



Homestead in the Willows

Homestead Herald

MAY 2025 Volume 49 #5

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

Pool Openings pg 6

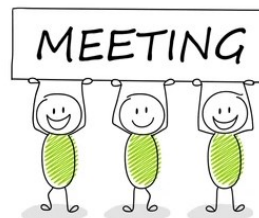
Homestead 50th pgs 14 & 15

Volunteers needed pgs 19 & 39

Dumpster Day pg 33



**BUSINESS
OFFICE
CLOSED ON
MONDAY
MAY 26**



**NEXT REGULAR
BOARD
MEETING
MONDAY
MAY 12**



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@homesteadinthewillows.org	
Mem at Large	Stuart Siekmeier	303-517-5316
	member@homesteadinthewillows.org	

BUSINESS OFFICE HOURS

5896 E. Geddes Ave.

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

Phone: 303-793-0230

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

COMMITTEES:

ACC / Design Review; Covenant Review
Taskforce, Swim Team, Social Committee
All committee meetings are open to residents.
Call the Business Office for dates.

BOARD MEETING MINUTES:

In an effort to provide timely Board information to the Membership, **unofficial minutes** of each Board meeting will be published in the next issue of the Herald.

Official, approved copies of all Minutes will be on file and available at the Business Office.

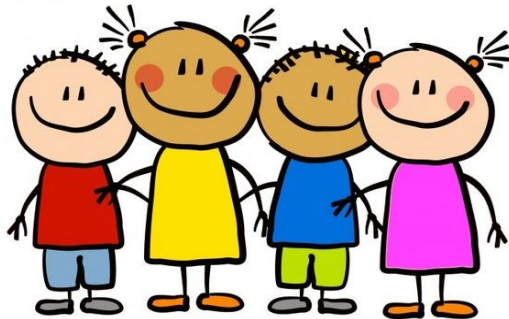
MOVING FROM HOMESTEAD?

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

TABLE OF CONTENTS

ACC Minutes.....	35
Calendar.....	20,21
Dumpster Day	33
Garage Sale	37
Homestead 50th	14,15
Landscape Logic.....	12,13
Lap Swim.....	29
Minutes.....	25,26,27,28
Pool Parties.....	7
Services	31
Social Committee.....	39
Swim Team	10,11
Task Force.....	8,9,19
Teen Services.....	31



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 <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

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 (2 ¾ x 3 ½")	\$ 70.00
½ page (6" x 3 ½")	\$ 115.00
Full Page (6 "x 7 ½")	\$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.



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- **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.

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SUMMER EMPLOYMENT



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office@frontrangerecreation.com
303-617-0221



POOL HOURS, SUMMER 2025

<u>POOL ACTIVITY</u>	<u>NORTH POOL</u> (Season Schedule) May 24 – August 10 Phone: 303-770-8290	<u>SOUTH POOL</u> (Season Schedule) May 23 – Sept. 2 Phone: 303-796-9581	<u>WEST POOL</u> (Season Schedule) May 24 - August 10 Phone: 303-793-0296
Early Morning Lap Swim – The pool is open for Lap Swim before work	5:00 – 7:00 am	5:00 – 8:00 am	5:00 – 8:00 am
Swim Team Practice	7:00 am – 12:00 pm Monday – Friday May 27 – July 10		
Open Swim – Residents and their guests may swim during these hours. Interested adults may request the Lifeguard set up one lane rope at the North Pool for Lap Swimming.	12:00 pm – 7:00 pm Daily* * pool opens at 1pm due to swim meet Sat May 24	10:00am – 7:00pm Daily** ** pool opens at 12pm on Friday, May 23	10:00am – 7:00pm Daily
Tube Night – Floating toys and rafts may be brought into the pool. (For safety reasons the lifeguard on duty may limit the number of rafts and toys allowed in the pool).	5:00pm – 9:00pm Monday	5:00pm – 9:00pm Tuesday	5:00pm – 9:00pm Wednesday
Barbeque Night – The HOA will provide the grills, while each family supplies the grub!	Daily	Daily	Daily
Late Night Swim – Family Swim is extended at one pool six out of seven nights of the week	7:00pm – 9:00pm Sunday, Monday Thursday	7:00pm – 9:00pm Tuesday & Friday	7:00pm – 9:00pm Wednesday & Saturday
Swim Meets – 6:00am through 2:00pm	May 24, 31 June 7, 21 July 8.		
Tuesday Star Meets – 6:00pm – 8:00pm	June 3, 10, 17, 24		

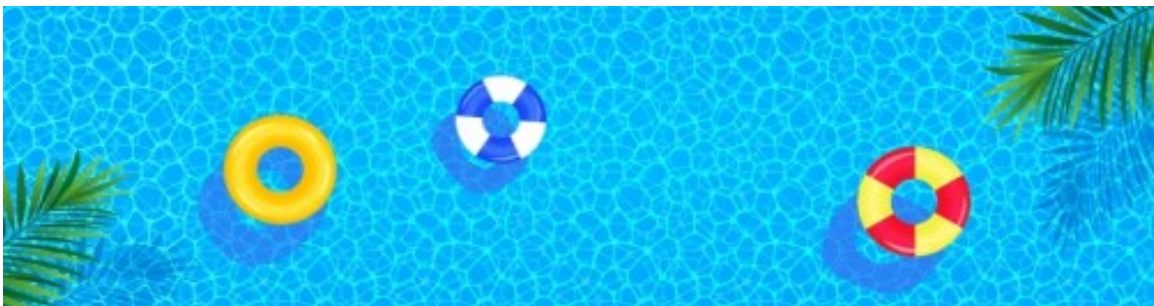
POOL PARTIES

Interested in having a party at the pool this summer? Pool parties can be scheduled through Front Range Recreation (FRR), our pool management company. Homestead offers two types of Pool Parties: after hours events in which you have the pool facility to yourself for your group; and parties during regular pool hours in which you share the pool with other residents. Parties during regular pool hours are limited to 20 people including swimmers and require that you pay for an additional lifeguard to be hired during your party. Both types of parties must be scheduled on the FRR website at www.frontrangerecreation.com.

Often residents think that if they are meeting several other resident families at the pool to celebrate a child's birthday, they don't need to make a party reservation because everyone involved is a resident. However, when a sudden large group shows up to swim without making arrangements ahead of time the pool is unprepared and doesn't have enough lifeguards to staff the pool safely. **Even if your group is all fellow residents, a party needs to be reserved and a lifeguard hired so that the pool is staffed safely for all swimmers.** Homeowners who do not schedule parties during regular open hours but simply show up with a group, will be billed for a lifeguard by the HOA after the fact. Please do the right thing and pay for the extra lifeguard.

To schedule a pool party at Homestead in the Willows, log on to **frontrangerecreation.com** and click on the tab labeled "Pools". Scroll down to the Homestead in the Willows pool you are interested in, complete the necessary forms and submit your request. You can also **call Front Range at 303-617-0221.**

No pre or post season parties are possible due to lack of Pool staff to clean and guard the pools.



Homestead in the Willows – Task Force Checklist

Address _____ Date _____

House Condition – Check the condition and describe the specific situation that applies.

Paint: location _____

- ☐ Faded/blotchy
- ☐ Chipping/peeling
- ☐ Other _____

Siding: location _____

- ☐ Holes in view
- ☐ Rotting/deteriorating

Windows/Frames: location _____

(window frames are known as brick mold)

- ☐ Rotting
- ☐ Paint chipping
- ☐ Screens ripped/missing (ok if *all* screens have been removed)

Shutters: location _____

- ☐ Vane(s) broken/missing/warped
- ☐ Paint chipping
- ☐ Shutters off the house

Garage door/s _____

- ☐ Paint peeling/chipping
- ☐ General disrepair (hanging askew, warped panels, loose trim, dented, etc.)

Roof _____

- ☐ Missing shingles
- ☐ Gutter section missing/deteriorating

Property Condition – Check the condition and describe the specific situation that applies.

Dead branches/trees: _____

- ☐ Dead tree(s) or significant dead branches on one or more trees.
Be specific as to which tree(s), location, type
(Tree removal includes the stump)

Landscape/Beds: location _____

- ☐ Significantly weed invaded
- ☐ Dead/dying shrubs
- ☐ Shrubs/trees blocking sidewalk/street signs
- ☐ Junipers showing *extensive* brown, dead branches visible from street/path

Lawn: location _____

- ☐ Significantly weed invaded
- ☐ Dead grass
- ☐ Large dirt patches
- ☐ Dry/burnt grass
- ☐ Weed/fabric barrier showing

Fence: location _____

- ☐ Leaning/falling down
- ☐ Pulling away from house
- ☐ Missing/broken posts/boards/rails

Mail Box and/or Post _____

- ☐ General disrepair (post/box rotting/leaning, rusty, needs paint etc.)
Problem: (be specific) _____

General Items/other debris _____

- ☐ 'Stored' in view around house/porch

Name items: _____

Describe any violations marked above in complete sentences. Be specific. This information goes to the homeowner.

For Office Use Only

Follow up date _____ Comments _____ Initial _____

Follow up date _____ Comments _____ Initial _____

WHAT TO DO IF YOU GET A COVENANT REVIEW TASKFORCE LETTER



Volunteers on the Covenant Review Taskforce under the direction of the HOA Board of Directors as a part of community industry best practices will be walking our community late May and early June to review homes and properties. Should you receive a courtesy notice, the steps below need to be followed!

Review the cited items and remarks

Indicate your plan to correct item(s) cited and when the work will be completed within a reasonable timeframe OR if you have already taken care of the issue(s) cited indicate what was done and date the work was completed and email photos of completed work.

Sign and date the letter and return to the Business Office by the date required in the letter.

Please be advised that there is no practice in place to cross-check ACC applications with the task force findings. Should you receive a task force letter citing issue(s) that you have submitted an ACC application for PLEASE just note the task force letter with that information and return the letter to the Business Office by the date indicated in the letter. If the issue(s) has already been addressed, please return the letter and include photos of compliance to the office or respond via email to hoataskforce@gmail.com and include photos showing compliance.

Mistakes can be made and if there is a misunderstanding, the HOA would like to clear it up as soon as possible, but we cannot address it if we don't know about it. Please respond to the letter with any discrepancies by the response date required in the letter. You may respond via email to hoataskforce@gmail.com.

If the task force does not hear from you by the date indicated in the letter, they will assume you have not taken corrective action. The cited issue(s) then becomes a covenant violation, and the HOA will proceed to the next steps per our published policy which may include fines.

If you want to avoid fines make sure you respond to the notice!

A final review of all cited items will be done after the completion date indicated on the returned letter. If the work is done upon inspection nothing further will be required of you. Work not done will become a covenant violation and handled accordingly.



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.

Swim Team Registration: - Registration will take place through May 30 at 9:00 pm.

Summer Practice Schedule (Updated)

Pre-Summer Swim Team Practice Times By Age Group:

Afternoons (May 14-23)	3:30-4:15 pm	7/8 boys and girls
Afternoons (May 14-23)	4:15-5:00 pm	6 & unders
Afternoons (May 14-23)	5:00-5:45 pm	9/10 boys and girls
Afternoons (May 14-23)	5:45-6:45 pm	ALL 11/12, 13/14 & 15-18

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 3RD AND FRIDAY, JULY 4TH

*****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.

Your 2025 Swim Team Parent Representatives:

Penni George, Helen Kaptain, Geniella Lester and Nevienne Manning

Date	Time	Event	Location
April 17 – May 30	9 pm – 9 pm	Registration	Team Website
May 12 and 13	3:45 pm - 5:15 pm	New Swimmer Tryouts	North Pool
May 14-30	3:45 pm - 6:45 pm	Swim Practice	North Pool
May 24	6 am – 12 pm	Intra Swim Meet	North Pool
May 30	6 pm – 8 pm	Season Opener Pep Rally	North Pool
May 31	6 am - 2 pm	HURRICANES v. SUNDANCE HILLS	North Pool
June 3	6 pm – 8 pm	STAR Meet	North Pool
June 2 - July 2	7 am – 12 pm	Swim Practice	North Pool
June 7	6 am - 2 pm	HURRICANES v. CHERRY CREEK VISTA	North Pool
June 10	6 pm – 8 pm	STAR Meet	North Pool
June 11	6 am	TEAM PHOTO	North Pool
June 12	5:45 pm – 8 pm	Pirates Cove	Pirates Cove
June 13	7 am – 12 pm	Pancake Breakfast	North Pool
June 14	6 am – 2 pm	HURRICANES v. STONEGATE	Stonegate
June 17	6 pm – 8 pm	STAR Meet	North Pool
June 21	6 am - 2 pm	HURRICANES v. SOUTH PARK v. CHERRY KNOLLS	North Pool
June 24	6 pm – 8 pm	STAR Meet	North Pool
June 26	7 am – 12 pm	Swim-a-thon	North Pool
June 28	6 am - 2 pm	HURRICANES v. BEN FRANKLIN	Ben Franklin
June 28	7 pm – 9 pm	Parent Party (adults only)	North Pool
July 7	6 am - 3 pm	13-18 RMSL Prelims	Stonegate
July 8	6 am - 3 pm	8 & UNDER Prelims	North Pool
July 9	6 am - 3 pm	9/10 RMSL Prelims	Heritage Green
July 10	6 am – 3 pm	11/12 RMSL Prelims	Homestead Farm II
July 11	6 pm – 8 pm	Pasta Pep Rally	North Pool
July 12	6 am - 3 pm	RMSL Finals	Cherry Creek Vista
July 13	5:30 pm – 8 pm	End of Season Award Ceremony	South Pool Lawn

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

Landscape Logic by:

Nancy Bauer



Info for the Tree Hugger in All of Us:

Trees: the more you know, the more reasons there are to love them.

Shade, of course, is the obvious starting point. Trees keep our picnics, patios, parking lots and homes cool. That makes trees cool.

But beyond the obvious, we're learning more and more about how valuable trees are both to the environment and our health.

*Just by doing what they do standing still in the earth, trees take in carbon dioxide and produce oxygen. An average tree absorbs 26 lbs. of carbon dioxide from the air each year.

*By standing tall and creating shade, trees reduce the heat island effect of hot pavement in urban areas, sometimes by as much as 10 degrees!

* 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.

So how often do you hug your trees?

Do you keep them properly pruned? That helps protect against wind and storm damage.

Do you check out possible diseases or bug infestations when things look a little off?

Evaluations and treatments that are warranted can keep trees healthy and protect your property value for the long term.

Do you quench their thirst? Right now in the midst of drought, keeping trees properly watered is critical to their survival. Thirsty trees have more brittle limbs that will be more likely to break in storms - and drought-stressed trees are more susceptible to insects and disease. As with humans, hydration is the most critical component for tree health.

Kids and Gardening

Kids—98% of them—who grow their own vegetables will actually eat them, says the American Gardening Association!

That means kids will want to eat peas, carrots, tomatoes and maybe even spinach! Experts say that kids need to be outside more and that gardening is one great outdoor activity they can enjoy all summer long. Show them how fun gardening can be!

(Continued on page 13)

(Continued from page 12)

Help them by doing. The key to cultivating young gardeners is in getting them involved and letting them do the 'work'. Even a 3 year old can tuck some seeds into the soil and will love holding the water wand to sprinkle newly planted seeds. Keep it simple. Kids are most motivated when they grow plants that are easy to grow and that show fast results.



Sustainable Landscapes

With drought always a threat to our growing season in Colorado, the health of our plants may be more at risk. So now is a good time to think about the environment we can control, in our own landscapes.

This drought concern is why winter watering has been stressed so much last fall and this winter. Giving plants the water they really need now maintains their stamina so they can emerge in the spring growing season in a healthier state.

Here are some other strategies to sustain our landscapes:

*If you need a new lawn mower this year, get a mulching mower. They chew up grass clippings and spread them on top of the lawn. The clippings act like natural mulch over the soil and help retain moisture (important in a drought

year!). Clippings will also decompose to provide nutrients, so you need less fertilizer.

*If you live in a compact neighborhood with small lawn areas, consider a battery-operated mower. They reduce noise pollution. Quite like Hybrid car, your neighbor won't even notice if you mow at 7am!

* Downsize your water needs in ways that work for you. There might be a better use for the spaces you are watering in your yard that you never even see or use. Would you like to expand your outdoor living area, or increase shrub beds either of which would eliminate some landscape watering in the process? This would be a good year for those design changes.

* Get the sprinkler system evaluated early. We should not waste even a drop of water and this year. Get a professional sprinkler system audit and do the most cost-effective fixes to make your watering efficient.

* Be sure to check out rebates that may be available from Willows Water District. Expect to see a lot of them this year.

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

Celebrating Our Roots
50 Years of Homestead



Schedule of Events

Saturday, September 13th

10am

- Tennis Activities

12pm

- Open Swim
- Cardboard Boat Race

4pm

- Homestead Museum
- Variety Show
- In & Out Truck
- face painting
- balloon artist

5pm

- Live Music
- Hip
Replacements

Celebrating Our Roots
50 Years of Homestead





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Rob and Chandra Kuykendall

FAMILY & SENIOR PORTRAIT PHOTOGRAPHER





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**Homestead Homeowner;
Homestead Realtor**

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lynn.price@pricerealtygroupco.com

lynnpricerealtor.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.



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TASK FORCE

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.

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.

Need to Update Your Will?

Wills & Trusts
Estate Planning
Probate

Free Initial Consultation. Evening & Saturday Appointments Available.









Patrick M. Plank, Attorney

Homestead Resident

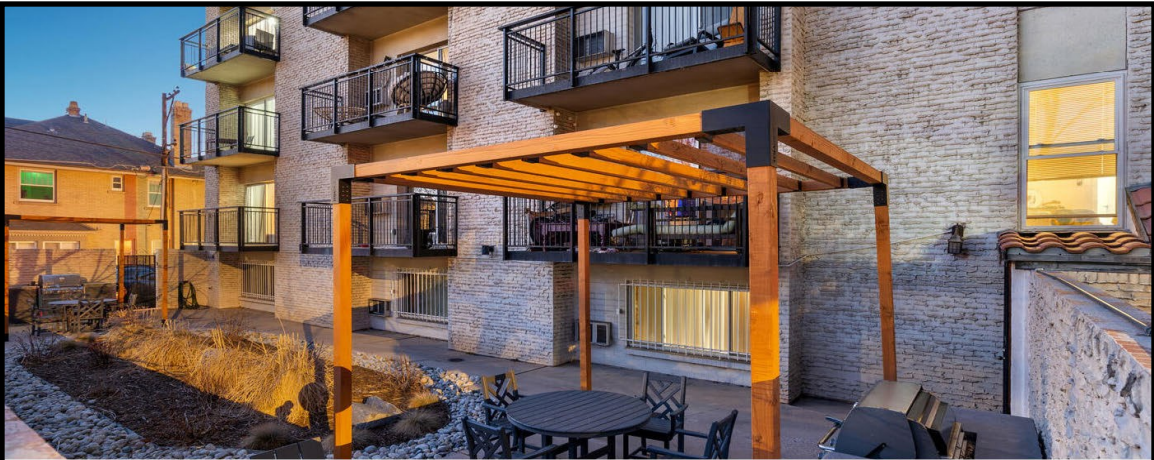
303-794-5901

26 W. Dry Creek Circle, Suite 420

www.DenverWills.com

SUN	MON	TUE	WED	THU
				
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<div>11</div> 	<div>12</div> 	<div>13</div> 	<div>14</div>	
<div>18</div>	<div>19</div>	<div>20</div>	<div>21</div>  <p>CHERRY CREEK HIGH SCHOOL</p>	
<div>25</div>	<div>26</div> 	<div>27</div>	<div>28</div>	

	FRI	SAT	
 1	2	3	Social Highlights: <ul style="list-style-type: none"> • Pools Open! <ul style="list-style-type: none"> ◦ May 23 - South at 12:00pm ◦ May 24 - North (12:00pm) <ul style="list-style-type: none"> ▪ West (10:00am) • Homestead Hurricanes <ul style="list-style-type: none"> ◦ Tryouts: May 12/13 • Neighborhood Tennis begins: <ul style="list-style-type: none"> ◦ For more info: AdvantageYou.org Coming Soon: <ul style="list-style-type: none"> • 4th of July details coming soon • 50 Years of Homestead - Sept 13
8	9	10	Join the Social Committee: We need new members! Email if interested: Socialcommitteehomestead@gmail.com
15	16	17	
22	 SOUTH POOL OPENS 12:00PM - 7:00PM LAST DAY OF SCHOOL CCSD	23	24  Homestead Playgroups - join the fun! Contact: homesteadplaygroup@gmail.com Connect with us: Website: Homesteadinthewillows.org Facebook: Homestead in the Willows HOA
29	30	31	



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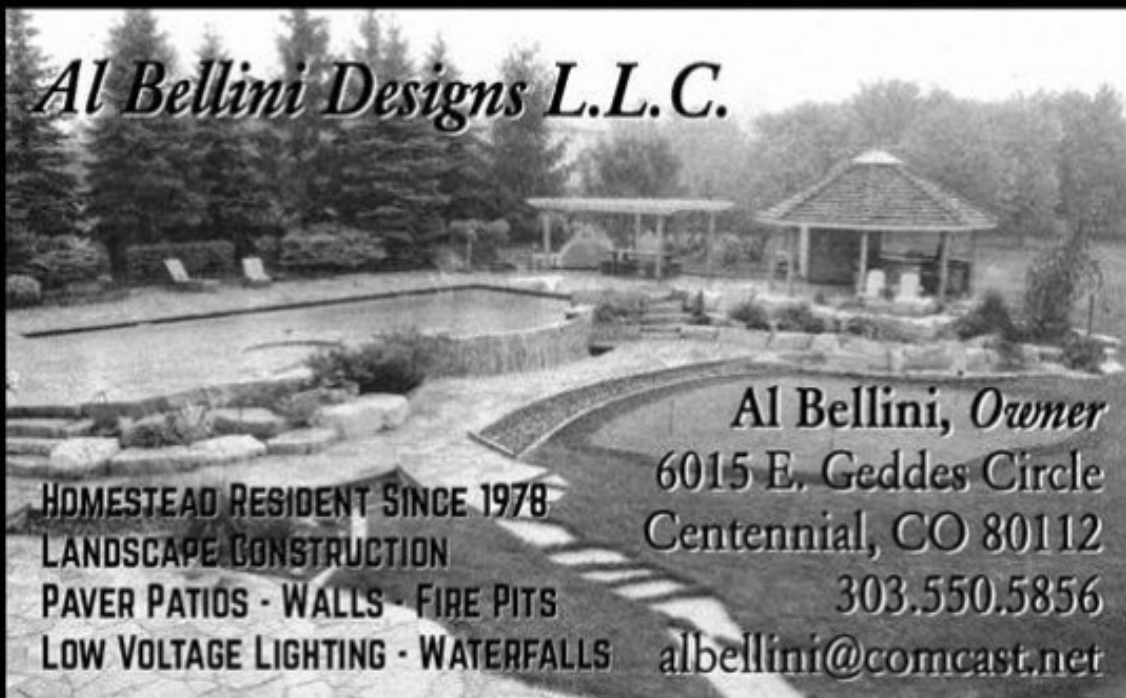
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HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting April 14, 2025 – Unofficial Minutes

THREE TAKEAWAYS:

- 1. Volunteers are needed for the site wide review of all properties. Short term volunteer opportunity, Call the Business office at 303-793-0230 or email hoataskforce@gmail.com**
- 2. Dumpster Day is set for May 10, 2025, from 8am to 9:30am or until the dumpsters are filled.**
- 3. The HOA still needs your Homeowner Contact form. It's the law! The form can be found 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 6:15pm. Present were Treasurer, Steve Bell; Member at Large, Robb Origer; Business Manager, Katie Kidwell; and Board candidates Eric Kemp and Stuart Siekmeier. Secretary Ginny Karlberg attended the meeting via Zoom. Landscape Manager, Nancy Bauer; Tennis Manager, Jill Ellsworth; Pool Manager Shannon Ricca and former Social Committee Chair Kelly Kane joined the meeting at 7:30pm.

FLOCK SAFETY PRESENTATION: Member at Large Robb Origer briefly outlined the purpose of adding the Flock Safety system to Homestead in the Willows. The cameras take images of cars entering the neighborhood and those images are shared with law enforcement when necessary. Robb introduced Alex Graves from Flock Safety Group who conducted a Zoom meeting to introduce all Board members to the Flock system. Alex demonstrated the camera capture, explained the images are stored with Amazon Web services in the cloud unless needed by law enforcement and deleted after 30 days. Installing this system in the neighborhood should deter theft and car break-ins throughout the neighborhood. Images of cars with warrants or that have been reported stolen are sent to law enforcement in real time. The Board committed to a two-year subscription and will re-evaluate the system in 2027.

WELCOME NEW BOARD MEMBERS: President James Keating welcomed board candidates Stuart Siekmeier and Eric Kemp. James moved to appoint both candidates to the Board since there were not enough present at the Annual Meeting to form a quorum of members. Treasurer Steve Bell seconded the motion which passed unanimously. James gave an overview of Board Member responsibilities explaining that the Board of Directors is responsible for maintaining the assets of the Association by taking care of the neighborhood amenities, preserving property values, and keeping the neighborhood safe. James reminded the board members that each homeowner agreed to abide by the

(Continued on page 26)

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covenants set forth in the Governing Documents of the Association when they purchased their home, and the Board had a fiduciary responsibility to enforce the covenants. He reviewed the ACC and Covenant Review Taskforce committees and explained the complexities of the ACC required moving to a paid manager once the HOA lost a very dedicated volunteer chairperson. He also reviewed the appeal process available to every homeowner.

The Minutes of the March 10, 2025, Annual Meeting of Members were approved as read.

COMMITTEE REPORTS:

SWIM TEAM: provided a written report. The swim team tryouts are scheduled for May 12th and 13th between 3:45 and 5:15. Registration for the swim team will open on April 17th at 9pm

SOCIAL COMMITTEE: Former Social Committee Co-Chair Kelly Kane discussed the plans for the Homestead 50 Anniversary celebration with the Board.

MANAGER REPORTS:

POOL: Front Range Recreation manager Shannon Ricca announced that Front Range Recreation (FRR) was preparing to fill the pools for the summer. They are 75% staffed with lifeguards and have begun lifeguard training but would welcome more applicants. AED's will be installed at the South and West pools and new furniture has been purchased to partially replace that at the North Pool. While the West Pool deck was demolished in preparation for new concrete FRR had run a conduit that would allow the future purchase of an autofill controller. Autofill's save on both maintenance and water costs by keeping the water level of the pool constant. James moved that the HOA purchase an autofill controller now at a cost of \$1600. Steve seconded the motion which passed unanimously.

LANDSCAPE: Manager Nancy Bauer reported that the first round of removing dead trees and limbs was completed during the week of March 24. Handrails throughout the community were painted and Colorado Designs completed an extra clean up of pine needles along Arapahoe Road, Homestead Parkway and around the North Pool. The Board and Nancy then discussed the retaining wall adjacent to Dry Creek Road which is in need of repair. The HOA attorney is researching the chain of title because the City of Centennial does not want to accept responsibility for its repair. Also discussed was the failure of a PVC pipe in the greenbelt from Easter Avenue running north to Costilla Avenue. The Board agreed to have a civil engineer conduct an assessment and provide the HOA with possible solutions. The Association sprinklers are up and running and weeds are being spot sprayed weekly.

(Continued on page 27)

(Continued from page 26)

ACC: Manager Emily Maxfield submitted a written report. The Board discussed the upcoming Covenant Review Taskforce inspection of all properties. Developing a new criterion for driveways had been suggested at the Annual Meeting. After some discussion, the Board agreed the current criteria was acceptable because all driveways were reviewed by Board members to ensure the replacement was necessary.

TENNIS: Manager Jill Ellsworth reported USTA match play began April 14. Homestead has 18 USTA teams playing tennis. The windscreens will be lowered as soon as weather and wildlife allow. The divider nets will be opened in May after the threat of snowstorms is over. One of the courtside shade canopies has been bent due to someone hanging on it. Jill hopes to find a way to repair it as the canopies are expensive.

BUSINESS: Katie reported that 2 notices has been sent to 20 owners who had not yet paid their HOA dues. The 2024 Audit is in progress but not yet completed. Welding repairs to all pool fencing would commence once the pool concrete was finished. The damage by a delivery truck to a tree on Easter Avenue had been submitted to the trucking company's insurance company and Katie updated the Board on the status of two properties in collections with the HOA attorney.

FINANCIAL REPORT: Treasurer, Steve Bell, explained the HOA finances to the new Board members. The surplus from the operating account is deposited into the reserve fund for the next years capital expenses. He also reviewed the reserve fund noting that because the Perimeter Fence project was completed the Board could focus on deferred maintenance expenses such as the pool concrete. Katie and Steve were updating the 2017 Reserve study to reflect current actual costs for replacement. Steve wants to develop a strong capital improvement program.

OLD BUSINESS: Homeowner request to keep all pools open through September. FRR had submitted an estimate of the cost for maintenance to include cleaning the pool, monitoring water and chlorine levels and cleaning the pool deck, restrooms, and trash removal. The Board discussed the costs presented, as well as charges for utilities, chemicals and lifeguards and concluded that the amount of use didn't justify the cost. Should the ACES Swim Club rent the North Pool for daily practice in the fall the Board agreed to offer weekend swimming for residents throughout September and continue daily lap swimming until October. James moved and Eric seconded a motion to provide lifeguards for weekend swimming in that event. The motion passed unanimously.

NEW BUSINESS: Availability of North Pool for swimming at the 50 Anniversary party: The Board agreed that the pool would be opened for that event only if not already in use by ACES Swim Club.

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Accessory Dwelling Units: a homeowner asked if the Board if he could turn an addition to his house into an ADU with a separate address. After much discussion about the impacts of ADU's, short term rentals, how to interpret the Governing Documents as they apply to ADU's and the impacts to the neighborhood in terms of additional cars, use of facilities and potential to assess dues, the Board agreed to consult the HOA attorney on the matter. All agreed this was an issue that needs thoughtful consideration and not a hurried decision.

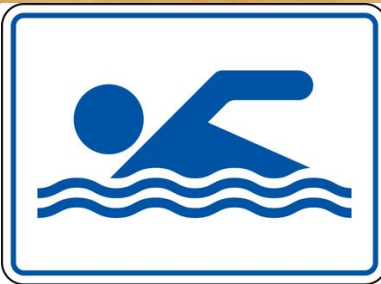
Dumpster Day was set for May 10

ACES Swim Club asked to rent the North Pool July 15 – 17 for their rookie tryouts. The Board agreed to rent the pool at the pricing charged in 2024.

Board Positions: Robb Origer – President; Ginny Karlberg – Vice President; Eric Kemp – Secretary; Steve Bell – Treasurer; Stuard Siekmeier – Member at Large.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 9:10pm. The next regular Board Meeting will be on Monday, May 12 at 6:30pm at the Business Office.

1. Any and all changes to the exterior of your home requires an Application for Architectural Change be submitted prior to work being done. If you have questions please email homesteadacc@gmail.com or call the office.
2. Just because you see an element in the neighborhood does not mean it was approved or applied for. Please submit applications for all work.
3. Like for like work, i.e. exterior paint using existing colors, fence replacement with same style, etc. requires an application prior to work starting.



Lap Swim Information

If you want to participate in Lap Swimming during the 2025 season the office must have a lap swim waiver on file for you. This form may be found on the HOA website by typing Lap Swim waiver into the search box, or in the grey mailbox outside the Business Office doors.

Lap keys will not be issued. The pool will be accessed using the **Alta Open** security system through a digital badge on your smartphone. If you prefer not to bring your phone to the pool, key fobs will be available at the Business Office in early May for \$20.00.

In the meantime, please sign up for Alta Open app if you don't already have it. You can sign up by emailing: businessmgr@homesteadinthewillows.org



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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 your children!

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SATURDAY, May 10
8 A.M.—9:30 A.M.
Or until the dumpster is full
North Pool Parking Lot

Waste Connections of Colorado Acceptable and Non-Acceptable Waste For Scheduled Community Clean up Days

Acceptable Waste:

- Scrap Lumber, scrap metal, carpet, doors, cabinets, drywall, fencing materials
- Small appliances, washers, dryers, ranges, dishwashers, microwave ovens, water heaters
- Furniture, bed frames, box springs, mattresses
- Bicycles, swing sets, kiddie wading pools, lawn furniture, railroad ties, tree stumps larger than 12 inches in diameter
- Barbeque grills without the propane tanks, lawn mowers
- Non-hazardous miscellaneous junk

Unacceptable waste that will not be picked up (this list is not all inclusive)

- Electronics, computer monitors, tv's
- Batteries
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Dates: March 24 & April 8

Reviewed Applications:

·Application asking to replace gutters with paintable plastic gutters, as opposed to traditional metal.

The ACC voted and denied the material as the element does not meet aesthetic standards for the neighborhood.

·Application received to replace front walkway. The ACC voted and denied the requested material.

·A homeowner wants an exception for his paint schematic. An ACC member will go to the house to meet and discuss other options.

Roofing:

A concern has been raised about availability of some asphalt materials that are pre-approved on the Roofing guidelines. A change has been made to one of the styles, and one of the other brands is on backorder.

The ACC will evaluate whether changes to the Roofing guidelines need to be made.

·The ACC is going to invite Board members to attend ACC meetings to familiarize themselves with the ACC process.

·The ACC reviewed the Residential Improvement Guidelines.

·It was reiterated that the ACC is not receiving photos with applications. All applications require photos of the area where the work is being done. If photos are being emailed, they must be in .jpg format.

Next Meeting – April 22 at 12 noon

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- **Vitalant Blood Drive Day** – Organize and promote the blood drive, coordinating the arrival of the donation truck in our neighborhood.
- **National Night Out** – Plan and coordinate with the Arapahoe County Sheriff's Department to bring officers, vehicles, and giveaways for a fun, community-building





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