



Homestead in the Willows

# Homestead Herald

**APRIL 2025** Volume 49 #4

A Covenant Controlled Community for the Benefit of All  
[www.homesteadinthewillows.org](http://www.homesteadinthewillows.org)



## INSIDE THIS ISSUE:

- Snacks & Toiletries Spring Drive now until April 13 see page 5
- Last day to order Boy Scout Troop 373 flowers is April 21. Email: [flowersales373@gmail.com](mailto:flowersales373@gmail.com)
- URGENT—STOP Pickleball Play see page 39
- Swim Team info night on pages 6 + 7
- Tennis program information on pages 15 + 16 + 17
- Easter Egg Hunt April 12 see page 9 (rain date April 19)
- Do you want to be a lifeguard at a Homestead Pool? See page 33 to apply
- The Community garage sale is coming. See page 5



## 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](mailto:businessmgr@homesteadinthewillows.org)  
Website: [www.homesteadinthewillows.org](http://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.

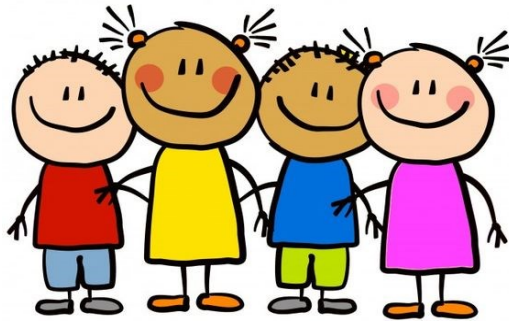
### **BOARD MEETING**

Next **Regular** Board Meeting

**April 14, 2025 6:30 pm**

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### The Homestead Playgroup

- We provide meet-ups for ages 0 - 6
- We connect new families & experienced families
- We explore parks & activities around town

**Email Ana or Kate at**

[homesteadplaygroup@gmail.com](mailto:homesteadplaygroup@gmail.com) to sign up or ask questions.

## CALL TO REPORT

Waste Connections	303-288-2100
(HOA Trash Co.—Pick-up day is <i>Wednesday</i> )	
<a href="http://www.wasteconnections.com">www.wasteconnections.com</a>	
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="https://www.centennialco.gov">https://www.centennialco.gov</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

## 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.

# 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

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# SNACKS & TOILETRIES SPRING DRIVE

Please support our Sister School and McKinney-Vento (Homeless Students Program) with our final drive of the year! Donate snacks and toiletries to help students during the summer when school resources are not readily available.

Shop the Amazon Wish List  
open now thru April 13th  
or  
drop off items before school  
April 9th - 11th



AMAZON WISH LIST

PLAN TO DROP OFF IN-PERSON? HERE'S WHAT'S NEEDED:  
Individual prepackaged non-perishable snacks  
Bottled water  
Unopened toiletries such as:  
shampoo & conditioner, body wash, toothpaste, toothbrushes, hand soap, etc.



NOW THRU APRIL 13TH!



# HOMESTEAD *in the willows* GARAGE SALE

COMING MAY 30 & 31

CALL OR TEXT AK RILEY TO REGISTER  
720.289.2929





### **Get Involved! Parent Volunteers Needed for 2025 Swim Season!**

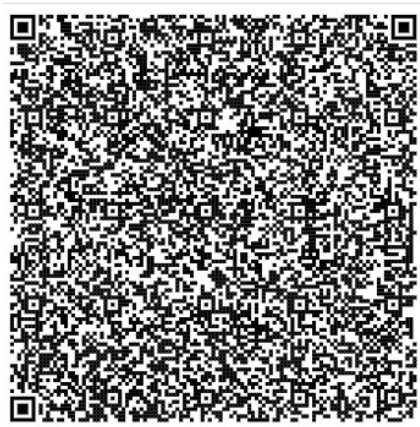
Be a part of the legacy! Our neighborhood swim team, a cherished tradition for over 40 years, is looking for parent volunteers to help us thrive. We need Parent Representatives in Training (PRITs) for 2025, who will then become Parent Reps in 2026. This is a fantastic opportunity to learn the ins and outs of running the swim program. PRITs and Parent Reps are essential to our team, managing key areas like the snack bar, team merchandise, and coach communication. We also need committee chairs for tent set up and breakdown and Saturday snack bar. Join our swim team family and help us make the 2025 season the best yet! If you're looking for a fun way to get involved and support our community, please contact Helen Kaptain via email: [helen.kaptain@gmail.com](mailto:helen.kaptain@gmail.com) by April 10, 2025.

### **More on the 2025 Homestead Hurricanes Virtual Parent Information Meeting**

Date: April 17, 2025

Time: 7:00pm - 8:00pm

Use the QR Code below for the meeting link on Microsoft Teams



Meeting ID: 283 529 636 461

Passcode: AY6uj9U5

**Registration: - Registration will take place through our website starting April 18 at 9:00 pm.**

For More Information go to the Homestead Hurricanes page on Facebook (<https://www.facebook.com/groups/473660882834922>)

***Pre-Summer Swim Team Practice Times By Age Group:***

Afternoons (May 14-30)	3:30-4:15 pm	7/8 boys and girls
Afternoons (May 14-30)	4:15-5:00 pm	6 & unders
Afternoons (May 14-30)	5:00-5:45 pm	9/10 boys and girls
Afternoons (May 14-30)	5:45-6:45 pm	ALL 11/12, 13/14 & 15-18

***Summer Swim Team Practice Times By Age Group:***

MONDAY – FRIDAY	7:00 - 8:00	ALL 11/12
MONDAY – FRIDAY	7:45 - 9:00	ALL 13/14 & 15-18
MONDAY – FRIDAY	8:45 - 9:45	9/10 girls
MONDAY – FRIDAY	9:30 - 10:30	7/8 & 9/10 boys
MONDAY – FRIDAY	10:15 - 11:15	7/8 girls
MONDAY – FRIDAY	11:00-12:00	6 & unders

***NO PRACTICE THURSDAY, JULY 3<sup>RD</sup> AND FRIDAY, JULY 4<sup>TH</sup>***

***\*\*Times are subject to change based upon the actual number of swimmers in each age group. Safety and good learning experience are our main concerns.***

***2025 Event Schedule (PRELIMINARY)***

<b>Date</b>	<b>Time</b>	<b>Event</b>	<b>Location</b>
April 17th	6:30-8pm	Information Meeting	Virtual Meeting
April 17th	9:00pm	Registration	Team Website
May 12-13	3:45 - 5:15pm	New Swimmer Tryouts	North Pool
May 14-30	3:45 - 6:45pm	Swim Practice	North Pool
May 31	6:00am - 2:00pm	<b>HURRICANES v. SUNDANCE HILLS</b>	North Pool
June 2 - July 2	7:00 - Noon	Swim Practice	North Pool
June 7	6:00am - 2:00pm	<b>HURRICANES v. CHERRY CREEK VISTA</b>	North Pool
June 11	6:00am	<b>TEAM PHOTO</b>	North Pool
June 14	6:00am - 2:00pm	<b>HURRICANES v. STONEGATE</b>	Stonegate
June 21	6:00am - 2:00pm	<b>HURRICANES v. SOUTH PARK v. CHERRY KNOLLS</b>	North Pool
June 28	6:00am - 2:00pm	<b>HURRICANES v. BEN FRANKLIN</b>	Ben Franklin
July 7	6:00am - 3:00pm	<b>13-18 RMSL Prelims</b>	Stonegate
July 8	6:00am - 3:00pm	<b>8 &amp; UNDER Prelims</b>	North Pool
July 9	6:00am - 3:00pm	<b>9/10 RMSL Prelims</b>	Heritage Green
July 10	6:00am - 3:00pm	<b>11/12 RMSL Prelims</b>	Homestead Farm II
July 12	6:00am - 3:00pm	<b>RMSL Finals</b>	Cherry Creek Vista

Your 2025 Swim Team Parent Representatives: - Penni George, Helen Kaptain, Geniella Lester and Nevienne Manning



# Advice for the *expected* and the *unexpected*.

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## 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](http://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](mailto:jewett.ana@gmail.com).





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### **Siding**

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### **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](http://HRTI.COM)**

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**Supporter of Our  
School &  
Swim Team**



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303-984-6159**

### ADVERTISING RATES

Personal Ads (30 words or less)	\$ 20.00
Commercial Ads (30 words or less)	\$ 25.00

#### Display Ads:

1/8 page (2 3/4 x 1 3/4")	\$ 48.00
1/4 page (2 3/4 x 3 1/2")	\$ 70.00
1/2 page (6"x 3 1/2")	\$ 115.00
Full Page (6 "x 7 1/2")	\$200.00

All display ads must be high resolution jpeg or tif files

May Herald deadline is April 15

Pay for three months at the time you place the ad and you will receive the 4th month free.

### REMINDER FROM WASTE CONNECTIONS

Please make sure to have your trash and recycle at the curb no later than 7 AM on your service day to ensure you get serviced.

If you have a company container it is required that you use that to contain the trash and recycle going forward.

Our goal is to provide consistently great service and with your help we can prevent any service issues.



Sat, Sept 13th

Please share our neighborhood's history! If you have fun facts, pictures, stories, or memories, we'd love to hear from you.

Email: [homestead50th@gmail.com](mailto:homestead50th@gmail.com)

**Celebrating Our Roots**  
50 Years of Homestead



### 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

### Have you looked at your yard lately?



**Today, we require more of our landscapes than ever before.** Back in the day, they were more like a window dressing around a building. They had a token tree or two, a few evergreen shrubs, maybe some perennials for color out front and a small flower bed for marigolds. But today's landscape is not your grandmother's yard!

**Now we expect more** than just one pop of color, like more shade to cut the AC bill in the summer and a livable area with outdoor ambiance where we cook, eat and entertain. We want more curb appeal and increased property value. Low maintenance and lower water costs are also on the list.

**And beyond all those desires,** we also ask our landscapes to clean the air, deal with the heat islands in cities, purify water as it moves through the soil, mitigate storm water, grow healthy veggies, attract pollinators and repel the deer that want to chew up our petunias.

**That's a tall order** for a yard that once just sat still, looked kind of nice and had to be mowed once a week.

**So, what's on your wish list for this year's gardening season?** Beginning this weekend, the productive hours of daylight will seem longer bringing more opportunity to survey the yard and explore new possibilities.

### Here are a few ideas to get you thinking:

**ID the worst eyesore** in the yard and put it at the top of the to-do list.

**Decide what you want to see** when you're sitting on the patio. Is it more color, another tree or just a bigger, nicer patio?

*(Continued on page 13)*

*(Continued from page 12)*

**Could you change just one thing** that would require less maintenance? For example, is there a shrub you hate to prune because it has thorns? How about replacing it with a colorful and lower maintenance plant?

**Is it too dark** in the areas where you would like to expand outdoor living? Would it be more usable if there were outdoor lights?

**Can you find a place** for the fire feature that is now on your outdoor living wish list?

**Also, walk across the street and look at your house with the perspective the neighbors have.** This is how they see your yard every day. Rate the curb appeal. If it reminds you of grandma's place, think about a facelift.

**As with other projects, make the list, prioritize it and put the tasks to get there on the calendar.**



**Before the growing season arrives,** we need to evaluate and make our plan. With it in hand, there will be more purpose in trips to the garden center and the satisfaction of getting the yard of your dreams underway.

## **April Landscape Tips**

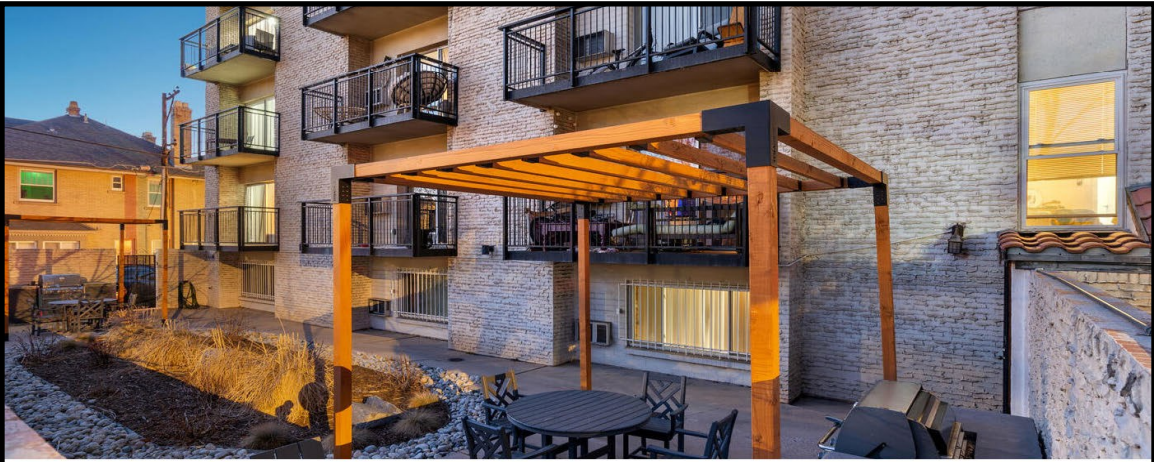
Prepare to activate the sprinkler system. When your system is running make sure to walk around your property to ensure proper coverage is attained. Look for leaks, broken sprinkler heads, and improperly directed heads.

Although fertilizer should be used sparingly, lawns need supplemental nutrients to promote new leaf and root growth, and control weeds. Bluegrass and fescue lawns benefit from a twice-yearly dose of quick and slow-release nitrogen. It's best to follow up by watering ½ inch.

Over seeding may be beneficial for areas in your lawn that are thin or suffer with damaged or bare spots. A perennial rye and bluegrass seed mix is recommended. Seeding can be performed in Spring or Fall. It may require both.

Cut back perennials (except evergreen perennials that stay green all year long) with sharp pruners / scissors, remove dead plant material all the way to the ground.

Prepare the soil for gardens.



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## 2025 Junior Team Tennis (JTT)

Hello Parents!

We are **so excited** to share the details for the **2025 Junior Team Tennis (JTT)** season! Whether your child is an experienced player or just getting started, this is a wonderful opportunity for them to improve their skills, make new friends, and have an unforgettable summer. Here's everything you need to know about the **JTT Summer Tennis League**:

### Team Structure & Skill Levels:

Each age group is divided into three levels: **Beginner**, **Intermediate**, and **Advanced**. We're committed to creating a fun and competitive environment by matching players with others of similar skill levels. While **friends often play on the same team**, there may be times when skill differences mean players are placed on different teams. This ensures that each player is challenged at the right level, which makes the experience more fun and rewarding for everyone!

Regardless of their team, players will practice **on the same day and time** as their friends within the same age group, creating plenty of opportunities for fun and camaraderie during warm-ups, water breaks, and end-of-practice games!

### Team Requests:

We know how important it is for kids to play alongside their friends! If your child has a group of friends they'd like to play with, we will do our best to accommodate this request, as long as their skill levels align. After all, Junior Team Tennis is all about **fun, teamwork**, and creating **lasting memories**!

### Important Notes:

- **Each team must have a minimum of 6 players** registered.
- Every team is also required to have a **Team Parent**. Without a Team Parent, we won't be able to form the team. If you're interested in volunteering for this important role, we'd greatly appreciate your support!

### Role of the Team Parent:

The **Team Parent** is the main point of contact between the coach, parents, and players. This role helps ensure that everything runs smoothly during the season and match days. It's essential for making the experience enjoyable for everyone.

- **Weather or Schedule Changes:** If there are any weather-related delays or changes, the Team Parent will work with the other team's parent to reschedule and quickly notify everyone (usually via group text).
- **Home Matches:** No parent involvement is needed for home matches, as the court monitor/assistant coach will handle everything.
- **Away Matches:** The Team Parent will submit the team lineup to the away coach, collect scores after the match, and email or text **Advantage You** with the results (detailed instructions will be provided). This ensures that scores are recorded accurately for standings.



If you're interested in being a Team Parent, it's a great way to be involved, support your child, and help the team succeed. We'd love to have you on board!

How to Register & Confirm Your Spot:

**Registration is open on courtreserve.com** - I highly suggest early sign-ups so we can place players on the correct teams- The deadline for Summer JTT sign-up is April 18th. We have a hard deadline for our T-Shirt order.

To secure your child's spot or discuss team requests, simply sign up on our new platform. **(we have a whole page on how to sign up)** And if you're willing to serve as the Team Parent, please let us know – we appreciate all the help we can get! We can help assist where you player should be place on a team. For those interested in the Summer Tennis League I Highly suggest signing up for Spring tennis.

#### **JTT Summer League Information:**

- **Matches:** Played on **Mondays**, each match typically lasts about **1.5 hours**
- **Age Groups & Match Times:**
  - **10 & Under (Coed):** 8:00 AM
  - **12 & Under (Boys/Girls):** 9:30 AM
  - **14 & Under (Boys/Girls):** 11:00 AM
  - **18 & Under (Boys/Girls):** 12:30 PM
- **Match Format:** 1 Singles and 1 Doubles
- **Season Dates:**
  - **Start:** June 2
  - **End:** July 21
  - **JTT Cost \$75** includes league registration, free USTA Junior membership, 7 league matches, new balls for all home matches, roster score input into leader board, assistant coach at home matches, and a 2025 Team Shirt. ***No additional fees for teams qualifying for the state competition.***

#### **State Championships Opportunity:**

- **State Championships:** Teams that finish **1st** (and sometimes **2nd**) in their flight will have the exciting opportunity to compete in the **State Championships**, held at various tennis facilities in the **Denver Metro Area**.
- **Dates:** Friday, **August 1** – Sunday, **August 3**

We can't wait to kick off a **fun-filled season** full of exciting matches, team spirit, and memories that will last a lifetime. Let's make this the best summer ever for your child!

Looking forward to seeing everyone on the court!

## Homestead in the Willows Junior Tennis

Join our exciting Spring and Summer 2025 Junior Tennis Programs at Homestead in the Willows North Tennis Courts!

### Spring 4-Week Sessions:

- Session #1: April 4 - 25
- Session #2: April 30 - May 23
- Pricing: \$100 for 1 day/week, \$185 for 2 days/week

#### **Class Schedule:**

- **Red Ball (Ages 5-7):** Wednesday Only 2:30 - 3:30 PM
- **Orange Ball (Ages 7-10):** Wednesday & Friday 3:30 - 4:30 PM
- **Green Ball (Ages 11-13):** Wednesday & Friday 4:30 - 5:30 PM
- **Yellow Ball (Ages 13+ Middle School/High School):** Wednesday & Friday 4:30 - 5:30 PM

### Summer 7-Week Tennis Programming:

- Dates: May 27 - July 18 (No classes July 1 & 3)
- Promotional Pricing **Ends May 7th**

#### **Red Ball (Ages 4½ -7):** Tues & Thurs, 8:00 - 9:00 AM

- Original Price: \$175 for 1 day/week, \$350 for 2 days/week
- **Promotional Price:** \$157.50 for 1 day/week, \$315 for 2 days/week

#### **Orange Ball (Ages 7-10):** Tues & Thurs, 11:30 AM - 1:00 PM

- Original Price: \$250 for 1 day/week, \$500 for 2 days/week
- **Promotional Price:** \$225 for 1 day/week, \$450 for 2 days/week

#### **Green Ball (Ages 11-13):** Tues & Thurs, 8:30 - 10:00 AM

- Original Price: \$250 for 1 day/week, \$500 for 2 days/week
- **Promotional Price:** \$225 for 1 day/week, \$450 for 2 days/week

#### **Yellow Ball (Ages 13+ Middle School/High School)** Tues & Thurs, 10:00 - 11:30 AM

- Original Price: \$250 for 1 day/week, \$500 for 2 days/week
- **Promotional Price:** \$225 for 1 day/week, \$450 for 2 days/week

### Late Summer 2-Week Tennis Session:

- **Dates:** July 22 - 31, on Tuesdays and Thursdays
- **Pricing for Red Ball:** \$50 for one day per week, \$100 for two days per week (1-hour class)
- **Pricing for Orange, Green & Yellow Balls:** \$75 for one day per week, \$140 for two days per week (1.5-hour class)
- **Class Times:**
  - **Red Ball (Ages 4½ -7):** 8:00 - 9:00 AM
  - **Orange Ball (Ages 7-10):** 8:00 - 9:30 AM
  - **Green Ball (Ages 11-13):** 9:30 - 11:00 AM
  - **Yellow Ball (Ages 13+ Middle School/High School):** 9:30 - 11:00 AM



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**Patrick M. Plank, Attorney**  
 Homestead Resident  
**303-794-5901**  
 26 W. Dry Creek Circle, Suite 420      [www.DenverWills.com](http://www.DenverWills.com)

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---

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- Centennial Native & Homestead Resident Since 2021 •
- Homestead Playgroup Leader & Easter Egg Hunt Organizer Since 2022 •

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Need to Sell Your Home or  
 Buy a New Home in Homestead?

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**720.434.5435**

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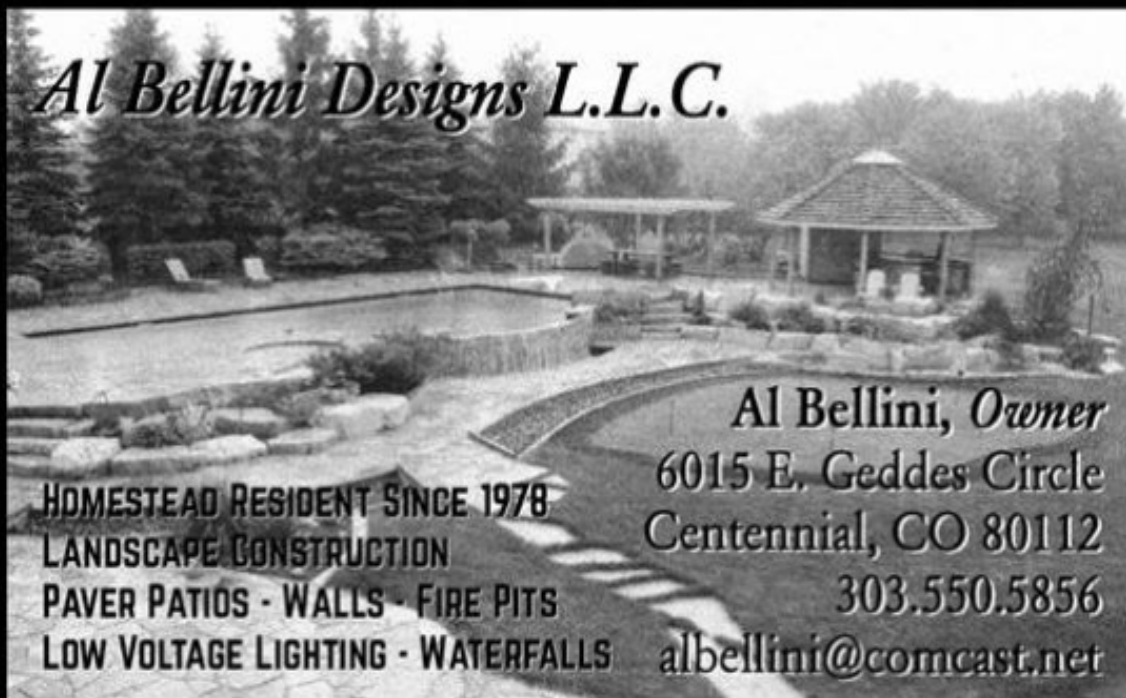
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13	14		16	HURRI PARENT
	21		23	
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U	FRI	SAT	SPRING 
3	4	5	<b>Social Highlights:</b> <ul style="list-style-type: none"> <li>Easter Egg Hunt - April 12 <ul style="list-style-type: none"> <li>10:00 at North Pool</li> </ul> </li> <li>Hurricanes Parent Mtg - April 17</li> </ul>
10	11	12 <div data-bbox="524 751 747 1012" data-label="Image"> </div>	<b>Coming Soon:</b> <ul style="list-style-type: none"> <li>50 Years of Homestead - Sept 13</li> </ul> <b>HOA Dues</b> - Make sure you've paid your dues. Call office for any questions.
17 <div data-bbox="110 1121 224 1178" data-label="Text"> <p>HURRICANES PARENT MEETING</p> </div>	18	19	<b>Join the Social Committee:</b> <b>We need new members!</b> <b>Email if interested:</b> <a href="mailto:Socialcommitteehomestead@gmail.com">Socialcommitteehomestead@gmail.com</a>
24	25	26	<div data-bbox="802 1157 954 1220" data-label="Section-Header"> <h3>NOTES</h3> </div> <b>Homestead Playgroups - join the fun!</b> Contact: <a href="mailto:homesteadplaygroup@gmail.com">homesteadplaygroup@gmail.com</a>
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## **HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION**

### **Annual Homeowner Meeting – March 10, 2025, 7:00 P.M. – Unofficial Minutes**

**CALL TO ORDER:** Homestead Board President, James Keating, called the meeting to order at 7:09 p.m. Boy Scout Troop 373 performed the opening flag ceremony with recitation of the Pledge of Allegiance. The honor guard included Noah and Harrison Kleman, Logan Bowles, Geoff and Graham Brauchler, Brayden Kakel, Connor Knowles and Ellis Foutts. Scoutmaster Jeff Heitz thanked the Association for being Troop 373's Charter Organization. He reviewed the troop activities and announced that Troop 373 had eight young men preparing to become Eagle Scouts. The Board thanked the Boy Scouts for their service to the community.

**BOARD MEMBER INTRODUCTIONS:** Mr. Keating welcomed the homeowners present and noted this was his fourth year serving on the Board of Directors. During that time the Association has replaced the Perimeter Fence surrounding the neighborhood, worked on needed capital improvements, and caught up on deferred maintenance items. He noted that after serving four years and talking to other HOA's, Homestead is a great neighborhood because of the close community and the volunteer Board. He reminded the members that sometimes people find the restrictions of an HOA annoying but it's because the Board and managers are always working to improve the neighborhood. Mr. Keating then introduced the current Board Members, Michael Garnsey, Ginny Karlsberg, Steve Bell, and Robb Origer.

**MANAGER INTRODUCTIONS:** Mr. Keating introduced the Managers: Landscape Manager, Nancy Bauer; Tennis Manager, Jill Ellsworth; Pool Managers, Jaylene Jones and Shannon Ricca; ACC Manager, Emily Maxfield, and the office staff, Nancy Parker, Sherelle Horsfield and Katie Kidwell.

**PROSPECTIVE BOARD MEMBERS:** The Association has two open Board positions. Two candidates had stepped forward but neither was able to attend the meeting that evening. Their biographies are available next to the ballots. Mr. Keating asked that all homeowners complete their ballots and pass them to the center aisle where they were collected by the managers to be tabulated.

**APPRECIATION OF OUTGOING BOARD MEMBERS:** Secretary, Ginny Karlberg thanked James Keating and Michael Garnsey for their service to the community. She noted that Mr. Keating had been instrumental in leading the fence project. He acted as the HOA rep and problem solver to Split Rail Fence Company and stayed on past his term to see the project through. Since then he has continued to serve as president, instituted performance evaluations for paid managers, and proven to be an excellent leader who is able to drill down to the real issue for the HOA and problem solve in a pragmatic way. Ms. Karlberg thanked Michael Garnsey for helping to educate homeowners about the perimeter fence project, stating he has been invaluable when dealing with the City of Centennial. He secured a variance for a section of fencing near the fire station. Mr. Garnsey regularly volunteers to listen to homeowner appeals, and arranged for extra patrols by the Arapahoe County Sheriff Department during the worst of the vandalism that occurred over the last two years. Mr. Keating added that Mr. Garnsey is a wealth of information and resources for the HOA.

**COMMENTS FROM THE PRESIDENT:** Mr. Keating summarized the 2025 goals the Board has for the community. The Board wants to continue to catch up on deferred maintenance. The timber retaining wall around the

*(Continued on page 26)*



*(Continued from page 25)*

toddler playground has been replaced and the Board is currently replacing the 50 year old cement decking at the South and West pools with concrete and the North Pool is scheduled for 2026. Additionally Board plans to set up the HOA for a strong financial position in future years by fully funding the Reserve Fund and the Perimeter Fence Reserve Fund. They are also reviewing the Covenant Review Task Force and ACC processes to make them more efficient.

**COMMITTEE INTRODUCTIONS:** Mr. Keating explained that three committees operated under the Board of Directors: The Swim Team, the Architectural Control Committee (ACC) and the Social Committee.

Mr. Keating introduced members of the Social Committee, Evyan Maniatis, Carina Clancy, Jill Smith and Kelly Kane who along with Kathleen Goldy (absent) will be hosting Homesteads 50<sup>th</sup> anniversary celebration. The Social Committee explained the celebration would be a day of activities which would start with tennis games and drills hosted by Advantage You, followed by a pool party featuring a “float race”. At 4 pm a block party would kick off at the North Pool. The co-chairs asked for any original homeowner memorabilia, especially photos, from owners. The block party would also host a variety show and homeowners were encouraged to submit show ideas. In-N-Out food trucks would be on hand as would kid activities such as face painting and a balloon artist. The day would end with music from Homestead’s own resident band “The Hip Replacements”. Look for more information in the Homestead Herald over the coming months.

Mr. Keating introduced Swim Team Parent Rep, Nevienne Manning, who announced Parent Information night on April 17<sup>th</sup> at 7pm. Interested parties should pick up a flyer in the back of the auditorium which has a QR code with meeting information. Tryouts for new swimmers would be held on May 13<sup>th</sup> and Swim Team still needed two committee chairs. Ms. Manning explained the Hurricane Swim Team is an entirely volunteer run activity and a huge connector for the community. The Hurricanes are still looking for three volunteer parent reps in training for the 2026 season.

Mr. Keating then introduced Architectural Control Committee (ACC) Manager, Emily Maxfield. Ms. Maxfield explained the purpose of the ACC and reminded the members present that the committee is one required in the Bylaws of the Association. The committee is designed to create cohesiveness throughout the neighborhood and is composed of rotating volunteers. All are neighbors who have the same vested interest in upholding the value of the neighborhood as the audience this evening. Ms. Maxfield remarked that when an application is denied by the ACC, the committee is aware it feels very personal to the homeowner, but the denial is most often because the element applied for does not fit the Traditional Aesthetic followed by the committee. The predominant home style in Homestead is traditional and therefore the latest design trend often doesn’t conform to the aesthetic. The committee receives over 300 applications each year. Under the Governing Documents the committee has 30 days to review and process applications; however, applications using pre-approved paint colors or elements are often processed within a week. Finally Ms. Maxfield explained that when a possible covenant violation is brought to the attention of Board and ACC, they are required under the Governing Documents to investigate it. Because they know a violation letter can be upsetting they often begin the inquiry with a telephone call or email. Ms. Maxfield read two examples of rude and unwarranted responses from angry homeowners and asked the membership to remember the Board and ACC are

*(Continued on page 27)*

*(Continued from page 26)*

simply doing their job. Part of buying a home in an HOA is agreeing to covenants which the Board is duty bound to uphold. Please treat the Board and ACC volunteers with kindness and remember the overall mission: a well maintained community.

**FINANCIAL REPORT:** Treasurer, Steve Bell reviewed the HOA Financials noting 95% of the 2025 Dues Assessments had been paid. The 2025 Budget has been published online, in the Homestead Herald and copies are available in the back of the room. He noted one of the biggest expenses of 2024 was water due to the warm Summer. Alternatively, thanks to skillful negotiation by President, James Keating, the 2025 Trash renewal contract had been reduced to 50% of the original proposal. Mr. Bell went on to explain the HOA kept two separate bank accounts, one for the regular operating expense of the HOA and one for the Reserve account which is paying for the Perimeter Fence Replacement. That is why the Association has asked that residents write two separate checks for their Dues Assessment and Fence payment. Mr. Bell noted that 300 homeowners had chosen to pay the Perimeter Fence Special Assessment in full saving the HOA a significant amount of interest expense. Every year the operating account surplus is transferred to the Reserve account. Those monies are spent on capital expenses which are detailed in the handout. The largest expense this year is the concrete replacement at the South and West Pools.

#### **HOMEOWNER COMMENTS/QUESTIONS:**

**1.What is the status of the 2023 Audit? I don't see it online.** The HOA had a hard time finding an auditor after the retirement of the one used for years. By the time the material was sent to the new auditor Homestead was low on their list of priorities. The 2024 financial information has already been sent and we expect the 2024 audit to be completed in a more timely fashion. The audits for 2019 – 2023 are posted on the website. Call the office if you are having any trouble locating them.

**2.I want to thank the Board for keeping the pools open in the fall for lap swimming. Could the HOA also keep the pools open on weekends in the fall?** The Board has discussed doing so but it's very expensive to keep them open. It costs approximately \$7000 per pool in combined utility, chemical and maintenance costs to keep the pools open an extra month. The rental income received from ACES swim club offsets that expense at the North Pool. No decision has been made regarding the South and West Pools.

**3.I see the South and West Pools are getting Automated External Defibrillators (AED). Who is trained to use them and will they be accessible when no lifeguards are present?** Pool Manager Jaylene Jones of Front Range Recreation (FRR) answered that AED training is part of Lifeguard Training. AED's are not required by law to be at every pool but the HOA installed them at the North pool a few years ago because of Swim Team and Swim Meets. Now the Association is adding them to the South and West Pools. FRR will work with Katie on availability if the pools are open when no lifeguard is present.

**4.Is there any possibility of adding a splash pad or slide to one of the pools?** Splash pads are very expensive to add because they need their own filtration system which would be difficult to add to Homestead. Slides are less expensive and could be considered but probably not at the North Pool because of the impact to Swim Team practices and meets.

**5.The projected 2025 Reserve Expenses total \$390,000. What did we start the year at?** Treasurer Steve Bell replied that prior to the Fence replacement the HOA had \$200,000 in the General Reserve Fund and \$300,000 in the

*(Continued from page 27)*

Perimeter Fence Reserve Fund. At the end of the Fence replacement project he hopes to still have \$200,000 in the general fund. One of the largest expenses this year is the concrete deck replacement. If you take that out of the equation the reserve expenses this year are about \$160,000.

**6. Will homeowners get a refund of any excess fence assessment money?** If the HOA doesn't need all the money it will refund the unused amount. Currently all signs are pointing to the fact that there will be some kind of refund. We should know more by the middle of the year.

**7. Is there an accounting for the Fence Project?** When the project is complete we will put that information in the Homestead Herald. While the fence itself is paid for there are extra expenses for landscape and irrigation repairs, as well as traffic control. There was some cost saving from the proposal because the HOA didn't need as much hydro drilling of posts as projected.

**8. The rules about replacing driveways are incomplete and unfair because they are based on the number of squares of cement.** The ACC is currently talking about how to revise the driveway protocol however it's complicated. Homeowners who are cited for driveway replacement do have three years to do so however because the Association is aware it's a big expense.

**9. What about recoating driveways instead of requiring their replacement?** The ACC has been researching a company who does recoating and plans to discuss it at their next meeting.

**10. The seal on the sidewalks where Ting installed fiber is already coming off . What can be done?** The sidewalks belong to the City of Centennial and are their responsibility so concerned homeowners should call the city directly. They have a dedicated person for Ting installation problems.

**11. Are raised beds for vegetable gardens allowed?** A new Xeriscaping law recently passed that allows homeowners to have a vegetable garden on their property but HOA's can impose regulations about size and location. The ACC has set guidelines around vegetable gardens in front yards because they don't want the entire front yard turned into a vegetable garden.

**12. Does the ACC have plans for Xeriscaped gardens?** The ACC has five different Xeriscape designs developed by the CSU extension. The ACC does require some grass and you must have an irrigation plan as well.

**13. If you sell your house who is responsible for the remainder of the Perimeter Fence payments?** It depends on the real estate contract. Some sellers pay off the fence prior to selling and sometimes the buyer just assumes the remaining payments.

**14. Will the reserve fund increase with the rate of inflation?** The Perimeter Fence reserve fund will keep pace with inflation. The general reserve fund will be dependent upon the reserve study and capital expenses.

**15. Has the retaining wall near the fire station be addressed?** Currently the City of Centennial insists the HOA owns it and is therefore responsible for its maintenance. The HOA Board thinks otherwise and has asked the HOA

*(Continued on page 29)*

*(Continued from page 28)*

attorney to research the chain of title for that tract. The Boards current position is that if the City wants an easement from the HOA granting it will be conditional upon the City assuming ownership and maintenance of the retaining wall.

**RAFFLE RESULTS:** Homeowner Otto Jose won the drawing for a 50% rebate on his 2025 HOA dues.

**ELECTION RESULTS:** 84 Homeowners were in attendance. Neither Board candidate could be elected because the HOA did not have enough ballots and proxies to achieve the necessary quorum of 90. Both candidates will be appointed to the Board at the regular Board meeting in April.

**CLOSING REMARKS:** Mr. Keating thanked everyone for attending and adjourned the meeting at 8:16 p.m.



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# Next Fence payment due April 30, 2025

## Perimeter Fence Payments Due April 30

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Late fees of \$25 will apply to payments not received by the due date.





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# ACC MINUTES

homesteadacc@gmail.com



**Dates: February 25, & March 11, 2025**

Homeowner requesting a paint schematic for a Tudor style home that is not pre-approved. Homeowner also requesting to replace and expand deck off of an enclosed sunroom done years ago that has bright white trim. The ACC suggested other colors to give to homeowner to help the home and new deck blend a bit more.

A homeowner is requesting to build an extended patio with outdoor kitchen and firepit. The ACC was unclear on a few of the materials, so ACC Manager is to get clarification from homeowner.

The ACC had further discussion on a front landscaping project that has been going on for over a year. The homeowner had requested a change in material to the walkway that is no longer approved. The ACC noted that what has been installed next to the driveway is also not what was approved on the initial application. The ACC Manager will request a new application from the homeowner per the process.

The ACC reviewed an application for regrading on the side of a home. The ACC members drove by the property to get a better idea of the request and have concerns about the grading and drainage, so they asked the ACC Manager to get professional specs detailing these concerns.

The ACC reviewed an application for new front doors, finding that the windows were not compliant as they were without grids. The ACC Manager needs to go back to homeowner with suggestions for different options.

The ACC reviewed a home that has a single privacy screen installed next to trash containers in an attempt to hide the cans from public view. The ACC's position was that the single screen did not adequately hide the cans and that additional screens of the same type would not be approved.

A homeowner brought forth a new design of flat-paneled garage doors for ACC consideration. The ACC discussed at length and decided the design is too contemporary and doesn't match the traditional look of the neighborhood. The ACC voted to deny the request.

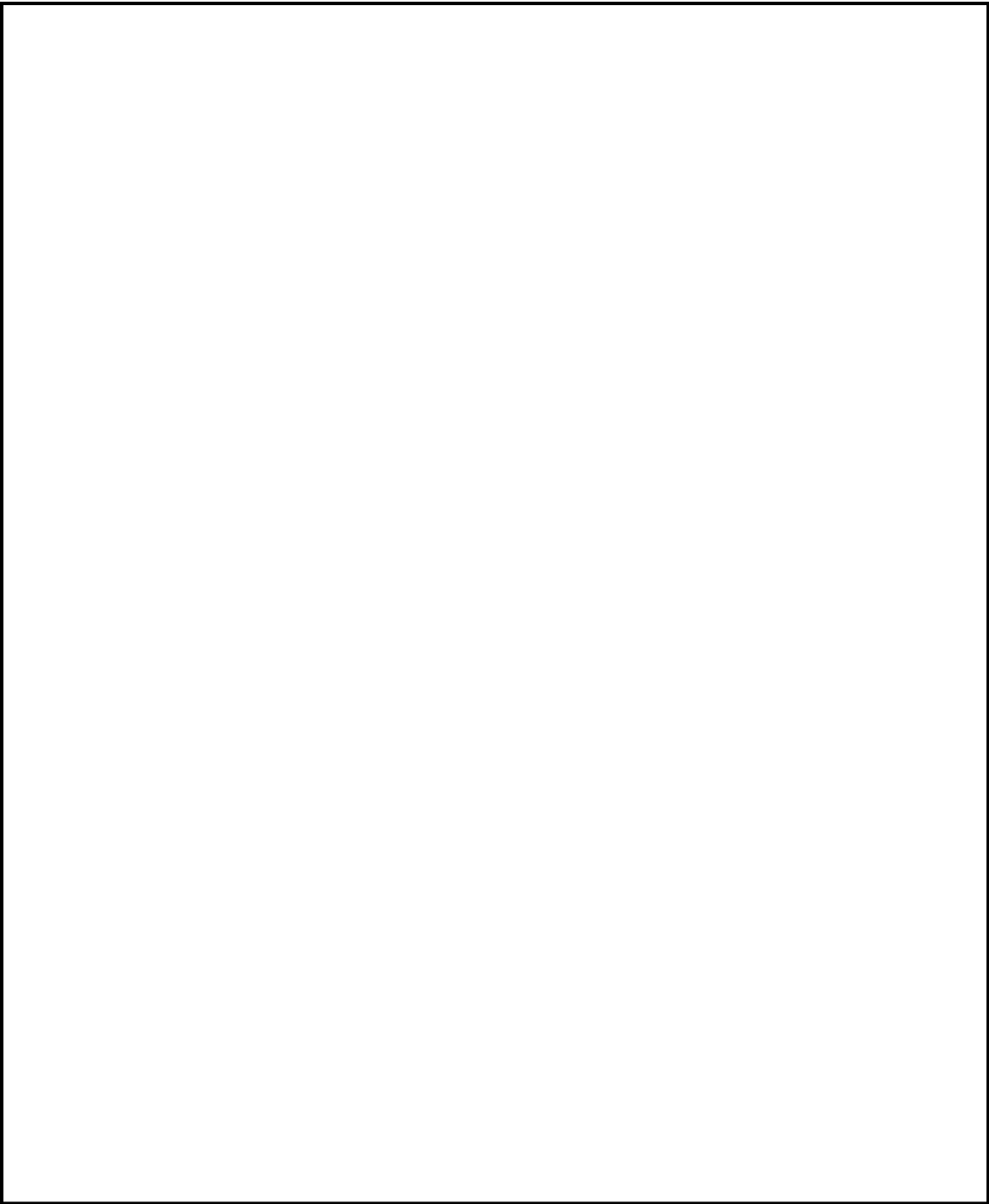
The ACC recently received information on resurfacing driveways that may be acceptable over replacement. Although the ACC is unaware of the process itself, their initial position is that homeowners should be aware that the repair may not last as long and may need to be done more frequently.

In other words, the ACC wants to make sure a homeowner knows that a driveway cited and resurfaced could run the risk of being cited again within a shorter timeframe than perhaps if the driveway was replaced anew. The ACC also wants homeowners to be aware that they would need to keep existing footprint/design/color.

While on the discussion of driveways, the ACC reviewed a HO question whether driveway spaces can be made into smaller squares. It is the position of the ACC that driveway sizing should remain as original as possible, and that partial repair would not match in color anyway. If a HO has an individual request making their driveway different, it can be presented to the ACC with an application.

The ACC wants to remind homeowners that responses to covenant violations are a result of issues turned in by residents, not the HOA office and ACC themselves. The HOA is obligated to act on all possible violations that are signed and turned into the office.

**Next Meeting** – March 25 at 12 noon





**Looking for more? Join us for Weed Pulling!**  
**May 21 | 8 am-12pm | No registration required.**



## ANNUAL ROSE PRUNING WORKSHOP

**Saturday, April 26 from 8 am-12 pm**  
**War Memorial Rose Garden**  
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# Volunteers needed

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

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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.

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# URGENT! STOP PICKLEBALL PLAY

As a reminder, pickleball is prohibited on Homestead courts due to a city of Centennial ordinance. We have already been cited TWICE!

Any future citations will result in a **\$2,650 fine (a day)** by the city of Centennial. It should be noted that due to Colorado legislature, we are unable to pass this fine onto the parties playing pickleball. Rather, the HOA, and thus all residents will be responsible for the fine.

**Therefore, we ask if you see people playing pickleball please remind them it is prohibited prior to contacting the city of Centennial.**

On Sept. 19, 2023, Centennial City Council voted unanimously to approve [Ordinance No. 2023-O-10 \(pdf\)](#) creating regulations for Outdoor Pickleball Courts within the City. These regulations are in effect immediately and include the following:

- Temporary Outdoor Pickleball Courts are prohibited within 350 feet of residentially zoned or used properties;
- Temporary Outdoor Pickleball Courts are allowed at 350 feet or greater from residentially zoned or used properties;
- Temporary Courts (including lighting) can operate between 8 am-8pm and create no more than 47 decibels at the nearest residential property line.

Homestead tennis courts, some of which have been used as temporary outdoor pickleball courts, **DO NOT** meet these criteria. **This means Pickleball play is no longer permitted on Homestead tennis courts by the city of Centennial.**



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