing guidelines. Options for Concrete Tile Roofing are as follows:

Bartile Split Timber (Brushed or Ruffcut) (Cottage style not approved)

Colors: Driftwood Blend, Durango Blend

Bartile Legendary Split Timber (Brushed or Rusticut) (Cottage style not approved)

Colors: Driftwood Blend, Durango Blend

Bartile New England Slate

Color: Colonial Grey

General Discussion:

Window trim/brickmold –If a homeowner intends to replace the trim/brickmold when remodeling or replacing windows, it must be part of the application and in compliance. All window trim/brickmold must be a traditional pattern with mitered corners (not trim board), at a maximum size of 3.5 inches. Trim/brickmold that is not mitered is not approved.




KONA ICE
IS COMING!


HOMESTEAD ELEMENTARY
FRIDAY, AUGUST 16TH
2:45-3:45PM
CASH OR CARD \$5, \$6 OR \$7

STUART INSURANCE SERVICES
HOME • AUTO • LIFE


25 Years in Business - Call Today!
Longtime Homestead Resident



Stuart Siekmeier
303-955-4309
stuart@stuartinsure.com
7600 East Arapahoe Road, Suite 302
Centennial, CO 80112



TRAVELERS



PROGRESSIVE

and many more...

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



HIGH MOUNTAIN
XERISCAPE
PROFESSIONAL
LANDSCAPE DESIGN

LOW-WATER LANDSCAPING
NATIVE PLANTINGS
ROCK & CREVICE GARDENS
LANDSCAPE CONSULTATION
GARDEN COACHING
PLANTINGS/FINE GARDENING

HEATHER JOHNSON
HOMESTEAD RESIDENT
OWNER & DESIGNER
EDUCATED & EXPERIENCED

SCHEDULE TODAY
303.720.6180



www.highmountainxeriscape.com

SERVICES

Advertising in the Homestead Herald does not constitute an Association endorsement of services promoted. We strongly recommend before using any service homeowners contact references. Names listed have not been endorsed or evaluated in any way.

SODERSTROM'S PROFESSIONAL

PAINTING:

Specializing in residential home interior painting. Drywall Repair, Quality workmanship, Quality Materials. In Business 20+ years. Insured.

Credit Cards accepted. Call for an estimate: Dennis or Alan (303) 922-4441.

ARBORIST CONSULTANT:

Jim McGannon. Site consultation, tree/shrub/landscape inspections, diagnosis, appraisals, landscape design (i.e. xeriscape), much more. Certified Arborist and professional forester.

Contact forestermcgannon@gmail.com, (303) 526-1118, coloradotreearborist.com

NET PROFIT BOOKKEEPING - PROFESSIONAL BOOKKEEPING

Tired of juggling numbers and paperwork, let us help. We are experienced professionals providing accurate record keeping at affordable rates. Let's chat about your specific needs.

Contact: info@netprofitbookkeeping.com,
(720) 308-8130.

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.
(720) 520-3800.

TEEN SERVICES

Advertising in the Homestead Herald does not constitute an Association endorsement of services promoted. We strongly recommend before using any service homeowners contact references. Names listed have not been endorsed or evaluated in any way.

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 16 years old, and I'm going to be a Junior at Creek. I would love to watch you children!

Please contact me at (303) 718-2062.

PETSITTING SERVICE:

Responsible and detail-oriented student with driver's license providing personalized nurturing and reasonably-priced pet care. Available evenings and weekends.

Text Skylar: (915) 248-8477.

ARTISAN BREADS BAKED BY YOUR NEIGHBOR
 ALL PRODUCTS NATURALLY LEAVENED WITH WILD YEAST
 AND MIXED WITH LOCAL INGREDIENTS WHENEVER POSSIBLE



**SPRUCE
HOUSE
BREAD**




Mixed and baked by Homestead alumni
 Jeff Nixon. Currently taking PREORDERS
 on the website for pick up on bake day.



SCAN TO VISIT sprucehousebread.com/sign-up
 and sign up for the weekly bread drop alert to
 see whats baking next.

www.sprucehousebread.com

Infamous Physique
**By Appointment
 Personal Training**
 303-729-0083




~ Customized Workouts
 ~ Customized Nutrition Coaching
 ~ Customized Meal Plans
 ~ Personal Accountability Coach
 ~ Private & Group Training Options

8719 E Dry Creek Rd, Ste A
 Centennial, CO 80112
www.infamousp.com



America, Let's Raise the Bar!

OB Painting, Inc.

Call TODAY
 for an Appointment
 303-986-8198 • Cell 303-908-9063

- Interior & Exterior Painting
- Fence Staining / Painting
- Deck Staining / Painting
- In Business for 15 Years
- American-Owned and Operated
- All Workers Comp and Liability Insurance

\$300^{OFF}
 Complete
 Exterior
 Paint Job

\$150^{OFF}
 Interior
 Paint
 Job

Special "Thank You" for Veterans:
 An additional 10% off!!



2024 - 2025 SPONSORSHIP PACKAGES

\$4,500+ – Homestead Partner (2 available)

Companies who invest \$2,000 and match financial donations made to the school on one day during school fundraiser of an agreed-upon amount (\$2,500+), receive:

- **Exclusive Sponsorship opportunity during school fundraiser**
 - 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

Thank you for your support, your generosity is appreciated!
For more information, please contact homesteadptcova@gmail.com <https://www.homesteadptco.org>

www.milehighdancecenter.com

M I L E H I G H DANCE CENTER

NEW STUDIO LOCATION – CLOSER TO HOMESTEAD & BEAUTIFUL!



NEW STUDENTS CAN MENTION "HOMESTEAD" AND GET \$45 OFF!

PROFESSIONAL DANCE TRAINING CENTER FOR CHILDREN BEGINNING AT AGE TWO! CHECK OUT OUR CLASS SCHEDULE TODAY!

also offering
Music Together
from
Noteable Kids Arts Center
Music and Movement for Kiddos 0-5
and the Grownups Who Love Them!
noteablekids.com

**NEWLY LOCATED AT
99 INVERNESS DR E SUITE 250**

OFFERING DANCE CLASSES IN SEVERAL STYLES INCLUDING BALLET, TAP, JAZZ, HIP HOP, TUMBLING, ACROBATICS, POM, POINTE AND MORE! WE DO BIRTHDAY PARTIES TOO!



 **WWW.MILEHIGHDANCECENTER.COM**
720-440-9625
MILEHIGHDANCECENTER@GMAIL.COM

HOMESTEAD IN THE WILLOWS REAL ESTATE UPDATE


PROVIDED BY BADER HUSTON | REALTORS

STATUS	ADDRESS	LIST PRICE	SOLD PRICE	SQ FEET	PRICE/SQFT	BED/BATH
FOR SALE	7059 S LOCUST PL	\$1,395,000		4,505	\$310	5/4
FOR SALE	7264 S OLIVE WAY	\$1,075,000		3,052	\$352	4/3
FOR SALE	7024 S ONEIDA CIR	\$950,000		3,486	\$273	4/3
FOR SALE	6847 S MAGNOLIA CT	\$899,000		2,279	\$394	4/4
FOR SALE	6984 S OLIVE WAY	\$799,000		2,456	\$325	4/3
FOR SALE	6449 E HINSDALE AVE	\$595,000		2,388	\$249	3/2
PENDING	7029 S LOCUST PL	\$1,440,000		4,566	\$315	4/4
PENDING	6745 E EASTER PL	\$1,350,000		3,524	\$383	5/4
SOLD	6950 E FREMONT AVE	\$1,295,000	\$1,289,500	3,543	\$364	5/4
SOLD	7066 E GEDDES PL	\$1,100,000	\$1,065,000	3,475	\$306	4/4
SOLD	7065 S NIAGARA CT	\$985,000	\$1,030,000	3,250	\$317	4/4
SOLD	7009 S LOCUST PL	\$975,000	\$950,000	4,454	\$213	3/3
SOLD	7271 E DAVIES PL	\$775,000	\$775,000	2,896	\$268	5/3

*Data as of 7/14/2024

CONTACT US TODAY IF YOU OR SOMEONE YOU KNOW
IS THINKING OF MAKING A MOVE!

SARAH HUSTON & BREANNE BADER
YOUR NEIGHBORHOOD REAL ESTATE EXPERTS

 720.398.6723

 sarah.huston@compass.com
bre.bader@compass.com

COMPASS BADER-HUSTON





Scott Scholbe

Homestead Homeowner • Homestead REALTOR®

————— Since 1984 —————

An Exceptional Record of Success
in Homestead Sales & Service

You Deserve A Professional Broker!

303-638-7610

Scott@Kentwood.com

www.ScottScholbe.com

5280 MAGAZINE



TEN-YEAR AWARD WINNER

Kentwood

