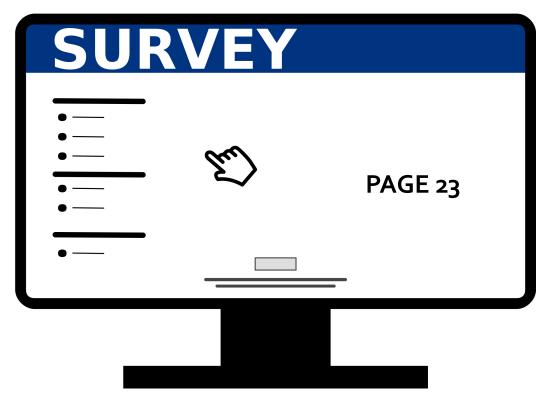


Homestead in the Willows

## **Homestead Herald**

JUNE 2025 Volume 49 #6

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



Please update email address book to include the HOA email address: <a href="mailer@payhoa.com">mailer@payhoa.com</a>



NEXT REGULAR BOARD MEETING JUNE 9 5:30PM



## 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	Robb Origer	303-668-0452	
	pres@homesteadinthewillows.org		
VP	Ginny Karlberg	303-564-6336	
	vp@homesteadinthewillows.org		
Secy	Eric Kemp	303-882-6701	
	sec@homesteadinthewillows.org		
Treasurer	Steve Bell	303-886-1844	
	treas@homestead in the willows.org		
Mem at Large	Stuart Siekmeier	303-517-5316	
	member @homestead in the willows.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.

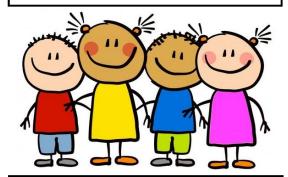
#### MOVING FROM HOMESTEAD?

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 1 March If you are a <u>Renter</u>, you should forward all notices to the Homeowner.

#### TABLE OF CONTENTS

ACC Minutes	35
Calendar	20,21
High School Graduates	19
Homestead 50th	14,15
July 4th	28,29,30,31
Landscape Logic	12,13
Minutes	25,26,27
Music on the Green	17
Pool & Courts Access	7
Services	33
Swim Team	38,39
Survey	23
Teen Services	37



#### 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 to sign up or ask questions.

#### **CALL TO REPORT**

Waste Connections 303-288-2100

(HOA Trash Co.—Pick-up day is Wednesday)

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 <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

#### **ADVERTISING RATES**

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

#### Display Ads:

1/8 page (2 ¾ x 1 ¾") \$ 48.00 ¼ page (2¾ x 3½") \$ 70.00 ½ page (6"x 3½") \$ 115.00 Full Page (6 "x 7½") \$200.00

All display ads must be high resolution jpeg or tif files

June Herald deadline is May 15

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

## Homestead Realtor/ Resident since 2009





303.588.9141 www.lynnpricerealtor.com

I live here, work here, and care about this community just as much as you do! I would be honored to guide you through the process of buying and/or selling.





Group swimming lessons are available for children 4 - 12 years old. Front Range Recreation utilizes Swim Lesson University©, a nationally recognized curriculum, to help students grow as swimmers and learn to be safe in the water. Our lesson goal is to give students the skills to be safe and enjoy swimming for a lifetime.

Drowning is the second leading causes of death for children under 14. (Safe Kids)



Don't be a statistic Learn to Swim!

#### **Level One**

- Breath Holding
- Breath Control
- Floating on Back
- Flutter kick on Front/Back
- In-line kicking • Paddle Stroke
- Front Crawl Stroke

#### **Level Two**

- Flutter kicking (with floatation assistance)
- Streamline Flutter Kicking (front and back)
- Freestyle (flutter kick, arm pull, stroke timing with side breathing)
- Backstroke (flutter kick, arm pull, stroke timing)

#### **Level Three**

- Freestyle Refinement
- Backstroke Refinement
- Breaststroke (whip kick, arm pull and stroke timing)
- Butterfly (Dolphin kick, arm pull and stroke timing)
- Treading Water

**Basic Skills: Level 1** 

Designed for beginner swimmers with little to no swimming ability.

Freestyle and Backstroke: Level 2

Designed for swimmers that can independently demonstrate basic swimming skills.

**Breaststroke and Butterfly: Level 3** 

Designed for the swimmer to build endurance.

#### Cost: \$48.00

Details: Class sizes are small with a maximum of 4 students per instructor.

Registration: Opens on May 24th. The registration link can only be obtained by visiting the pool in person.

Days/Times: Lessons are 30 minutes in duration. Classes are held Monday -Thursday prior to the opening of the pool. Exact times are available when you register.

Inclement Weather: One make-up lesson, for weather related cancellation, is provided on Fridays.

Other: There are no refunds/credits once classes have started, Class schedule is subject to change or cancellation based on instructor availability or if minimum participant requirement is not met.

Private Swim Lessons: Arranged directly with staff members; \$30.00 per half hour.

#### **Session Dates**

- 1 June 2-5
- June 9-12
- 3 June 16-19
- June 23-26
- 5 July 7-10
- 6 July 14-17
- **7** July 21-24
- 8 July 28-31

#### **LOCAL. EXPERIENCED. TRUSTED SINCE 1999**





At Liberty Mortgage Group, we're dedicated to providing you with all the information you need to make a well-informed decision on your mortgage financing needs.

Our mortgage specialists update their knowledge of the current market trends, rates, and regulations regularly, allowing them to provide you with sound guidance.

Liberty Mortgage Group will take the complication out of the process. Contact us and find how our services can help.



FHA - VA - Conventional - Reverse - Niche



PERSONALIZED ATTENTION



SUPER FAST TURN TIMES



**NO JUNK FEES** 

#### **SERVICES OFFERED**

- > Refinancing and Purchase
- > First Time Home Buyer
- > Debt Consolidation
- > Reverse Mortgages
- > Down Payment Assistance
- > Bridge Loans

CALL NOW! (720) 818-8000



Tyler Smith
Sr. Loan Officer / President
NMLS #259618
Regulated by the Colorado Division of Real Estate.

www.libertymortgagegroup.net

#### **ATTENTION REALTORS**

Are you looking to earn additional income on all your transactions?

Look no further and join the emerging trend of dual licensing.

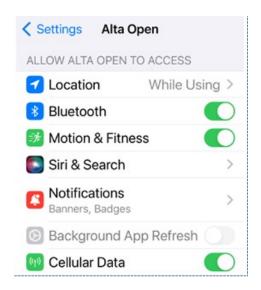
Immediate Payouts • No Quotas • Highly Competitive Commission Split

#### RECEIVE A \$1,000.00 BONUS ON YOUR 1ST TRANSACTION

Send Resume to Employment@LibertyMortgageGroup.net







#### **CURRENT RESIDENTS:**

If you've registered the emails of each family member previously, please make sure everyone has the **latest app** on their phones.

If you have an issue with access, please make sure you allow location access on your phone, as well as Bluetooth and Motion, see above.

#### **NEW RESIDENTS:**

Register the email address of each family member, older than 11 years who wants access.

Please email family member names, email and contract numbers to the office at **businessmgr@homesteadinthewillows.org** No school email addresses allowed.

If you have a caregiver who needs to be registered, please list that person as such.

Look for an email from Alta Open, check your spam or junk folder if you don't see it.

Open the email on your smartphone – it will walk you through downloading the app, ask for permission to use your location (say yes) and install the digital badge on your phone within the app. You must open the email and activate the link within 6 days of receipt, or it becomes invalid.



Proud to celebrate over 10 years maintaining our Willows in the Homestead greenbelts.

We also do residential repair work.

303-660-8360

**SINCE 1985** 

WATERKETCHSPRINKLER.COM







#### IT'S SUMMER AND THE POOLS ARE BUSY!

Information regarding all things pool can be found on our website under the 'POOLS' tab. All Swim team information can be found here too under their link!

#### www.homesteadinthewillows.org.

Streets surrounding the North Pool will be crowded during home meets. Please remember that summer means kids on foot and biking all over the neighborhood

#### **DRIVE SLOWLY!**

North Pool	6767 E Easter Ave	(303) 770-8290
South Pool	7035 E. Geddes Place	(303) 796-9581
West Pool	5896 E. Geddes Avenue	(303) 793-0296



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

At Ameriprise Financial, we take the time to understand what's truly important to you. I can help you financially prepare for what life may bring — both the expected and unexpected — by providing personalized advice based on your goals and needs. Let me help you feel more confident, connected and in control of your financial life.

## Call me today to get started 303.398.4022

Michael S. Smith, CFP®, CIMA® Branch Manager | Vice President

7979 E Tufts Ave, Suite 715
Denver, CO 80237
michael.s.smith@ampf.com
ameripriseadvisors.com/michael.s.smith
CA Insurance #OC99604



#### Not FDIC OR NCUA Insured No Financial Institution Guarantee May Lose Value

Certified Financial Planner Board of Standards Inc. owns the certification marks CFP®, CERTIFIED FINANCIAL PLANNER® and CFP (with plaque design) in the U.S.

Ameriprise Financial cannot guarantee future financial results.

Securities offered by Ameriprise Financial Services, LLC. Member FINRA and SIPC.

© 2025 Ameriprise Financial, Inc. All rights reserved.



#### Landscape Logic

By Nancy Bauer



#### Be Water Wise This Summer

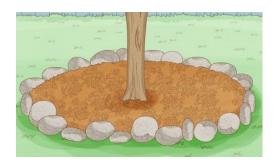
Did you know more than 50 percent of summer water use is on landscapes? Follow Denver Water's simple summer watering rules from May 1 to Oct 1 to reduce waste and save money. The watering rules incorporate best practices for efficient outdoor water use that will help keep your landscape healthy. It's a simple way for you to help protect our water supply now and in the future.

- Water during cooler times of the day lawn watering is NOT allowed between 10 am and 6pm.
- Water two days per week, adding a third day only when needed. (Watering more than three days is not allowed.)
- 3. Do not allow water to pool in gutters, streets and alleys.
- 4. Do not waste water by letting it spray on concrete and asphalt.
- 5. Repair leaking sprinkler systems within 10 days.

- 6. Do not irrigate while it is raining or during high winds.
- 7. Use a hose nozzle with a shut-off valve when washing your car.

Longer grass is also more water efficient. Keep cool season grasses like Kentucky bluegrass between 2.5-3.5 inches and warm season grasses between 1-3 inches.

Contact please visit: www.DenverWater.org for additional information



#### **Tree Circles**

You may have noticed, but the HOA is having tree rings added to many trees on Homestead Parkway and throughout the neighborhood!!

Tree circles are rings around the trunk of a tree devoid of vegetation. Sod and weeds can be dug out, being careful not to damage tree roots. This should be done three times a year as grass and weeds will grow into an area of dirt without treatment. There are several reasons to establish tree circles. The primary one is to protect the trees.

(Continued on page 13)

(Continued from page 12)

#### Other reasons:

- \*It makes mowing easier
- \*Mowers do not have to slow down as they are away from the tree.
- \*The weed whip is eliminated from attacking the trees
- \*Grass growing against the trunk allows insects a place to hide. Tree circles eliminate this hazard.

Once rings are established wood mulch should be added to mitigate temperatures, conserve moisture, add nutrients to the root zone, and to improve the appearance of circles.



#### Japanese beetles Tips:

Take a bucket of soapy water and just pick 'em off." Plant wild roses instead of domesticated varieties that the beetles love. If you have a small property, be wary of pheromone traps which can draw hordes of bugs and turn your garden into a feeding ground.

Aaand ... don't expect miracles. Japanese beetles can eat 300 varieties of plants and they don't have any predators here!



#### Canadian Thistle Tips:

When Canadian thistle invades our landscapes many of us feel like; "They must be stopped!"

Sorry, it's a long-term fix. In early spring and late fall get out there and dig up those deep thistle roots. In July, try to attack them before they start flowering and seeding. Use a weed cutter or mower. By the third year they will almost be gone!





America, Let's Raise the Bar!

08 Painting, Inc.

## **Call TODAY**

for an Appointment

303-986-8198 · Cell 303-908-9063

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

\$300%

\$150%

**Complete Exterior** Paint Job

**Interior Paint** Job

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

#### Schedule of Events

Saturday, September 13th

10am

Tennis Activities

12pm

Open Swim

· Cardboard Boat Race

Homestead Museum

Variety ShowIn & Out Truck

face paintingballoon artist

· Live Music atings
Hip
Replacements Of A



#### FAMILY & SENIOR PORTRAIT PHOTOGRAPHER







NWW.DATTILOSWEETMOMENTS.COM

#### **Need to Update Your Will?**

Wills & Trusts **Estate Planning** Probate

Free Initial Consultation. Evening & Saturday Appointments Available.

Patrick M. Plank, Attorney Homestead Resident

303-794-5901

26 W. Dry Creek Circle, Suite 420

www.DenverWills.com

#### 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.

Please share our neighborhood's history! If you have fun facts. pictures, stories or memories. we d love to hear from you! of Email: homestead50th agmail.com we'd love to



MOM · PLAYGROUP LEADER · NEIGHBOR · HOMESTEAD REALTOR

- · Professional Realtor with over 10 years of Experience ·
- $\boldsymbol{\cdot}$  Centennial Native & Homestead Resident Since 2021  $\boldsymbol{\cdot}$
- · Homestead Playgroup Leader & Easter Egg Hunt Organizer Since 2022 ·

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

AnaJ@Kentwood.com 720.434.5435

Jewett Can Do It!

Kentwood are subjections



## **KATE · PERRY**

#### PROPERTIES

Professional Real Estate Advisor Offering Exceptional Market Knowledge and Concierge Services

Homestead Homeowner Since 1995 | Homestead Realtor



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

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





**Denver Academy of Ballet** is located in the Cherry Knolls Shopping Center @ Arapahoe and University.

Owned and operated by Homestead residents Rob and Chandra Kuykendall FULL SERVICE BOOKKEEPING

AYMILLER ACCOUNTING SERVICES

EXPERT ACCOUNTING SERVICES TO SIMPLIFY YOUR BUSINESS OPERATIONS

BOOKKEEPING
PAYROLL
AP/AR SERVICES
NON-PROFIT & GRANT MANAGEMENT

**AYMILLER.COM** 

ABBIE@AYMILLER.COM

LOCAL HOMESTEAD RESIDENT







## THINKING ABOUT SELLING?

### Kyle Can Help!

#### WHY HIRE KYLE?

- 19 Years as a Colorado REALTOR®
  - B.S. in Finance •
- Sold \$31,682,600 of CO Real Estate in 2024
  - Homestead Resident •









KYLE MALNATI BROKER ASSOCIATE

303.358.4250 Malnati@Kentwood.com



All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neithe listing broker(s) nor Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.



#### **CONGRATULATIONS TO OUR HOMESTEAD SENIORS 2025!**

Tessa Beatty

Karli Beerman

Nico Berry (Regis)

Adaire Bruff

Harper Chaffee

Eddie Chen

Will Cotton

Luke Davis

**Emily Dick** 

Regan Ellsworth

Izzy Getsch (Lutheran)

Sean Goldy

Jack Hartman

Leah Kauffman

McKenna Kelly

Garrett Linville

Robby Maxfield

Maddie Mongin

Graham Morris (Valor)

Ellie Parsons (DSA)

Ellie Price

Avery Quinlan

Evan Roosa

Zander Schiff

Caden Shrewsbury

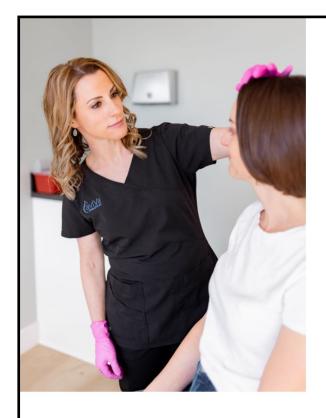
**Greyson Totaro** 

Thomas Weissert (Regis)

\*This list of seniors was collected from a poll on the Homestead Kids FB page. Our apologies if your senior was not included.

SUN	MON	TUE	WED	тни
1	2	HURRICANES  MEET	4	
8	9	HURRICANES  MEET	SAY HI DAY	
FATHER'S DAY	16	HURRICANES  MEET	18	
22	23	HURRICANES  MEET	25	
29	30			

	FRI	SAT	SUMMER
5	6	HURRICANES SWIM MEET NORTH POOL	Social Highlights:  Pools Hours  North Pool - 12:00pm - 7:00pm  Late Night: Su/M/Th 7-9pm  South Pool - 10:00am - 7:00pm  Late Night: Tu/Fr 7-9pm  West Pool - 10:00am - 7:00pm
12	13	HURRICANES SWIM MEET	<ul> <li>Late Night: W/Sa 7-9pm</li> <li>Lap Swim - 5:00-8:00am (W/S); 5:00-7:00am North</li> <li>Neighborhood Tennis:         <ul> <li>For more info: AdvantageYou.org</li> </ul> </li> <li>Coming Soon:         <ul> <li>4th of July - SOUTH POOL</li> </ul> </li> </ul>
19	Summer Solstice	HURRICANES SWIM MEET NORTH POOL	<ul> <li>Questions: homestead4thofjuly@gmail</li> <li>Celebrating 50 Years of Homestead</li> <li>September 13<sup>th</sup> - check the Herald ads for more details</li> <li>Join the Social Committee:</li> <li>Socialcommitteehomestead@gmail.com</li> </ul>
26	27	HURRICANES SWIM MEET	Homestead Playgroups - join the fun! Contact: homesteadplaygroup@gmail.com  Connect with us: Website: Homesteadinthewillows.org Facebook: Homestead in the Willows HOA
			Junë



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

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

Schedule a FREE Consultation

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

\*Mention this ad for a Homestead resident discount\*









As part of our commitment to serve the community effectively, the HOA Board is conducting a short, anonymous survey to gather your feedback on our performance.

Your input will help us understand what's working well and where we can improve. We value your perspective and appreciate your time in helping shape the future of our neighborhood.

https://tinyurl.com/HomesteadintheWillows





#### HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting May 12, 2025 - Unofficial Minutes

#### TAKEAWAYS:

- 1. Lack of volunteers may necessitate hiring an outside company to complete the Covenant Review Task Force Walk.
- 2. Please update email address book to include the HOA email address: mailer@payhoa.com.
- 3. ACC has simplified their process stay tuned.
- 4. Look for a community satisfaction survey in the June Homestead Herald

CALL TO ORDER: Vice President, Ginny Karlberg called the meeting to order at 6:34pm. Present were Treasurer, Steve Bell; Secretary, Eric Kemp; Business Manager, Katie Kidwell; Landscape Manager, Nancy Bauer; Tennis Manager, Jill Ellsworth; Pool Manager Shannon Ricca; ACC Manager, Emily Maxfield; Swim Team Parent Rep, Nevienne Manning; ACC admin, Nancy Parker and Business Office admin, Sherelle Horsfield. President Robb Origer attended the meeting via Zoom.

**RATIFICATION OF BOARD ACTIONS**: Eric moved and Steve seconded a motion to ratify the Board Actions that occurred after the February board meeting and April Board meeting. The motion passed unanimously.

The Minutes of the April 14, 2025 regular meeting were approved as read.

#### COMMITTEE REPORTS:

**SWIM TEAM**: Parent Rep Nevienne Manning Nevienne thanked HOA for establishing a Swim Team only Associate Membership which has allowed young swimmers open enrolling at Homestead Elementary the opportunity to join the swim team. The first tryout was Monday, May 12<sup>th</sup> and the first after school practice would take place Wednesday, May 14<sup>th</sup>. The current number of registrants is 174 (lower than previous years) and the reps hope the new associate membership will encourage more young families to join the team. The Hurricanes are still looking for volunteer parent reps for 2026.

(Continued on page 26)

**SOCIAL COMMITTEE**: No report. The Social Committee is also still looking for a chairperson.

#### MANAGER REPORTS:

**POOL**: Front Range Recreation Manager Shannon Ricca announced that the Pools open May 23rd and 24<sup>th</sup>. The new furniture ordered for the North Pool had arrived. A supplier error resulted in 10 extra loungers, discounted to half price, keeping costs under budget. All restrooms are operational and Front Range would place furniture at the South and West Pools once notified that the new cement decking is completed.

**TENNIS**: Manager Jill Ellsworth reported that tennis in Homestead continues to be hugely popular this season. The HOA is sponsoring 8 teams playing out of South Suburban Rec Center because the HOA doesn't have enough courts to host all the USTA teams. In total Homestead has 17 tennis teams with an average of 12 players on each team. The court schedules are posted at the courts and on the HOA website and the windscreens will be lowered shortly. Junior Team Tennis will begin on May 27<sup>th</sup>.

LANDSCAPE: Manager Nancy Bauer reported that landscaping and irrigation repairs to the South and West Pool lawns damaged by the concrete installation had been completed. Entry beds and rose bushes had been pruned, and tree rings had been installed around trees vulnerable to mower damage. Maple and Oak trees throughout the Association had been fertilized to address signs of chlorosis. Nancy and the Board discussed the timber retaining wall near the fire station on Dry Creek Road. The wall does belong to the HOA and not the City of Centennial, therefore it would be up to the HOA to repair the wall when it fails. Nancy will obtain a quote to rebuild the wall but all present recognized it would be a long process involving Xcel Energy whose utility pole rests within the tract also.

ACC: Manager Emily Maxfield reported that updates to the Residential Improvement Guidelines (RIG) have been made. Outdated elements have been removed and other elements changed to no longer require an application. The Board reviewed the updates suggesting some revisions which will be presented at the next ACC meeting followed by Board Approval prior to publication. ACC admin, Nancy Parker, explained the Covenant Review Taskforce history and process to the Board remarking that only six people had volunteered to review properties. The process requires 36 volunteers. The Board discussed the lack of volunteers and agreed to an email blast requesting volunteers. The annual review of every property is not only an industry best practice, but also an important effort that helps maintain the aesthetic and property values of the community. If the HOA cannot solicit enough volunteers the Board agreed they would consider outsourcing the task to a property management company at a direct cost to homeowners.

(Continued on page 27)

BUSINESS: Katie reported that 2<sup>nd</sup> notices had been sent to 40 homeowners who had failed to pay the third installment of the Perimeter Fence Special Assessment. Six single family and one townhome owner still owe 2025 dues. Katie advised the board about two leaks in pool building pipes and the estimated repair costs. The plumber advised upgrading to meet the Clean Water Act and the Board agreed to wait for the estimate before making a decision on upgrading rather than just repairing the leak. The Board and Katie discussed the member response to the contact information the HOA is required by HB24-1233 to have on all homeowners and the work required by the office to produce a Homestead phone directory tabling further efforts on both issues. The Board reviewed the Pool rules making a minor change which Katie will pass along to Front Range Recreation for their website. The Board reviewed the Board meeting dates and decided to start the meetings at 5:30 pm going forward.

FINANCIAL REPORT: Treasurer, Steve Bell, reported that the collections of the third fence installment payment were about what the Board expected. Since the Association is not mailing paper invoices but relying on emailed reminders, all homeowners should update their email address books to include "mailer@payhoa.com" to ensure the HOA emails do not go to spam or junk folders. Each homeowner is notified of the upcoming payment 30 days prior to the due date, reminded again 7 days prior and then again 10 days later. The cash balance in the operating account totaled \$1,407,173 as of April 30<sup>th</sup> and expense were \$91,147. The cash balance in the Reserve Fund is \$515,730 as of April 30, 2025.

**OLD BUSINESS**: Robb reported that Dumpster Day was very popular with the two dumpsters being filled by 9am. One of the trucks delivering the dumpster broke down and leaked oil over the parking lot. Waste Connections has applied cleaner and plans to power wash the parking lot the week of May 12<sup>th</sup>.

**NEW BUSINESS:** Robb presented a sample community survey the Board could use to solicit feedback from the residents. After reviewing the draft the Board agreed to publish it in the June Herald with a link/QR code so that homeowners could easily respond.

**ADJOURNMENT AND CALENDARING**: The meeting adjourned at 9:00 pm. The next regular Board Meeting will be on Monday, June 9th at 5:30 p.m. at the Business Office.



HOMESTEAD'S



## CALLING ALL VOLUNTEERS



WE ARE LOOKING FOR NEIGHBORS TO HELP WITH 30 MINUTE SHIFTS THROUGHOUT THE DAY WITH GAMES

FOLLOW THE QR CODE ABOVE TO

VOLUNTEER OR EMAIL

HOMESTEAD4THOFJULY@GMAIL.COM

HOMESTEAD'S



FRIDAY 04 JULY



RED, WHITE, & BBQ

PARADE | BBQ PARTY | GAMES

10AM: SOUTH POOL PARADE LINE UP (FLOATS, CARS, BIKES)

11AM - 2PM: BBQ PARTY AT SOUTH POOL

DON'T FORGET TO BUY YOUR TICKETS FOR THE BBQ! ORDERS DUE 6/23

### Homestead 4th of July 2025 BBQ Food Wristbands Order

**10:00am:** Parade Lineup at **SOUTH** Pool **11:00am:** BBQ and Pool Party at **SOUTH** Pool

The Homestead 4th of July Party is open to all residents, friends and family from 11am - 2pm at the South Pool. Tickets are not required; however, if you would like to join in on the BBQ catered by Brothers BBQ, wristbands must be pre-purchased by 6/23/25. Wristbands can be picked up at the South Pool on 7/1, 7/2, and 7/3.

Food Wristbands include the following meal catered by Brothers BBQ:

- Two Meats (BBQ Chicken + Pulled Pork)
  - Potato Salad
- Mac N Cheese

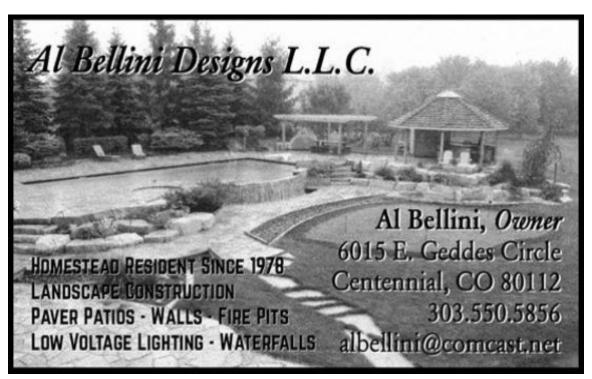
- BBQ Beans
- Tea/Lemonade
- Ice Cream
- Popcorn

First & Last Name:				
Street Address:				
Phone:	Email:			
# of Adult (age 10+) Food Wristbands (\$30 each):				
# of Kids (ages 0-10) Food Wristbands (\$15 each):				

PLEASE RETURN THIS FORM WITH CHECKS PAYABLE TO: HOMESTEAD HOA Drop at HOA PAYMENT DROP BOX at the Office (5896 E Geddes Ave) by 6/23/25 \*tickets are nonrefundable

PICK UP WRISTBANDS AT SOUTH POOL on 7/1-7/3

Email homestead4thofjuly@gmail.com with any questions.



#### STUART INSURANCE SERVICES

HOME • AUTO • LIFE

25 Years in Business - Call Today! Longtime Homestead Resident



Stuart Siekmeier 303-955-4309 stuart@stuartinsure.com

7600 East Arapahoe Road, Suite 302 Centennial, CO 80112



TRAVELERS

Safeco **PROGRESSIVE**\*

and many more...

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





720-854-8066

LAWN MOWING, EDGING, TRIMMING, + BLOWING FERTILIZATION + SOIL CONDITIONING

AERATION

sanchezpainters3@gmail.com

LEAF CLEANUP

TEXT ZACH ARENRERG @ 720-724-4483

#### **SERVICES**

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

#### ARBORIST CONSULTANT:

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

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

#### MILE HIGH HOME SERVICES:

Professional Cleaning Service. Thorough and reliable with competitive rates.

Call Susan 303-794-6805.

## SODERSTROM'S PROFESSIONAL PAINTING:

Specializing in residential home interior & exterior painting. Drywall Repair, Quality workmanship, Quality Materials. In Business 30+ years. Insured.

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

#### **ENCORE MUSIC ACADEMY:**

Affordable music lessons in the convenience of your home. Home school students welcome. Curriculum based guitar, bass guitar, piano/keyboard, and viola instruction.

(720) 520-3800.

#### **SERVICES**

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

#### CO EXECUTIVE DRIVER

\*Private Airport / Special Event or wherever "Life" takes you Transportation coloradoexecutivellc.com or call (720) 969-5386 I'm your neighbor and want to be your personal driver. Thank you.

Don

#### **Private Swim Lessons**

D1 College Swimmer - Lehigh University
Former Homestead Hurricanes Assistant Head Coach
Interested in private lessons? Need a duck?
Feel free to reach out!

Carson Morris (720) 646-9571



- Expert Guidance: With years of industry expertise, Tina provides you with the best advice and insights into both buying and selling in today's housing market.
- Personalized Service: Tina understands that every homebuyer and seller is unique. She takes the time to understand your preferences and tailors her services to match your specific buying or selling needs. Full Time, Full Service.
- Local Knowledge: Whether you're eyeing a new home or looking to sell your property, Tina has a deep understanding of the local market trends to help you make informed decisions.
- Strategic Marketing Tina offers professional staging, top-notch photography, drone video and social media highlight reels for every client. She also includes targeted online marketing campaigns, paid advertisements, You Tube videos, property websites and extensive mailers to ensure your home reaches the right buyers.
- Smooth Transactions: Buying or selling a property can be stressful, but not with Tina! She ensures a seamless and hassle-free transaction from start to finish. You'll know what to expect and when. Communication is key!
- YOUR Best Interest At Heart: It's about relationships not just the transaction.. Clients trust that Tina will put them first.....always. Plus she's just really fun and refreshing to work with.



Scan me





Friend | Trusted Advisor | Neighbor Top Producing Agent



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

Hi, I'm Tina

## **ACC MINUTES**

### homesteadacc@gmail.com



Dates: April 22 & May 13

- ·Paint application amended from initial request. Homeowner still not sure what trim color he wants, so submitted multiple options for the ACC to consider. ACC discussed and the concern is that the current window casement is white. Homeowner said he was going to replace the windows soon, so could address casement at that time. ACC thinks homeowner needs to look at window casement to determine the color selection available to match. ACC Manager will send note to homeowner.
- ·Homeowner applying for a white storm door, so wants to paint the front door white. The submitted paint chip is an extreme white. ACC approved the application for the storm door with the condition that the paint be selected to match.
- **·Latticework:** ACC voted to remove latticework as an element option in the RIGs.
- •The ACC reviewed a major addition remodel application with updated information from homeowner. The ACC approves general design, but homeowner provided window specs from 2022 that were done without application and have unapproved slider windows throughout. The ACC Manager will reach out to homeowner to resubmit new window specs to be brought into compliance.

- •The ACC reviewed an application for a new front door to be painted the same color as the house's garage doors. This home's paint combination was a variance, so the ACC approved the request.
- Discussion surrounding 2-color homes: This is where the body and trim are the same color and the shutters are a different color. This works with lighter colors used as body paint. If the body paint is too dark of a color, the home's white windows can be too high of a contrast. The ACC agrees that an entire home painted a darker body color would not match the aesthetic of the windows without the contrast of trim and asks homeowners to consider this factor when selecting paint colors.
- ·An application for front doors does not authorize ACC to require homeowners paint their shutters the same or complimentary color. However, if the ACC finds that the current shutter color would not compliment the requested front door color, the front door application can be returned for different color suggestion.
- •The ACC clarified that screening for trash bins should be more of a fence, not just panels. The idea is to not see any part of the trash cans from the street, whether through slats or incomplete structures.

Next Meeting - May 27 at 12 noon



#### Siding

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

windows and doors.



#### 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

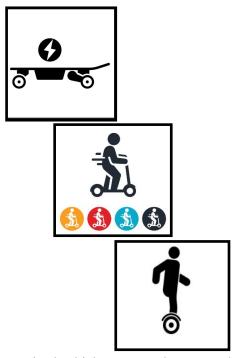
## Say Hello to Curb Appeal in Homestead

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**



Call Today For a Free Estimate 303-984-6159



Motorized vehicles may not be operated on any portion of the Common Element trails or greenspaces within Homestead in the Willows.

For purposes of this rule, the term "motorized vehicles" shall mean any mechanical device that is propelled, in whole or in part, by an engine, whether electric or gasoline powered or powered by some other source, when such device is not registered with the Colorado Department of Revenue. Motorized vehicles shall specifically include, but not be limited to, go-karts, go-peds or scooters, and motorized bicycles. This rule shall not apply to use of motorized vehicles on private Lots.

#### **TEEN SERVICES**

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

#### **BABYSITTING:**

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

#### **PETSITTING SERVICE:**

Responsible teen with driver's license providing personalized nurturing and reasonably-priced pet care.

Text Zoe: (915) 248-8544.



#### The Homestead Hurricanes Need You! Parent Volunteers Needed for 2025 Swim Season!

We still need 3 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 still need a committee chair for tent set up and breakdown. Join our swim team family and help us make the 2025 season the best yet and 2026 season possible! 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.

#### **Summer Practice Schedule**

Summer Swim Team Practice Times By Age Group: (Starting May 27)

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  $3^{RD}$  AND FRIDAY, JULY  $4^{TH}$ 

<sup>\*\*</sup>Times are subject to change based upon the actual number of swimmers in each age group.

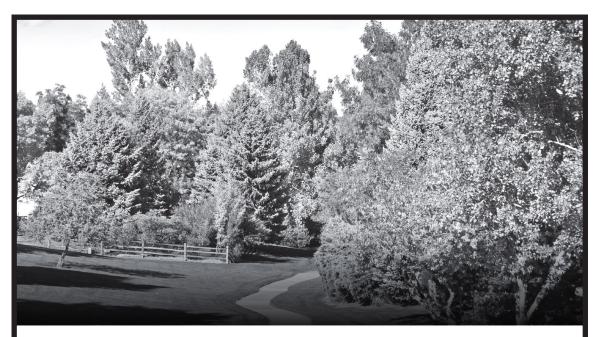
Safety and good learning experience are our main concerns.

2025 Event Schedule

Date	Time	Event	Location
June 3	6:00 pm - 8:00 pm	STAR Meet	North Pool
June 2 - July 2	7:00 am - Noon	Swim Practice	North Pool
June 7	6:00am - 2:00pm	HURRICANES v. CHERRY CREEK VISTA	North Pool
June 10	6:00 pm – 8:00 pm	STAR Meet	North Pool
June 11	6:00am	TEAM PHOTO	North Pool
June 12	5:45 pm - 8:00 pm	Pirates Cove	Pirates Cove
June 13	7:00 am - 12:00 pm	Pancake Breakfast	North Pool
June14	6:00am - 2:00pm	HURRICANES v. STONEGATE	Stonegate
June 17	6:00 pm – 8:00 pm	STAR Meet	North Pool
June 19	7:00 am - 12:00 pm	Swim-a-thon	North Pool
June 21	6:00am - 2:00pm	HURRICANES v. SOUTH PARK v. CHERRY KNOLLS	North Pool
June 24	6:00 pm – 8:00 pm	STAR Meet	North Pool
June 28	6:00am - 2:00pm	HURRICANES v. BEN FRANKLIN	Ben Franklin
June 28	7:00 pm - 9:00 pm	Parent Party (adults only)	North Pool
July 7	6:00am - 3:00pm	13-18 RMSL Prelims	Stonegate
July 8	6:00am - 3:00pm	8 & UNDER Prelims	North Pool
July 9	6:00am - 3:00pm	9/10 RMSL Prelims	Heritage Green
July 10	6:00am - 3:00pm	11/12 RMSL Prelims	Homestead Farm II
July 11	6:00 pm - 8:00 pm	Pasta Pep Rally	North Pool
July 12	6:00am - 3:00pm	RMSL Finals	Cherry Creek Vista
July 13	5:30 pm - 8:00 pm	End of Season Award Ceremony	South Pool Lawn
The second secon		A SAN AND A SAN	

<sup>\*</sup>Meets will be held unless the temperature drops below 55 degrees or lightning is observed in the area per RMSL bylaws and regulations.

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





## **Scott Scholbe**

Homestead Homeowner • Homestead REALTOR®

— Since 1984 ——

An Exceptional Record of Success in Homestead Sales & Service

You Deserve A Professional Broker!

303-638-7610

Scott@Kentwood.com

www.ScottScholbe.com

5280 MAGAZINE

\* \* \* \* \* \*

TEN-YEAR AWARD WINNER

Kentwood