



Homestead in the Willows

Homestead Herald

FEBRUARY 2025 Volume 49 #2

A Covenant Controlled Community for the Benefit of All
www.homesteadinthewillows.org

ATTENTION HOMEOWNERS DUES 2025

You should have received your dues letter by now.

Call the office if you haven't.

Dues of \$1645 single family home due March 1

Fence Payment of \$516.66 due April 30

Please write two separate checks as they go to separate banks

Townhome dues of \$663 due March 1



ASSOCIATION NEWS

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	

BUSINESS OFFICE HOURS

5896 E. Geddes Ave.

Hours: Monday, Wednesday, Friday
9:00 am — 3:00 pm

Phone: 303-793-0230

Email: businessmgr@homesteadinthewillows.org
Website: www.homesteadinthewillows.org

COMMITTEES:

ACC / Design Review; Covenant Review
Taskforce, Swim Team, Social Committee

All committee meetings are open to residents.
Call the Business Office for dates.

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.

BOARD MEETING

The next General Annual Board meeting for
community will be

Monday, March 10, 2025

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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. If you are a **Renter**, you should forward all notices to the Homeowner.

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:	
emailodlighting@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

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- 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.



ACCEPTING NEW MEMBERS!

Open to 7th - 12th grade boys and their parents

To be eligible for membership to btc Slopeside, students must either live in or attend West Middle School within the Cherry Creek School District boundary

PROSPECTIVE MEMBER DRIVE MARCH 5TH-MARCH 15TH

boys team charity (btc) is a volunteer service organization dedicated to developing an altruistic spirit in young men through active participation of parents and sons in philanthropic projects in their communities.



For more information visit:
<https://leagues.boysteamcharity.org/chapter/slopeside/>



Homestead Egg Hunt



Saturday, April 12th
(Rain Date: April 19th)

North Pool Grounds
@ 10:00 AM SHARP



Bring your Basket
Meet the Easter Bunny
Have FUN

For updates & details please visit:
www.homesteadinthewillows.org



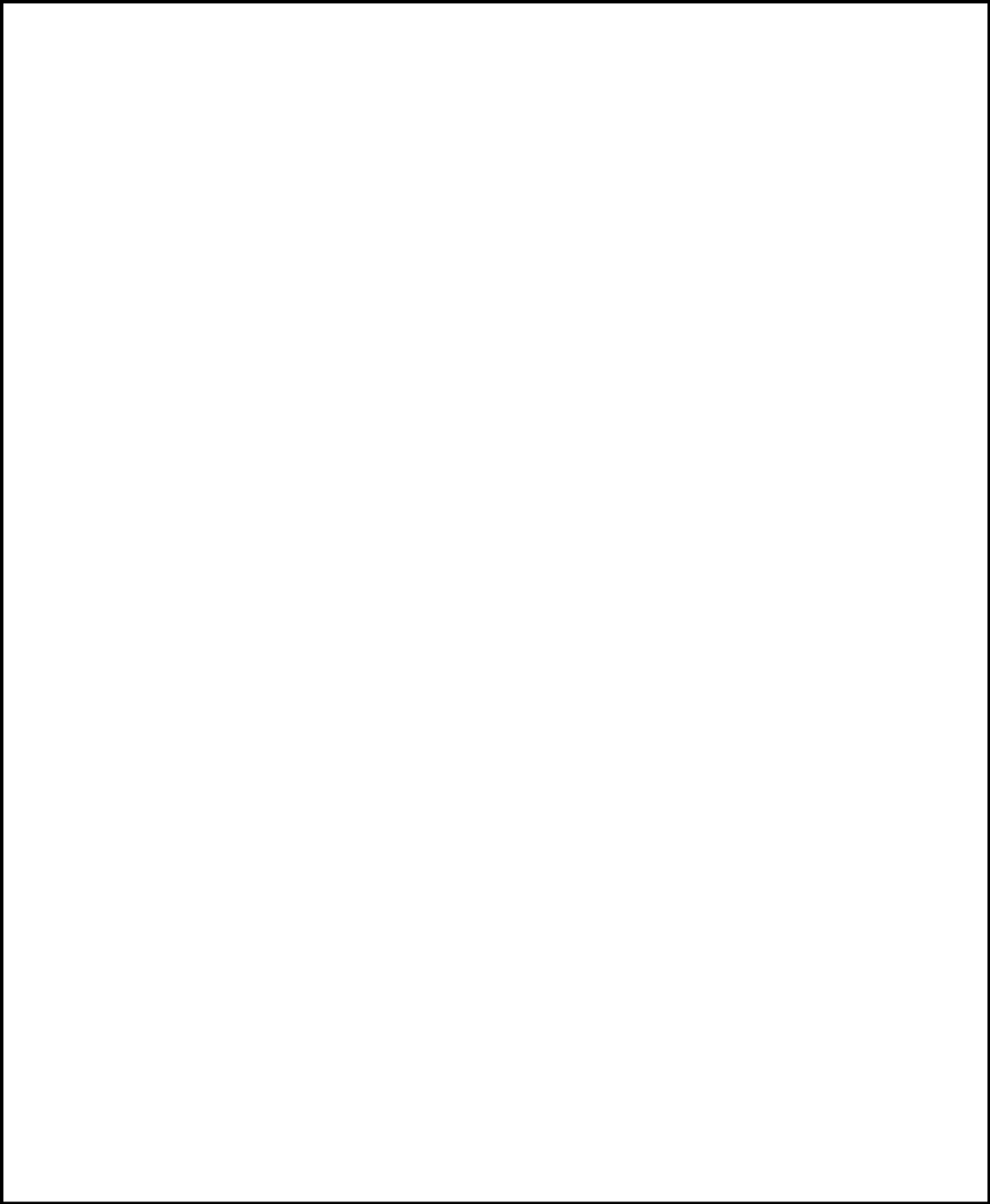
Social Committee is in need of YOUR help to make this event a success.

Help is needed with filling plastic eggs and setting up the venue.

Please contact Ana Jewett if you are interested.

jewett.ana@gmail.com.







SUMMER SWIM TEAM ANNOUNCEMENT!

We are excited to announce our 2025 Summer Swim Team Homestead Hurricane Coaches:

Head Coach: Lily Esmas

Assistant Head Coach: Jarron Rodriguez

6 & Under - Kendall Kuptz

7/8 Boys - Patrick Kubanyi

7/8 Girls - Izzy Crespin

9/10 Boys - Brady Lenamond

9/10 Girls - Evan Roosa

11/12 Boys - Bridget Goldy

11/12 Girls - Jarron Rodriguez

13-18s - Lily Esmas

SAVE THE DATE : 2025 Homestead Hurricanes Virtual Parent Information Meeting.

April 17, 2025 from 7pm to 8pm

Link to meeting will be provided in the March Herald

CALLING ALL H₂O's:

Are you over the age of 13 and interested in assisting the above group of coaches as H₂O's?

We are accepting H₂O applications now through **March 1** with interviews

taking place throughout the month of March.

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Painting

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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!

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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.

Landscape Logic

by Nancy Bauer



We're only seven Saturdays away from the spring solstice on March 20th!!! This means the garden countdown has begun with seed starting and other enjoyable garden activities for the month of February. On nice days mosey outside and look at your landscape. Try not to focus on the brown foliage — think about warmer and longer days ahead.

The winter months are a great time to remove dead and dying trees as most tree removal companies offer winter discounts.

That means now would be a great time to remove all the dead and dying cottonwoods, aspens etc. from your landscapes and improve the visual quality of our neighborhood!!!

For every tree that we remove we should consider planting another. Trees facilitate sustainability by improving the quality of our natural surroundings.

Numerous studies have shown that trees help reduce greenhouse gases that cause global warming, control erosion, prevent water runoff, and provide natural cooling to buildings and pavement. Trees also yield economic benefits such as lower energy bills, reduced noise, and higher property values; and they add beauty to our neighborhood!

Tree TLC

Living trees and shrubs will have a greater chance of continued growth and performance with some additional water during winter dry spells.

A general rule is to water once or twice a month from October to March if snow cover is spotty.

Watering is only beneficial to the landscape if done on a warm day (above 40) when the ground is not frozen.

Water should be applied slowly. Concentrate your efforts on newly planted trees or trees in restricted growth areas, such as along your driveway and on southern and western exposures as soils dry out faster.

All trees, especially evergreens, will benefit from additional irrigation; mature trees should be able to survive with less water.

(Continued on page 13)

(Continued from page 12)

Bird Friendly Backyards

This is the season when people join in the wonderful activity of providing food for wild birds.

There are only three basic requirements to create a bird-friendly backyard: water, shelter and fresh, clean seed offered in appropriate feeders.

*Birds generally do better in raised feeding areas out of reach of cats and not too close to cover like fences and buildings that would conceal a cat's approach.

* Ideally your feeders will be within 20 feet of shrubs where birds can fly for protection.

*Full feeders entice more birds to visit. Birds are safer from predators in flocks than alone.

*Position your feeding station so you can easily view it from inside. Then you can participate in 'armchair' birding when you're working in the kitchen or paying bills!



Gardening Tips for February:

*Check for critter activity in deep mulch or gnawing damage on tree trunks or evergreens. Use collars or wire mesh to keep them away.



*February is a great month to test your soil in the vegetable and/or planting beds. Lawn areas can be tested, too. The soil shouldn't be wet when taking samples.

A professional soil test (recommended every few years) will report what nutrients your soil needs and how much organic matter is present. Read more about testing at www.soiltestinglab.colostate.edu.

*Sharpen and oil all garden tools. Many independent hardware stores and garden centers offer sharpening services for small fees.



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We Love Dogs. We Just Don't Love What Their Owners Leave Behind.

Despite the HOA installing Pet Waste stations, some dog owners do not pick up after their dogs.

Homestead children play on the greenbelts and walk to school along the community sidewalks. Please be sure your household is doing the right thing: bag your dog waste and either carry it home to your own trash can, or make use of the HOA provided pet waste stations.



THE BUSINESS OFFICE WILL BE CLOSED ON FEBRUARY 17, 2025 IN OBSERVANCE OF PRESIDENTS DAY



SUN	MON	TUE	WED	TH
 2	3	4	5	
 9 SUPERBOWL SUNDAY	10	11	12	
16	 17	18	19	
23	24	25	26	

IU	FRI	SAT	WINTER
		1	<p>Social Highlights: Happy Valentines Day - February 14</p> <p>HOA Dues - Make sure you've paid your dues. Call office for any questions.</p>
6	7	8	<p>Join the Social Committee: We need new members! Email if interested: Socialcommitteehomestead@gmail.com</p>
13	 <p>14</p>	15	<p>NOTES</p>
20	21	22	<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>
27	28		



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*Social
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Event*

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HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting January 13, 2025 – Unofficial Minutes

THREE TAKEAWAYS:

1. Please do not include your fence payment in your dues payment check. Each payment goes to a different bank. The Business Office needs two checks.
2. If you have not yet returned the Homeowner Contact Form, please do so ASAP. The form can be found on page 9 of the February Homestead Herald or on the website under the Stay Connected tab, as well as in the Office.
3. The Annual Meeting for Members, March 10, 2025, 7:00 pm Homestead Elementary School.

CALL TO ORDER: Vice President, Michael Garnsey called the meeting to order at 6:33 p.m. Present were Secretary, Ginny Karlberg; Treasurer, Steve Bell; Member at Large, Robb Origer; Business Manager, Katie Kidwell; Landscape Manager, Nancy Bauer; Tennis Manager, Jill Ellsworth; and ACC Manager, Emily Maxfield. Homeowner Don Filarowicz attended a portion of the meeting.

The Minutes of November 11, 2024, regular meeting were approved as read.

COMMITTEE REPORTS:

SWIM TEAM: There was no report from Swim Team.

SOCIAL COMMITTEE: Co-Chair, Kelly Kane, submitted a written report. The 2024 Holiday Carriage Rides were very popular as was the Winter Warmer at the North Pool. The 50-anniversary celebration Save the Date was published in the January Homestead Herald and on social media. The committee has connected with one of the original developers of Homestead in the Willows who will fill the committee in on the early history of the neighborhood.

MANAGER REPORTS:

POOL: There was no pool report. The Board had budgeted new concrete decking for the pools in 2025 and 2026. Work would begin at the South and West Pools during the week of January 13.

(Continued on page 26)

(Continued from page 25)

LANDSCAPE: Manager Nancy Bauer reported that all the Christmas decorations had been removed and stored. Several downed branches from the last storm had been picked up. The dumpster enclosures were cleaned up because despite there being no dumpsters, people continue to throw large items and trash into the enclosures. Colorado Designscapes completed an extra fall clean-up to take care of late dropping leaves.

TENNIS: Manager Jill Ellsworth reported that the USTA Facility Coordinator meeting would be held in the week of January 20. SSPRD had opened registration for returning teams and Jill had re-registered Homestead's overflow team. Registration for new Tennis teams at South Suburban starts on January 17. There is enough interest in tennis at Homestead that Jill hopes to be able to register two additional overflow teams. Homestead currently has enough players to fill five 3.0 women's teams, a new men's 3.5 team, four 2.5 women's teams, and one 3.0 men's team.

ACC: The Board discussed attorney recommendations for the ACC appeal process. Going forward two Board members will hear the appeal and bring their conclusions to the rest of the Board at the regular meeting. The Board will vote on the appeal at the board meeting. Manager Emily Maxfield and the Board discussed changes in siding and window trim and the progress of the Fair Housing Act request for accommodation.

BUSINESS: Katie reported that the 2025 Dues Assessment letters had been mailed January 3 and homeowners should have received both an email and a hard copy by January 15. Owners who have not received their letter should telephone the Business Office for a duplicate copy. Over 100 homeowners had already paid their 2025 dues. Katie then reported on the progress of two collection accounts, presented the HOA Umbrella Insurance policy renewal to the Board and discussed several other items of business. Steve moved and Michael seconded a motion to approve the Umbrella Policy renewal at a cost of \$4,108. The motion passed unanimously.

FINANCIAL REPORT: Treasurer, Steve Bell, reported the 2023 Audit had been completed and he would review the draft presented. Overall, the HOA is in good financial condition. The fence loan was paid off in late Summer and the line of credit was officially closed in December. The HOA had hired a small business bookkeeper to take over the HOA bookkeeping from the accounting firm used during 2024. This will reduce accounting expenses. Steve moved and Ginny seconded a motion to transfer the 2024 surplus of \$410,721 from the operating account to the Reserve account. The motion passed unanimously.

(Continued on page 27)

(Continued from page 26)

HOMEOWNER COMMENTS: Homeowner Don Filarowicz attended the Board meeting to urge the Board to renew the trash contract with Waste Connections. He said WC is great during inclement weather, they are timely, and have polite, personable drivers. Don reported reading on Nextdoor that other neighborhoods with different carriers experience problems such as their trash not being taken if the lid isn't all the way down, or having no option for yard waste if it won't fit in the toter. He has also read that in some neighborhoods without a collective trash service, individual owners pay as much as \$300 per year for trash pickup. He said he hoped the HOA would consider staying with WC even if a competitor offered a slightly lower rate because we know Waste Connection's people and service.

OLD BUSINESS: Renewal of the Trash Contract: President James Keating has been reviewing the proposals submitted by Waste Connections, HBS and Republic Services. No decision had been made.

Flock Safety Cameras: Member at Large Robb Origer met with a representative from Flock Group to learn about Flock Safety surveillance cameras. Flock provides automated license plate recognition that integrates with law enforcement to reduce crime. Flock would install cameras at the entrances of the neighborhood that would read the license plates of all vehicles entering or leaving the neighborhood. The cameras read the license plates in real time and can communicate directly with law enforcement. The system specifically looks for stolen vehicles, active criminal warrants, or missing persons cases and if such a car enters the neighborhood, the camera alerts law enforcement within four seconds. The Preserve and Green Oaks have installed the Flock Safety System and reported a reduction in vandalism and crime. The cost to install the Flock Safety System in Homestead would be approximately \$20 per household annually. After discussion Michael moved, and Steve seconded a motion to engage in a 2-year trial period to be paid for from the Reserve account. The motion passed unanimously. Between permitting and ordering equipment the cameras will likely be installed in late March.

NEW BUSINESS: There was no new business.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:25 pm. The next regular Board Meeting will be on Monday, February 10th at 6:30 pm. at the Business Office.

Al Bellini Designs L.L.C.

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ARCHITECTURAL CONTROL COMMITTEE SCOPE OF AUTHORITY

Under the direction of the Board of Directors the Architectural Control Committee has the authority to determine the aesthetic for the neighborhood and the Board defers to their decisions.

ACC guidelines and aesthetics can change and when they do someone is invariably caught on the wrong side of the change, which is unavoidable. The Board asks for your cooperation should you find yourself in this situation.

Homeowners are asked to include as much detail as possible about projects with every application. It is not the responsibility of the ACC to predict or assume any aspect of a project not noted.

Any work done that was not applied for and found not in compliance must be removed or brought into compliance by the owner. Owners should be aware that **ANY and ALL** exterior changes to their home/property, including the sides and back of the home/property require the submission and approval of an application as outlined in the Residential Improvement Guidelines (RIGs).

Any aspect of a project not included with an application will not be considered approved and may be required to be removed.

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