



Homestead in the Willows

Homestead Herald

MARCH 2025 Volume 49 #3

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

HOUSEKEEPING:

1. Holiday decoration & lights must be down within 30 days of the holiday .
2. As per City of Centennial, trash containers should be placed at the curb no earlier than the night before your collection day and must be removed from the curb within 24 hours after collection. Please do not leave your trash cans out for more than a day after pickup.
3. Please pick up after your dogs and use the waste stations. Leaving the waste is disgusting and becoming a problem!
4. For your safety, please don't walk on icy pavements if the opposite side of the street is clear. The compacting of snow also hinders owners ability to clear snow later in the day.
5. The ACC requires photos of your completed work to close their application. Upon completion of projects please email photos to: homesteadacc@gmail.com
6. Please make use of our website for answers to your questions.

www.homesteadinthewillows.org

The Board of Directors will again offer a drawing for a 50% refund of the 2025 dues for one homeowner. Dues must have been paid in full by March 1st and you must be present to win.

Annual General Meeting for Members
Monday March 10, 2025 @ 7pm
Homestead Elementary School Gym





ASSOCIATION NEWS

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

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	

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 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	

BOARD MEETING

Next **Regular** Board Meeting

April 14, 2025 6:30pm

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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:	
email	https://www.centennialco.gov
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

- 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.

Play Ball!

Dry Creek Little League

- Fields within a few miles of Arapahoe & University
- Ages 4-13
 - All-Stars for ages 10 and older
 - End-of-season tournament for ages 6 and older

Register online at DryCreekBaseball.com





HOMESTEAD IN THE WILLOWS HOA

ANNUAL MEETING OF MEMBERS

MONDAY, MARCH 10, 2025

AGENDA

- I. Call to Order
- II. Welcome
- III. Introduction of Board Members, Managers & Committees
- IV. Board Member Nomination/Election
- V. Comments about our Neighborhood
- VI. Board Goals for 2025
- VII. Committee Updates
- VIII. Financials
- IX. Homeowner Open Forum
- X. Election Results
- XI. Drawing for Dues rebate
- XII. Adjournment

2025 Annual Meeting Voting Instructions

How to Cast Your Vote

1. You can vote in one of two ways: (1) by **proxy** in advance of the Annual Meeting, or (2) by **ballot** at the Annual Meeting.
2. If you choose to cast your vote by proxy, complete the proxy form found on page 7.
Return the completed proxy form by mail to 5896 E. Geddes Ave., Centennial, CO 80112 or drop in the Black lockbox located at the Business Office. Proxies must be received no later than 3 pm, March 10, 2025. Proxies received after 3 pm March 10, 2025 will not be counted.

How to Complete Your Proxy or Ballot

1. **Election of Directors.** Two directors will be elected at the 2025 Annual Meeting. As of February 21, 2025, no candidates have stepped forward. If you wish to write in a candidate's name (s), a space has been provided for you to do so and place an X in next to their name (s).
2. **Signature and Date.** Please date and sign the proxy or ballot in the space provided.

A proxy or ballot that is not signed and dated will not be counted.

3. If you own more than one Lot or Dwelling Unit in the Association, you should receive a proxy and voting package for each property owned and you are entitled to votes for each property. You should return a separate proxy or ballot for each property owned.
4. **You do not have to direct votes on the proxy.** If you choose not to tell your proxy holder how to vote, your proxy will count toward the necessary quorum to conduct business at the Annual Meeting, and your proxy holder can vote on your behalf. Regardless of whether or how you choose to direct your vote, the Board requests that you return your proxy to secure the necessary quorum.
5. **If more than one proxy or ballot is received for a particular Lot or Dwelling Unit, the proxy or ballot with the most recent date will be counted.**

Questions? **Contact Katie Kidwell at 303-793-0230**

MEMBER'S PROXY
FOR THE MARCH 10, 2025 ANNUAL MEETING OF MEMBERS
OF HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION, INC.

I/We, _____, being a voting member in good standing of Homestead in the Willows Homeowners Association, Inc. (the "Association"), by virtue of owning the following described property, do hereby revoke any prior proxy granted by me/us with respect to my/our membership in the Association and constitute and appoint the President of the Association or, in his absence at the meeting or failure or inability to vote for any reason or any continuation thereof, the Vice-President of the Association, my/our true and lawful agent for me/us with each having full power to act in my/our name and place with full power of substitution, to vote as my/our proxy at the annual meeting of the members of the Association to be held on March 10, 2025 at 7:00 p.m. as well as at any continuation of the meeting for the purpose of casting my/our vote for the following person(s) to be a Director of the Association, as indicated below.

YOU MAY VOTE FOR TWO CANDIDATES

At the time of publication no candidates have stepped forward. You may write in candidates if you choose.

_____ write in candidates

If no candidates are selected above, my/our proxy shall cast my/our vote as they determine.

The appointment made and power granted by this proxy shall survive the disability of the granting member(s) and shall inure to the benefit of and be binding upon the heirs, representatives, successors and assigns of the member(s).

Please sign and print the requested information beneath your signature.

Signature

Member's Name: _____

Homestead Property Address: _____

Mailing Address (if different): _____

Date: _____

DIRECT YOUR QUERY:

BUSINESS OFFICE



DUES PAYMENTS
FENCE PAYMENTS
POOL / COURTS ACCESS
HERALD ADVERTISING

Contact by Email **preferred:**

businessmgr@homesteadinthewillow.org

DIRECT YOUR QUERY:

ACC



HOME REPAIRS
HOME ALTERATIONS
HOME ADDITIONS
LANDSCAPE

Email **preferred**:

homesteadacc@gmail.com



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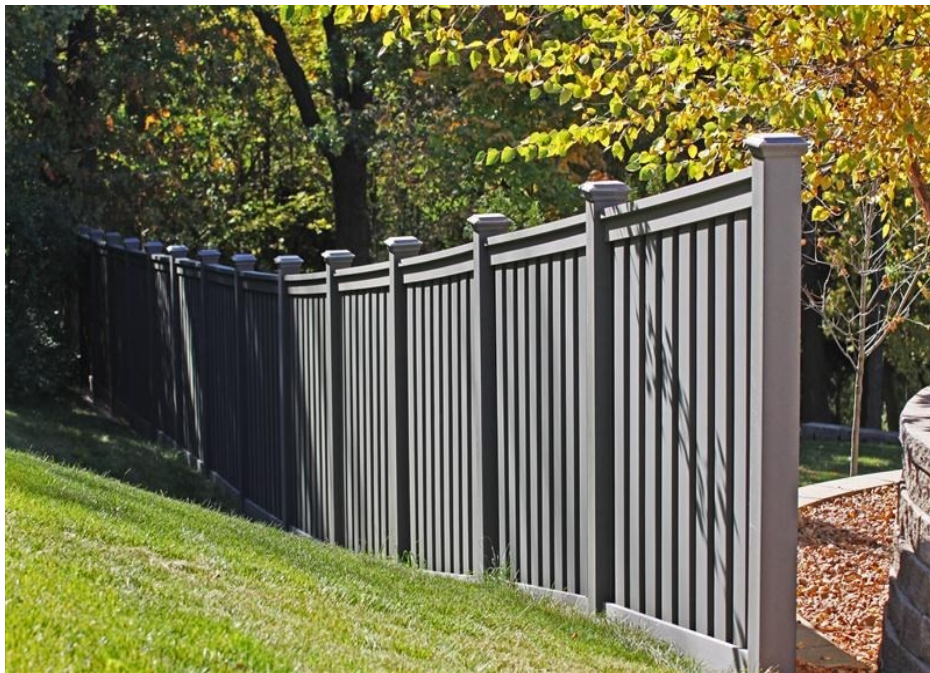
www.tinaparks.com | 720.232.4482 | tina@tinaparks.com

REMINDERS FOR OWNERS WITH A PERIMETER FENCE

Homeowners with HOA perimeter fence along their property will again this Spring/Summer be notified via email that any nursery stock; trees, shrubs, plants, that are ON the perimeter fence or hanging over the fence low enough as to impede foot traffic, bicycles etc., are responsible to keep it all regularly trimmed.

This may require the homeowner to view their nursery stock from the outside of the perimeter fence as opposed to viewing from your yard or house. Also note from this vantage point any dead tees/branches in your yard visible from outside the perimeter fence and address those issues.

Any damage caused to the HOA fence by resident nursery stock becomes the responsibility of the owner to repair the fence.



Landscape Logic

by Nancy Bauer



You know that March has arrived, 'when the sun shines hot, and the wind blows cold: when it is summer in the light and winter in the shade'!

With spring around the corner here is a March landscaping checklist:

March Tips:

*If a heavy snowfall occurs this month, use a broom to lift branches and gently shake off the snow. Don't press down on the branches because this pressure plus the weight of the snow could cause them to break.

* Rake leaves and remove old fruit from fruit and deciduous trees.

* Cut back perennials and clean up flowerbeds, do these tasks this month before new spring growth appears. If you wait too long to begin cleaning up tasks you are likely to damage delicate new growth.

*Check evergreens for browning and deciduous trees for buds that have died, and deep water.

*Water your lawn if you see evidence of spider mites; thinning grass, soil exposed, excessive yellowing or browning of grass blades

*Winter months are a great time to prune many trees and shrubs. Dormant pruning is beneficial because a tree's branch structure is readily visible and there are fewer disturbances to gardens. It is advantageous to thin shrubs during the winter to encourage healthy spring growth.

Countdown to Growing Season

Right about mid-March is when we can plant those cool season veggies. You can start planting these now!

1. Radishes
2. Spinach
3. Carrots
4. Sugar snap peas or other peas that mature early
5. Early season lettuce like Bibb lettuce

Once these veggies are harvested in about mid-May, the garden can be re-planted with warm season crops--like broccoli, cauliflower, small cabbage and peas. When that crop is harvested around mid-July, that garden plot can again be planted with a repeat of the cool-season varieties. At that time, you can also add

green onions and early maturing snap beans. These plants should mature and be ready to harvest before the early fall frost.

(Continued on page 13)

(Continued from page 12)

Right Tree Right Placement

As the spring planting season approaches it is interesting to note that trees properly placed around residences and buildings can save up to 30% on heating and cooling costs.

Summer Cooling

“West is Best”, planting trees on the west side of your home will provide the greatest summer cooling benefits. Second best place is the east side.

Winter Warming

Evergreen trees should be planted on the north and northwest sides of your home to block cold winter winds. Avoid planting on the south side, which can block the winter warming sun late in the day.

* Consider their economic value. Trees are not only the most expensive investment among landscape plants, but they appreciate over time as they grow. Individual trees can be worth thousands of dollars as they mature.



The Covenant Review Task Force will be doing the annual site wide inspection late May – early June and is in need of volunteers.

This is a short easily managed few hours of volunteer work and a good way to give back to your community. Volunteers walk in pairs and canvas a section of the community they do not reside in. Volunteers may walk at their convenience as long as the review is completed by the due date. Materials and training provided and volunteers remain anonymous.

Please consider volunteering for this important committee. And if you have someone in mind to walk with, please forward their information or have them contact the task force or office.

Call the office or email the task force at
hoataskforce@gmail.com
with your questions or to volunteer.



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.

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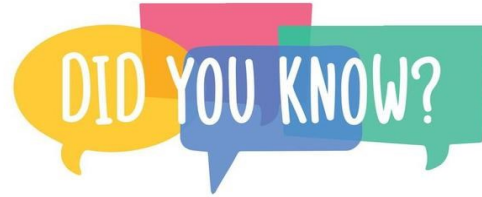
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ACC



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New Front Door, Garage doors?

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New Windows or Siding?

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New Roof or Gutters?

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Changing Landscape, Tree Removal?

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New Shutters?

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Sheds, Solar, Radon?

You need an app for that.

Changing Exterior Lighting?

You need an app for that.

New Driveway, Walks or Mailbox ?

You need an app for that.

Fence or Play Equipment?

You need an app for that.

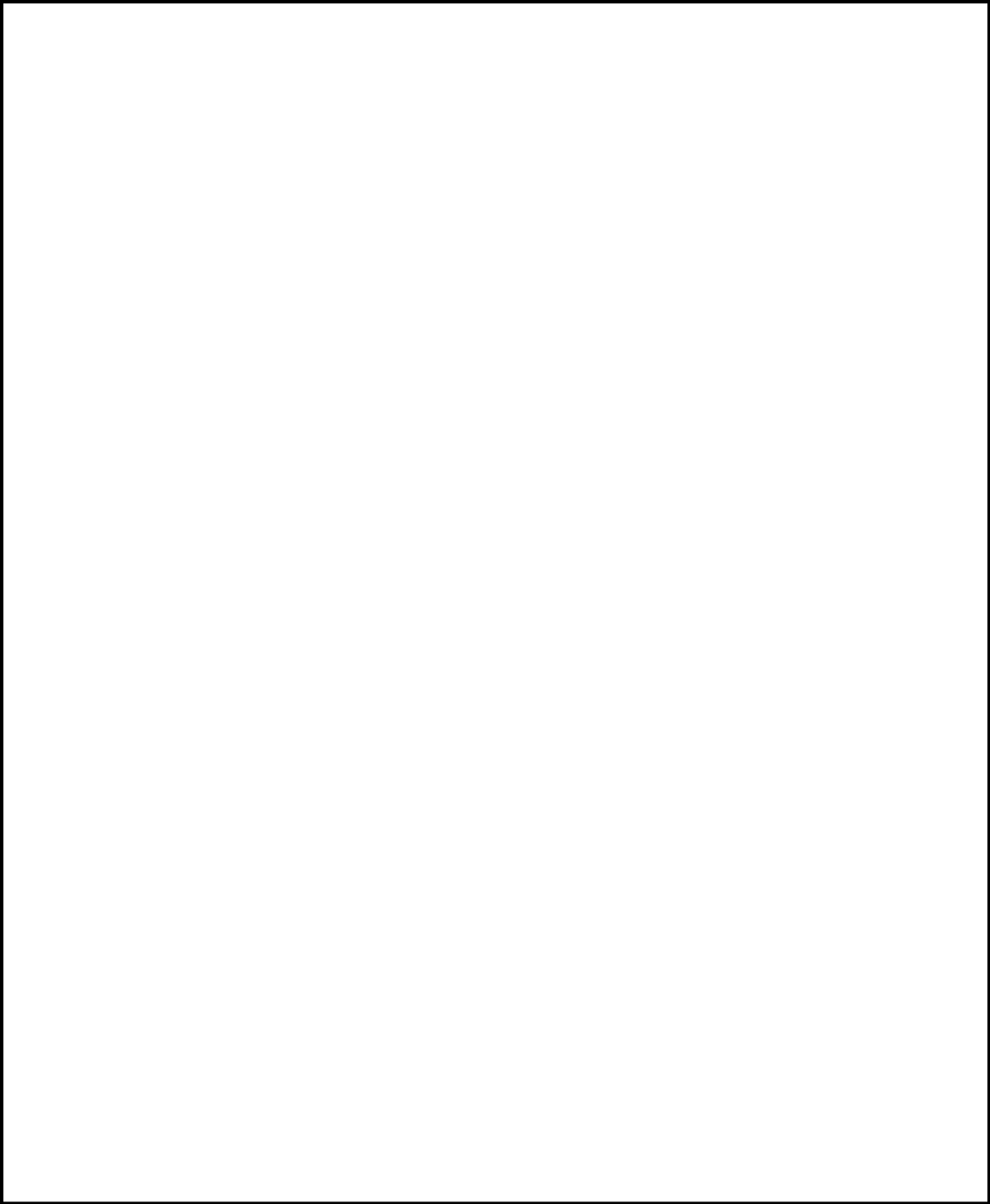
Changing House Number Design?

You need an app for that.

NOT LIMITED TO THE ABOVE

PLEASE CHECK OUR WEBSITE FOR APPLICATION FORMS & EMAIL QUERIES TO:

homesteadacc@gmail.com





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.



Homestead Egg Hunt



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




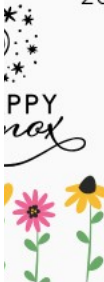


North Pool Grounds
@ 10:00 AM SHARP



Bring your Basket
Meet the Easter Bunny
Have FUN

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

SUN	MON	TUE	WED	THU
2	3	4	5	 <p>National Oreo</p>
9	 <p>ANNUAL GENERAL MEETING</p>	10	11	12
16		17	18	19
23	24	25	26	
30	31			

U	FRI	SAT	
 6 Cookie Day	7	1/8	Social Highlights: Coming Soon: <ul style="list-style-type: none"> Easter Egg Hunt - April 12 <ul style="list-style-type: none"> 10:00 at North Pool Hurricanes Parent Mtg - April 17 50 Years of Homestead - Sept 13
13	 14	15	HOA Dues - Make sure you've paid your dues. Call office for any questions. Join the Social Committee: We need new members! Email if interested: Socialcommitteehomestead@gmail.com
 20 Happy Day	21	22	 Homestead Playgroups - join the fun! Contact: homesteadplaygroup@gmail.com Connect with us: Website: Homesteadinthewillows.org Facebook: Homestead in the Willows HOA
27	28	29	



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\$5,775,000



\$2,610,000



\$1,900,000



\$1,600,000



\$1,400,000

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HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting February 10, 2025 – Unofficial Minutes

THREE TAKEAWAYS:

1. Any change to the exterior of your home needs to be approved by the ACC.
2. 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.
3. If you have not yet returned the Homeowner Contact Form, please do so ASAP. The form can be found in the Homestead Herald or on the website under the Stay Connected tab “Notice to all HOA Members.

CALL TO ORDER: President, James Keating called the meeting to order at 6:33pm. Present were Vice President, Michael Garnsey; Treasurer, Steve Bell; Member at Large, Robb Origer; Business Manager, Katie Kidwell; Landscape Manager, Nancy Bauer; Tennis Manager, Jill Ellsworth; Pool Managers Shannon Ricca and Eli Schalgel, and Swim Team Parent Representative, Neviene Manning. Secretary, Ginny Karlberg and ACC Manager, Emily Maxfield attended the meeting via Zoom.

The Minutes of January 13, 2025, regular meeting were approved as read.

RATIFICATION OF BOARD ACTIONS: James moved to ratify the payment plan approval for account 123. Steve seconded the motion which passed unanimously.

COMMITTEE REPORTS:

SWIM TEAM: Parent Representative, Neviene Manning reported the summer coaches had been hired and the Parent Reps were currently interviewing for H20 positions. The Parent info meeting will be via Zoom this year. The Board confirmed that children living in the surrounding townhome communities or apartments are eligible to participate in Swim Team provided the family purchases an Associate Membership for \$663. The membership allows all family members to use the pool and tennis courts. The Swim Team has postponed replacing the sound system until the North Pool concrete replacement occurs to allow underground wiring. The Board suggested the Swim Team use this season to choose a system, determine its specifications and prepare a map for electrical

(Continued on page 26)

(Continued from page 25)

outlets etc. so that next year they could be included when the deck is replaced. The Board announced they would be donating \$3,000 to the Homestead Hurricane program for 2025.

SOCIAL COMMITTEE: There was no report from Social Committee

MANAGER REPORTS:

POOL: Front Range Recreation manager Shannon Ricca confirmed the pool opening dates and coordinated pre-season cleaning of the restrooms for Tennis when drills start in April. Manager Eli Schalgel and the Board discussed how the unheated pool restrooms could be opened early for the tennis player use. Historically the restrooms have not been opened prior to summer because of the potential for frozen pipes. Katie mentioned she had received requests for graduation pool parties on opening weekend. Front Range confirmed they did not have the necessary personnel to guard parties on opening weekend or July 4th. The Board and Front Range discussed replacement of the South Pool underwater pool lights and the West Pool coping stones in conjunction with the concrete deck replacement at both pools.

ACC: Manager Emily Maxfield and the Board discussed the Covenant Review Task Force and the status of the Fair Housing accommodation sought by one homeowner.

TENNIS: Manager Jill Ellsworth reported holding a tennis captain meeting the first week of February. Homestead hosts 14 USTA teams comprised of 150 players and three daytime teams comprised of 30 players. Three teams will have to play at South Suburban courts due to lack of space on the Homestead Courts. Adult drills begin the first week in April and the Board agreed to purchase multiple space heaters to keep the pipes warm at the North Pool facility to allow the restrooms to be opened by April 1.

LANDSCAPE: Manager Nancy Bauer reported that the timber retaining wall at the toddler playground had been replaced and pine needles around the North Pool steps and parking lot had been cleaned up. Nancy had met with the Pool concrete decking contractor to confirm repair of the landscape after the project was completed. Nancy suggested not replacing the sod on the west side of the Business Office when the West Pool deck is complete. The area is very shaded and grass has trouble surviving. Nancy would like to place weed barrier and rock in that section and the Board agreed. Nancy plans to meet with a tree company soon to solicit an estimate for 2025 tree work.

(Continued on page 27)

(Continued from page 26)

BUSINESS: Katie reported on 2025 Dues collection and the collection progress of two delinquent accounts. Two accounts had failed to make their fence payment and James moved and Steve seconded a motion to turn accounts 872 and 879 over to the HOA attorney for collection. The motion carried. The property and liability insurance renewal came in at a 100% increase over 2024. There are few companies who have experience covering Homeowner Associations. In an effort to reduce the cost of the insurance the Board agreed to self-insure all property under \$100,000 and solicit a new bid from Philadelphia that covers only the pools, tennis courts, buildings and perimeter fence. Damage to property valued at under \$100,000 will be paid for from the Reserve Fund.

FINANCIAL REPORT: Treasurer, Steve Bell, reported on the balance in the reserve fund, status of pending project payments. He remarked that the January books were closed. January operating expenses totaled \$21,180 and were comprised of \$15,062 in Administrative costs, \$3,977 in Land Maintenance, \$1,325 in Tennis and \$816 in utility expenses.

HOMEOWNER COMMENTS: A homeowner submitted a written request that all Homestead pools remain open during the month of September for residents use at their own risk. The Board discussed the cost to keep the pools heated, clean and chemically maintained. Katie will solicit an estimate from Front Range Recreation.

OLD BUSINESS: Renewal of the Trash Contract: The Board chose to renew the contract with Waste Connections. President James Keating negotiated a \$34,000 savings for the Association while keeping the same services residents currently enjoy.

Flock Safety Cameras: Member at Large Robb Origer reported that site surveys were proceeding and Flock may begin installation as soon as February 19

NEW BUSINESS: The Board approved three requests for graduation parties on the South Pool Lawn.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:55 pm. The next regular Board Meeting will be on Monday, April 14 at 6:30 p.m. at the Business Office. The Annual Meeting for all Members will be held on Monday, March 10 at 7:00 pm at the Homestead Elementary School Gym.

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ACC MINUTES



ARCHITECTURAL CONTROL COMMITTEE MINUTES

Unofficial ACC Meeting Minutes

Date: January 28, 2025

Garage Doors: The ACC discussed garage door options and agreed that the current guidelines should remain allowing a maximum of 4 rows of panels (top row solid or gridded windows). Garage doors with 5 rows are not approved.

Siding: The ACC is getting an updated siding color deck from James Hardie to ensure the office has the most updated colors.

Painted Brick: The ACC discussed whether the guidelines need to be more specific on terminology for painted brick homes. It was agreed that the current guidelines should remain; however, German schmear technique or multi-brick color application is not approved.

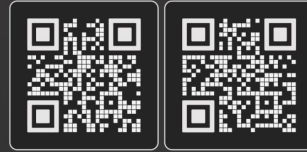
General Discussion: The ACC is considering streamlining the application/approval process depending on elements being changed and how the ACC would monitor those changes.

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Hi! My name is Lilah Rich. I am 13 years old and would love to help with your children. 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

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.

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Centennial's Tree Program Returns for 2025

The City of Centennial's Tree Program is back, offering residents an opportunity to embrace the joys of tree planting while contributing to the community's energy conservation, water preservation and the promotion of tree diversity. Starting today, eight distinctive tree varieties are available for purchase through the program at an affordable price of \$85 (plus tax), on a first-come, first-served basis while supplies last. Before making a purchase, here's what you need to know about the 2025 Tree Program:

- **Tree Specifications:** The trees boast a trunk diameter of 3/4"-1" and stand tall at heights ranging from 5-8 feet. None of them weigh more than 30 lbs.
- **Planting Guidelines:** To participate in the program, residents are required to plant purchased trees on their residential private property within the City of Centennial. Each household is eligible for one tree.
- **Warranty Information:** While the trees are not warranted or guaranteed to survive, they are specifically grown to adapt to the local climate and soil conditions, ensuring a generally high survival rate.
- **Participant Responsibility:** Residents are responsible for picking up and planting their own trees. Additionally, all maintenance, pruning and watering fall under the care of the participants.
- **Pick-Up Details:** Save the date for **Saturday, April 19**, when trees must be picked up from the Centennial Civic Center (13133 E. Arapahoe Rd.) between 10 a.m. and 2 p.m. Before heading to collect your tree, please review the detailed Preparation and Planting Instructions, providing valuable insights into selecting the right location and necessary preparations.

The Centennial Tree Program aims to enhance the beauty of our neighborhoods and create a sense of environmental stewardship within the City. To purchase a tree or to discover more information, including the tree selection and order details, visit us at centennialco.gov/trees.



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

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**Order: March 1st
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This is our only fundraiser for the year. Your flower sales directly support troop weekly activities, camping, and skill development. Here, scouts learn about respect, salesmanship, financial literacy, and community. Thank You!

Questions? Email JoinCentennialTroop373@gmail.com

About Troop 373



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Want to see what scouting is about? Join us at our weekly Tuesday night meetings at 7:00 - 8:30 pm at Newton Middle School. Let us know ! E-mail : JoinCentennialTroop373@gmail.com.

Troop 373 is an active BSA Scouting Colorado Troop located in Centennial, CO. Chartered by Homestead in the Willows. We champion scout led troop with the support of adult leaders. Your flower orders support us in our weekly meetings and adventures and summer camp. Visit our website at www.Troop373.org



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