

	<p>Homestead in the Willows</p> <h1 style="margin: 0;">Homestead Herald</h1> <p><b>SEPTEMBER 2024</b> Volume 48 #9</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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**NORTH POOL OPEN WEEKENDS:**

September 7 and 8	12—6pm
September 14 and 15	12—6pm

The North Pool will **NOT** be open for Labor Day weekend, August 31 through September 2 as there is no staff available.

**SOUTH POOL CLOSSES** September 2, 2024

**WEST POOL IS CLOSED**

<p><b>Next Regular Board Meeting 6:30 PM September 9, 2024</b></p>		<p><b>THE OCTOBER HERALD DEADLINE IS SEP 15, 2024</b></p>	
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## ASSOCIATION NEWS

### OCTOBER HERALD DEADLINE IS SEPTEMBER 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, September 9, 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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ADVERTISING RATES	
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Commercial Ads (30 words or less)	\$ 20.00
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Full Page (6 "x 7½")	\$185.00
<p><b><u>Deadline is the 15<sup>th</sup> of each month preceding publication.</u></b> 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 <a href="mailto:businessmgr@homesteadinthewillows.org">businessmgr@homesteadinthewillows.org</a>. Include text ads in the body of your email. <b>Pay for three months at the time you place the ad and you will receive the 4<sup>th</sup> month free.</b></p>	

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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 <a href="mailto:odlighting@xcelenergy.com">odlighting@xcelenergy.com</a>	
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
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<p><b>Email Ana or Kate at</b>  <a href="mailto:homesteadplaygroup@gmail.com">homesteadplaygroup@gmail.com</a> to sign up or ask questions.</p>



### OFFICE CLOSURE

The Business Office will be closed on Monday September 2nd



Lap Swimming at the North Pool, will continue through September only if  
waivers have been completed

**Strictly only between the hours 5am—10am**

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A huge thank you to all of our Homestead neighbors and the HOA Board for all of your support!

Until next summer!

With Gratitude,  
Jenny Blackburn, Kristen Kraus, Michelle McLeary, and Erin O'Flaherty  
2024 Parent Reps



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## Landscape Logic

By Nancy Bauer

Fall is my favorite season. I love the colors, textures and variety of late-season gardens. But don't let the beauty and nice weather fool you: there are still lots of garden chores to do.

### What to Plant

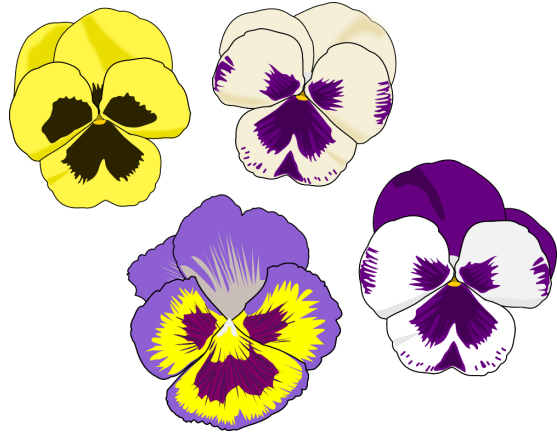
With the soil still warm but the night temperatures declining, now is a great time to plant! Container grown and balled and burlapped nursery stock can be planted through October. The sooner things are planted in early fall will allow more time for strong root and healthy root development.

**Trees and Shrubs:** Trees, shrubs and perennials settle in well and get their roots firmly anchored.

**Perennials:** If you're making new beds or borders this fall or renovating existing ones, perennials can be divided or moved. Use a digging fork or shovel to lift a clump. If you're dividing the plant, cut it in half or thirds with a quick thrust of a sharp blade.

**Spring flowering bulbs:** Spring flowering bulbs need to get their roots established before subfreezing weather sets in for good. Water all bulbs in well as you plant to stimulate root growth.

**Grass Seed:** Now is a good time to sow grass seed to renovate your lawn damaged from insects, drought stress, dog damage, or disease. The seed must stay moist for germination about 21-28 days.



*(Continued on page 13)*

*(Continued from page 12)*

## What to Leave Alone:

**Pruning:** keep your fingers off the pruners and loppers. Perennials should be cut back or trimmed in late winter. Flowering shrubs should be pruned right after they bloom. Pruning now not only would cut off new buds that have formed but stimulate new growth, which is vulnerable to cold.

**Tree limbs:** An exception to the pruning rule: If you notice any limbs that vulnerable to snow damage, pedestrians or cars, deal with them now.

**Roses:** Roses are susceptible to late pruning and can often be killed by such treatment. Hybrid tea roses, however, will benefit from a mound of soil around the base of the plant. You can use potting soil from your patio containers.

**Leaves:** Although fallen leaves should be removed from walks, drives and gutters, there's no need to rake them out of perennial gardens. Shade plants and soil beneath trees are enriched by fallen leaves. Come spring, you might want to do a bit of additional removal.



## What to Clean Up

After frost, most annuals and vegetables look pretty sad. Pull them up and compost them, unless they have pretty seed heads you want to enjoy in winter.

**Tools:** Give tools a thorough cleaning before you store them in a dry place for the winter. Rusty blades will benefit from steel wool, light oil and elbow grease. Fall is a good time to replace those beyond repair, as many stores will have tools on sale.

**Sprinklers and hoses:** Sprinkling systems need to be shut down and cleared. Hoses should be coiled and stored to prevent winter cracking. Keep one handy, however, for winter watering.

**Pots:** Empty soil out of pots. Store them upside down, under a tarp is preferable, or in a shed or garage. This helps prevent damage from alternate winter freezing and thawing.

**Mulch:** Mulching mowers are ideal for disposing of fallen leaves on your lawn. In addition, apply a 'winterizer' fertilizer to your lawn to ensure a quick green-up in spring.

**Faucet Fixes Conserve water:** Did you know that one drip per second of water equates to 220 gallons a month? So it makes sense to stop the drops wherever we can. Take time to inspect all your outdoor faucets and connections now as we face the freezing temperatures of winter. I feel better knowing I'm averting potential problems early and doing my part to save water!

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# 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!

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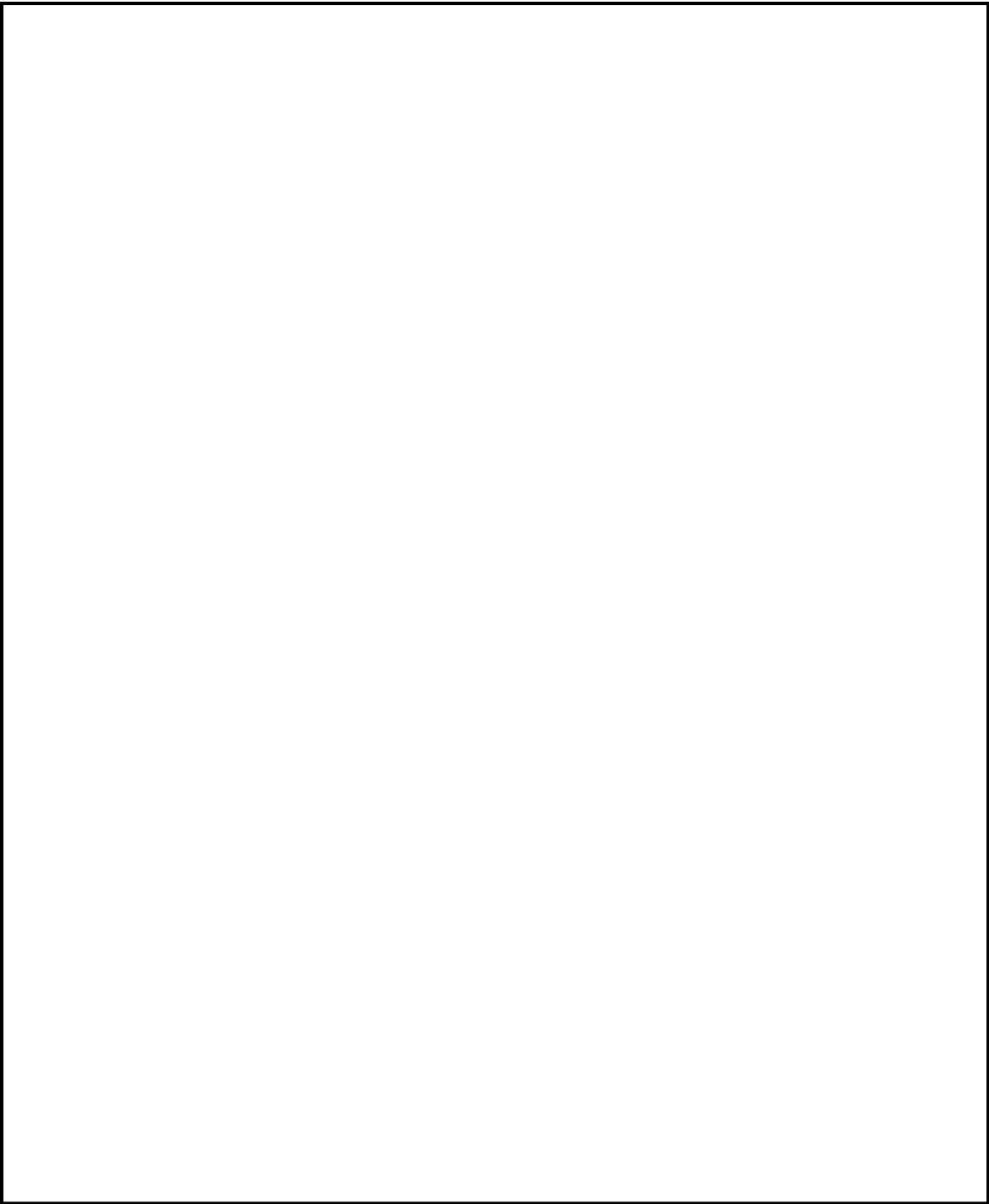
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SUN	MON	TUE	WED	THU
1	2 	3	4	
8 	9	10	11	
15	16	17	18  NATIONAL CHEESEBURGER DAY	
22  AUTUMN EQUINOX	23	24	25	
29	30			

	FRI	SAT	FALL
5	 HOMESTEAD DASH	 HOMESTEAD SERVE ACES TOURNAMENT	<b>Social Highlights:</b> <ul style="list-style-type: none"> <li>• <b>Pools Hours</b> <ul style="list-style-type: none"> <li>◦ <b>South Pool</b> - 10:00am - 7:00pm               <ul style="list-style-type: none"> <li>▪ <b>Late Night:</b> Tu/Fr 7-9pm</li> <li>▪ Last day to swim: September 2</li> </ul> </li> </ul> </li> <li>• <b>Neighborhood Tennis:</b> <ul style="list-style-type: none"> <li>◦ For more info: AdvantageYou.org</li> </ul> </li> </ul> <b>Serve Aces Tennis Tournament</b> <ul style="list-style-type: none"> <li>• <b>Doubles Tournament - all levels</b></li> <li>• <b>Contact AK Riley for more info:</b> <ul style="list-style-type: none"> <li>◦ <a href="mailto:ak@theakrileygroup.com">ak@theakrileygroup.com</a></li> </ul> </li> </ul> <b>Join the Social Committee:</b> Socialcommitteehomestead@gmail.com
12	13	14	
19	20	21	
26	27	 NATIONAL GOOD NEIGHBOR DAY	
			SEPTEMBER



# DUMPSTER DAY

SATURDAY, OCT. 5

8am—9:30am

Or until the dumpster is full

The dumpsters are typically delivered at 7:30am.

Homeowners should not plan to arrive at 9:00am in case the dumpster is already full. Likewise, homeowners may not arrive before 7:30am to fill the dumpster ahead of time.

## 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
- Tires/auto parts/oil/gas
- Wet paint
- Medical waste
- Anything with Freon or Gas/refrigerators/freezers
- Florescent light bulbs
- Hazardous Waste
- Batteries
- Propane tanks



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# GRAND OPENING

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Come and celebrate with us as we honor our patients and community at the grand reopening of our newly renovated Centennial office (Formerly Homestead Park Orthodontics). Enjoy an ice cream party catered by High Point Creamery with complimentary treats for everyone!  
- Dr. Moran, Dr. White, and the Foundations Team

 **FRIDAY**  
SEPTEMBER 13,  
2024

 **TIME**  
4:00PM-6:00PM

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## HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting August 12, 2024 – Unofficial Minutes

### **TAKEAWAYS:**

1. North Pool open for weekend swimming in September. See website for dates. Lap Swimming to continue at North pool through September.
2. If confrontations continue at the Business Office the office will close and move to an appointment only policy. Homeowners are reminded that they chose to purchase a home in an HOA and were provided full knowledge of the Governing Documents and ACC process. Don't vent your frustration on your neighbors who are volunteers or the office staff.
3. Dumpster Day Saturday October 5, 7:30am – 9:00am.

**CALL TO ORDER:** President, James Keating called the meeting to order at 6:30pm. Present were Vice President, Michael Garnsey; Business Manager, Katie Kidwell; ACC Manager, Emily Maxfield; Landscape Manager, Nancy Bauer. Member at Large, Robb Origer; and Secretary, Ginny Karlberg attended the meeting via Zoom.

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

**RATIFICATION OF BOARD ACTIONS:** James moved, and Michael seconded a motion to ratify the Board Action of July 31 to send account 576 to the HOA attorney for collection. The motion passed unanimously.

**COMMITTEE REPORTS:**

**SOCIAL COMMITTEE:** No report

**SWIM TEAM:** No report.

**MANAGER REPORTS:**

**POOL:** Front Range Recreation submitted a written report. The West Pool closed for the season Sunday, August 11. The pool will be winterized after the Pooch Plunge on Saturday, August 17. The North Pool also closed for daily swimming however the Board agreed to keep the pool open for weekend swimming on September 7 and 8, as well as September 14 and 15. The North Pool will not be open for Labor Day weekend, August 31 through September 2 as there is no staff available. Weekend swim hours will be published in the Homestead Herald and

*(Continued on page 26)*

*(Continued from page 25)*

on the HOA website. Lap Swimming will continue through September while the ACES Swim Team uses the North Pool for practice.

**LANDSCAPE:** Manager Nancy Bauer reported that the HOA is cited by the City of Centennial for tree branches and shrubs that hang over the Perimeter fence from homeowner backyards. The Business Office mailed a letter to all homeowners along Quebec, Dry Creek and Holly asking homeowners to trim their trees and bushes and the response has been great. Nancy requested that the Board send the same letter next year and to increase the mailing to include those Perimeter Fence owners on the interior streets as well. The Board agreed. Nancy is also obtaining quotes to reinforce the pedestrian bridge at the South Pool rec area.

**TENNIS:** Manger Jill Ellsworth submitted a written report. Wasps continue to be a problem at the North Courts and the HOA is working with a pest control company to eradicate them. JTT and Adult daytime leagues have ended for the summer. USTA Adult League play continues through September. Advantage You will continue to offer lessons and drills through the Fall and Winter, weather permitting.

**ACC:** Manger Emily Maxfield reported there are four appeals to be held in August. The Board and Emily discussed the ACC process and authority. The Board reiterated that the ACC has the authority to determine the aesthetic for the neighborhood and the Board defers to their decisions. All are happy with the appearance of the neighborhood and the property values. The Board also stated that the ACC guidelines and aesthetics can change and that when they do, someone is invariably caught on the wrong side of the change. The committee can't predict every potential misunderstanding on the part of a homeowner and when it becomes apparent that a misunderstanding has occurred the ACC adjusts the application or review process to avoid that situation in the future. Homeowners should be aware that Homestead has a conscientious, thoughtful, and meticulous ACC committee with the full support of the Board of Directors and plan their exterior changes accordingly. The Board discussed the value of an article in the Herald to educated owners about the most common mistakes on an application and noting the speed with which applications are approved when all the necessary documents and photos are provided.

**HOA Taskforce:** The taskforce mailed out 222 citations in 2023 and only 142 in 2024! Of the 142 citations, 110 have been completed. Board members routinely review all the driveway citations.

*(Continued on page 27)*

*(Continued from page 26)*

**BUSINESS:** Katie reported on collections and homeowner complaints, most of which the HOA is powerless to resolve as they involve individual behavior. New Colorado law requires updates to the HOA collection policy and the Board agreed to have the attorney draft a Xeriscape Policy for the HOA as well. The 2023 audit is underway and the Board declined to host a speaker from Citizens for Cherry Creek Schools Future regarding a potential bond measure.

**FINANCIAL REPORT:** Treasurer, Steve Bell was unable to attend the meeting so there was no financial report.

**HOMEOWNER COMMENTS:** There were no homeowner comments.

**OLD BUSINESS:** Split Rail Fence has met with Account 023 regarding a concern with the Perimeter Fence on their property. The Board discussed the most recent confrontation at the Business Office and agreed to consult the HOA attorney about enforcing the Harassment and Code of Conduct Policy.

**NEW BUSINESS:** Fall Dumpster Day was set for Saturday, October 5. The dumpsters are typically delivered at 7:30am. The dumpsters will be available from 7:30am to 9:00am or until the dumpster is filled. Homeowners should not plan to arrive at 9:00am in case the dumpster is already full. Likewise, homeowners may not arrive before 7:30am to fill the dumpster ahead of time.

**ADJOURNMENT AND CALENDARING:** The meeting was adjourned at 8:12pm. The next regular Board Meeting will be on Monday, September 9, at 6:30pm. at the Business Office.

# ACC NEWSFLASH

The Architectural Control Committee wanted to take an opportunity to follow up on the letter emailed to all homeowners from the Board of Directors.

The HOA office is open Monday, Wednesday and Friday every week from 9 am-3pm. During those hours, there are almost always at least 2 employees in the office to assist homeowners with ordinary business practices or questions related to such.

The homes in our community are approaching 50 years old, and it is understandable that homeowners want to make changes with the current trends. While the HOA/ACC appreciates owners wanting to update elements of their home/property, every homeowner agreed to abide by the governing documents when they purchased their home as this is a covenant controlled-community.

It is important to note that what is most beloved about Homestead in the Willows is the community as a whole – the neighbors, the schools, the open space, pools, tennis courts, social events, etc. Most people do not buy in the neighborhood because the house is “one-of-a-kind,” yet the property values consistently increase.

The ACC is mandated to exist by the HOA Documents put into place when Homestead in the Willows was established, and is tasked with maintaining the aesthetic of the community as set forth in those Documents.

The ACC consists of *your neighbors* who generously give of their time, and who only have the best of intentions for the 898 homes in our community. They meet regularly and are very thoughtful and thorough with their decisions. To that end, there are ways to question decisions or effectuate change in a positive, respectful, courteous manner when you disagree with a decision.

Remember why you chose to live here and please respect the covenants and the decisions that the ACC makes on behalf of the entire community.

Thank you.

## Unofficial ACC Meeting Minutes 8/13

·The ACC discussed and reviewed multiple examples of “German schmear” design for brick as opposed to traditional painted or stained brick. The ACC agreed this style was too “old world” and did not match the traditional aesthetic of the neighborhood. Therefore, this option would not be approved.

·The ACC discussed when it should be allowed for garage doors to be painted accent or trim color, as opposed to body color. The ACC’s position is that garage doors should be painted the body color. A homeowner may request a variance on their application if they state the reasoning for their request (ie- placement of garage on the home or the presence of siding near the garage), and the ACC will consider the applications on an individual basis. If the ACC denies the request, the homeowners must abide by that decision.

·The ACC has recently had multiple homeowners and contractors question the Residential Improvement Guideline related to mitered corners on window trim/brickmold. More and more people are using product similar to siding, rather than traditional wood. This newer product does not lend to an angled cut. This means that the brickmold/trim would appear flat as opposed to the traditional decorative design. The ACC discussed and voted that it would allow this change; however, the edges must meet in flush corners, with all 4 sides of the window being the same width. The Residential Guidelines will be changed to state that the jambs must meet the header and footer, that the width may be no larger than 3-1/2” installed, and that the edges must be finished and sealed (no cuts showing)

·All exterior utility doors on a home should be painted the body color. Any variation for this requirement must be detailed in the application.

**Next Meeting** – August 27 at 12 noon

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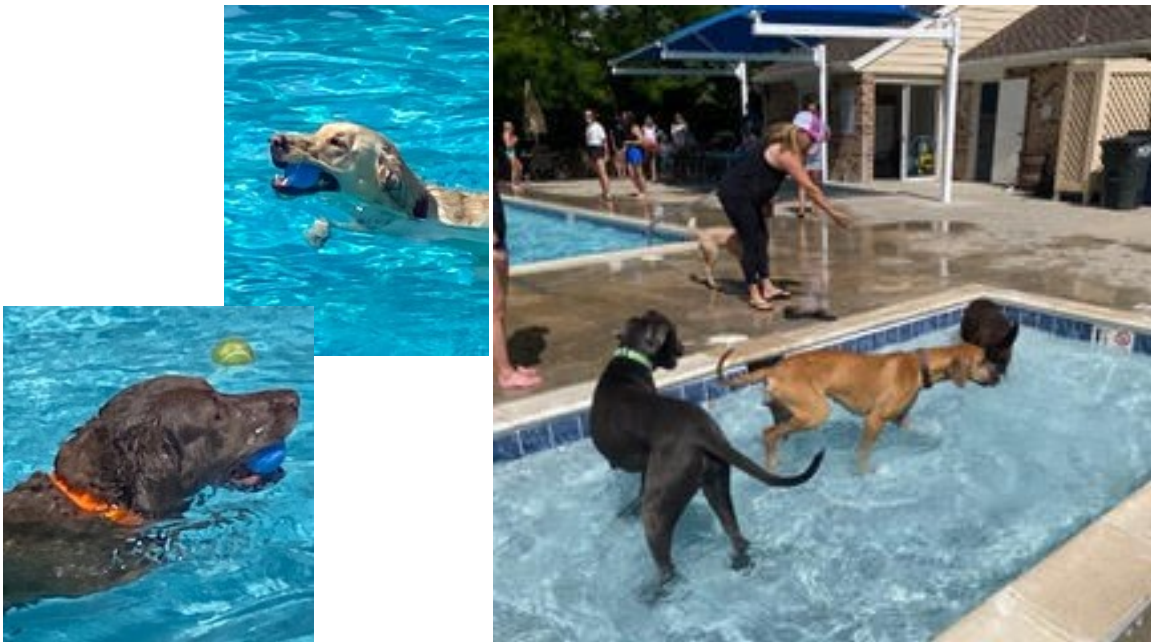


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