



Homestead in the Willows

Homestead Herald

JULY 2025 Volume 49 #7

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

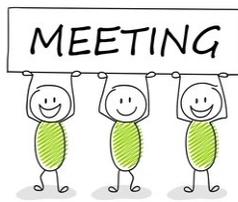
Please be mindful and respectful to neighbors & pets when setting off **PERMISSABLE FIREWORKS** over July 4th.

We **DO NOT** want another fire in the Open Space area or anywhere else caused by Fireworks!!!

See page 21



THE BUSINESS OFFICE
 WILL BE CLOSED
 ON FRIDAY
 JULY 4th



NEXT REGULAR
 BOARD MEETING
 JULY 14
 5:30PM



ASSOCIATION NEWS

BUSINESS OFFICE HOURS

5896 E. Geddes Ave.

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

Phone: 303-793-0230

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

MANAGERS:

Business Office	Katie Kidwell	303-793-0230
	businessmgr@homesteadinthewillows.org	
Landscape	Nancy Bauer	303-241-6212
Tennis Facilities	Jill Ellsworth	303-808-4513
Pool	Jaylene Jones	303-617-0221
ACC	accmgr@homesteadinthewillows.org	



COMMITTEES:

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

BOARD MEETING MINUTES:

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

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

BOARD OF DIRECTORS:

President	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	

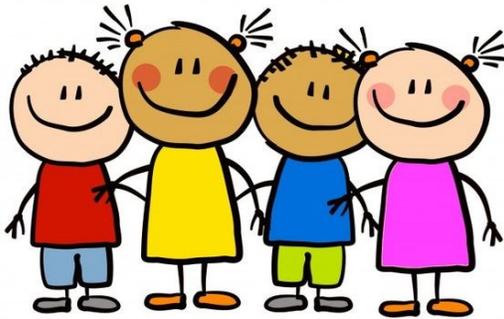
MOVING FROM HOMESTEAD?

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.

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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 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
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Display Ads:	
1/8 page (2 ¾ x 1 ¾")	\$ 48.00
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All display ads must be high resolution jpeg or tif files

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HRTI is proud to be your neighborhood exterior remodeling resource. We are a one-stop-shop for all your exterior home needs. Whether you need a few windows replaced or have been victim of a summer storm and need an exterior makeover, we can help. We're happy to work with the insurance company or HOA too!

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Homestead

SIDE 1

Summer 2025

Invite friends & family!

Hey - is this HOA sponsored?

Yep.

Bring a blanket & picnic!

Music on the Green

North Pool Green Space
Sundays ~6:30-8 PM

June 22nd - Call Us a Cab

*Acoustic, harmonizing trio, playing classics to current tunes

July 20th - Los COLabros

*Instrumental guitar duo, blending Spanish Folk with Blues and Surf Rock styles

August 17th - Be Kind Rewind

*The Eclectic Throwback Party Band



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Online



AVIVA
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FOOD TRUCKS

S	M	T	W	T	F	S
<input type="checkbox"/>	<input type="checkbox"/>	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	<input type="checkbox"/>	<input type="checkbox"/>

FOOD TRUCKS ARE BACK!

When: Every Monday Evening in July

Where: North Pool Parking Lot - Pool is Open until 9pm

**Check Homestead in the Willows HOA FB Page for
timing & menus each week**



**THINKING ABOUT
SELLING?**

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2025 Event Schedule
NO PRACTICE THURSDAY, JULY 3RD AND FRIDAY, JULY 4TH

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

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

PLEASE NOTE:

TUESDAY, JULY 8 – NORTH POOL CLOSED FROM 6:00 AM – 3:00 PM

Homestead is hosting the 8 and under Prelim Meet at the North Pool on Tuesday, July 8th from 6:00 am to 3:00 pm. This means guests will be parking on all side streets close to the pool for the day and will be set up on the green space and green belt areas surrounding the North Pool.

This is a very busy swim meet with many visiting RMSL teams. Thank you so much for your understanding and please reach out to the 2025 Parent Reps if there are any issues. If you're not doing anything stop by to cheer on some of our 8 and under Hurricanes swimmers!

THANK YOU!

A huge thank you to our Homestead neighbors and the HOA Board for all of your support for the 2025 Hurricanes Swim Season! We've had a great and fun season thus far – looking forward to a big showing at Finals again this year.

DENVER *dreaming.*

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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

★ **UPDATED** ★

8-10am Tennis Activities

10am Pool Doors Open

12pm Live Music
Food Trucks
Face Painting
Balloon Artist & More!

Explore the Roots of our
Homestead History
Museum

Email:
homestead50th@gmail.com

Celebrating Our Roots
50 Years of Homestead



Don't miss your chance to give feedback. Complete the HOA survey!

<https://tinyurl.com/HomesteadintheWillows>

Landscape Logic

By Nancy Bauer

Terrified of the return of Japanese Beetles??

Here are some suggestions for dealing with them!! Manual labor: "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.



July Gardening Tips for Flowers, Ground Covers, Perennials, and Ornamental Grasses

Continue to deadhead and weed regularly. Monitor all your plants for early signs of disease or pest infestation. Divide bearded irises.



Keep your turf healthy

Turf areas can become weedy unless you are diligent about good watering, and mowing. If you have a sprinkler system, make sure the heads are properly operating and are providing adequate coverage. Sometimes heads can get out of alignment, become clogged or even possibly be broken. Water deeply and infrequently which will stimulate root growth. Check turf for signs of dryness especially on south or west facing slopes and increase watering in these areas.

Mow the lawn no less than 2-2 1/2' in height, never cutting more than one-third of the growth.

Keeping your lawn mower blades regularly sharpened (about once a month) avoids ragged cutting, which also increases moisture loss and stress. Hardware stores, like the Big Tool box, provide this service.

(Continued on page 13)

(Continued from page 12)



Broadleaf Weed Control

The best control is to maintain healthy turf as mentioned above, but if weeds appear, treat only individual plants or weed infested spots with chemicals. Liquid spot treatments generally are more effective than 'weed and feed' type applications.

Use herbicides when temperatures are between 65 and 85 degrees Fahrenheit. Do not apply when temperatures are expected to rise above 85 degrees within 48 hours of application. To minimize the danger of herbicide drift, spray weeds during a calm part of the day when there's little or no wind. Don't apply when rain is expected within 24 hours of application, and avoid watering for 24 hours after application.



Snakes

Depending on where you live, you can expect to see snakes in Colorado. The good news is that out of more than twenty snakes found here, only two are poisonous. (They have rattles.) We do not have rattle snakes in Homestead!! To deter snakes from your garden, try to limit places where they take shelter or rest. Trim tall grass, clear tall weeds and brush get rid of rock piles and stacks of firewood.

Also, limit their food supply, mainly insects and rodents. Keep in mind that bird feeders and pet food attract rodents. If you feed pets outside, pick up pet dishes as soon as the pets have finished eating! Use bird feeders only in the cold weather when they have trouble finding food.





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Summer with a Movie
on the South Lawn
August 16 @ Dusk

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blankets, snacks and
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SUN	MON	TUE	WED	THU
		1	2	 <p>Decorate for North Po 5:00pm</p>
6	7  <p>FOOD TRUCKS NORTH POOL LOT</p>	8  <p>HURRICANES 8 & Under Prelim 8:00am - North Pool</p>	9	
13 HURRICANES AWARDS SOUTH POOL LAWN 5:30PM  <p>NATIONAL FRENCH FRY DAY</p>	14  <p>FOOD TRUCKS NORTH POOL LOT</p>	15	16	
20  <p>MUSIC ON THE NORTH POOL GREEN 6:30 - 8:00PM</p>	21  <p>FOOD TRUCKS NORTH POOL LOT</p>	22	23	 <p>NATIONAL C DAY</p>
27	28  <p>FOOD TRUCKS NORTH POOL LOT</p>	29	30	

	FRI	SAT	SUMMER
3 Parade il	4 	5	<p>Summer Highlights:</p> <ul style="list-style-type: none"> Pools Hours <ul style="list-style-type: none"> North Pool - 12:00pm - 7:00pm <ul style="list-style-type: none"> Late Night: Su/M/Th 7-9pm South Pool - 10:00am - 7:00pm <ul style="list-style-type: none"> Late Night: Tu/Fr 7-9pm West Pool - 10:00am - 7:00pm <ul style="list-style-type: none"> Late Night: W/Sa 7-9pm Lap Swim - 5:00-8:00am (W/S); 5:00-7:00am North Neighborhood Tennis: <ul style="list-style-type: none"> For more info: AdvantageYou.org <p>Neighborhood Events:</p> <ul style="list-style-type: none"> 4th of July - SOUTH POOL <ul style="list-style-type: none"> Questions: homestead4thofjuly@gmail Food Trucks - Mondays in July check FB and IG for details and Times Music on the Green - Los COLabros <ul style="list-style-type: none"> 6:30 - 8:00pm (bring blankets and picnic) Celebrating 50 Years of Homestead <ul style="list-style-type: none"> September 13th - Herald Ads for details <p></p> <p>Join the Social Committee: Socialcommitteehomestead@gmail.com</p> <p>Homestead Playgroups - join the fun! Contact: homesteadplaygroup@gmail.com</p> <p>Connect with us: Website: Homesteadinthewillows.org Facebook: Homestead in the Willows HOA</p>
10	11  HURRICANES PASTA PEP RALLY 6-8PM NORTH POOL	12  HURRICANES FINALS	
17	18	19	
24 USINS	25	26	
31			

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Centennial residents may use and possess certain "permissible fireworks," limited only to those that **do not** explode, leave the ground or fly through the air.

Sparklers, cones, snakes and fountains are allowed. The decision to allow the use of certain types of fireworks is consistent with the State of Colorado and Arapahoe County.

The sale of all forms of fireworks in Centennial continues to be prohibited.

The use and possession of all forms of fireworks are prohibited in parks and open spaces in the City.

In the case of a fire ban, fireworks would be included and enforced by the [Arapahoe County Sheriff's Office](#), along with local fire and code officials. Please check [Arapahoe County's Burn Ban webpage](#) for current Burn Ban status. Remember fireworks can be dangerous.

Please be safe and responsible!

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 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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ACC Update

YOU ASKED, WE HEARD

In an effort to make things easier for homeowners, the ACC made some positive changes to their process. The Residential Improvement Guidelines have been updated and now contain some element options for homeowners to make changes without having to request prior approval.

Homeowners will receive an email outlining the new process and details regarding elements that may be changed without prior approval ***so long as*** they meet specific requirements contained within the Guidelines. The email will also contain instructions on the new process ***that will still require notice of the change to the HOA***, as there remains a legal requirement for the HOA to retain record of architectural changes on properties.

Please keep an eye out for the email (check your spam folders!). If you do not have an email registered with the HOA office, now is a good time to make sure you've complied with the new law to do so. You don't want to miss receiving this information





It's that time of year again—Rotary Peach Sale time!

*Please consider buying a box or two of our delicious, eat-over-the-sink Colorado Western Slope peaches again this year? They are just **\$53 per box (20 lbs.)**, with **free delivery to your porch**...a \$16 saving.*

*Last year, we delivered **146 boxes**, a number of which were in Homestead. Sarah Everill, a Homestead homeowner, will be making the deliveries again this year.*

*Our peaches come from **Noland Orchards**, a top-quality family grower we have partnered with for more than 20 years.*

***Delivery day is Saturday, August 9, between 9 AM and noon.** If you are out of town on delivery day, we can arrange a free "hold" for up to a week.*

Our Denver Rotary Club team: Robert Tucker, John Brentin, and Chuck Everill 🍑🍑🍑

***To start your order,** Please call Charles Everill (Home: 303-795-3480) (cell: 720-232-9675) or email him at charleseverill@comcast.net with the number of boxes you want to order. A Rotary team member will get back to you to finalize the order and arrange payment.*

Charles Everill, 5765 Oak Creek Lane, Greenwood Village, CO 80121

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting June 9, 2025 – Unofficial Minutes

TAKEAWAYS:

1. **Homestead 50 Celebration time change to accommodate Creek Homecoming.**
2. **Survey results are trickling in – please complete to have your say.**
3. **ACC is working on simplifying processes for Homeowners.**

CALL TO ORDER: President, Robb Origer called the meeting to order at 5:30 pm. Present were Treasurer, Steve Bell; Secretary, Eric Kemp; Member at Large, Stuart Siekmeier; Vice President, Ginny Karlberg; Assistant to Business Manager, Sherelle Horsfield; Pool Manager Shannon Ricca; ACC Manager, Emily Maxfield attended the meeting via Zoom.

RATIFICATION OF BOARD ACTIONS: Steve moved, and Ginny seconded a motion to ratify the Board Actions that occurred after the May Board meeting. The motion passed unanimously. The Minutes of the May 12, 2025 regular meeting were approved as read.

COMMITTEE REPORTS:

SWIM TEAM: No report.

SOCIAL COMMITTEE: Due to Cherry Creek High School announcing Homecoming on the same day as our 50th Celebration Day the Social Committee will push everything to earlier in the day and free up the evening. They will be eliminating the cardboard regatta across the pool and the talent show. They will have the band play at the pool. Both the food truck and band are flexible to come earlier in the day, and there will be balloon artists, face painters and the “museum”.

MANAGER REPORTS:

POOL: Front Range Manager Shannon Ricca reported that the timer for North Pool underwater lights was set to 5am but the breaker keeps tripping. This issue is being investigated to resolve the problem. New metal pool rules signs for each pool that incorporate the pool address and updated rules have been ordered.

The shortage of lifeguards at the South Pool on opening day was discussed. Over 300 swimmers of all ages were there, with 4 lifeguards. Max capacity is 35 swimmers per lifeguard, thus the temporary closure until more lifeguards arrived. Several solutions were discussed including improved staffing for next year’s grand opening, allowing entry only via the access app and possibly limiting the number of swimmers at the gate if necessary to prevent a pool closure. Opening more than one pool is unlikely due to staffing constraints.

(Continued on page 26)

(Continued from page 25)

TENNIS: No report

LANDSCAPE: Manager Nancy Bauer submitted a written report. Flowerpots at the community pools had been planted. Seven split rail fence posts on the west side of the South Pool parking lot were replaced. Nine new trees have been planted, and 80 tree rings with mulch were installed on the property. Shrub beds are being planted at Tract C and the corner of Dry Creek and Homestead Parkway. Trimming of tree branches overhanging sidewalks on Homestead Parkway and Tract C were scheduled for the week of June 9. Nancy is currently gathering bids for retaining wall replacement on Dry Creek near the Fire Station.

ACC: Manager Emily Maxfield reported the committee has ramped up their capacity and reduced turnaround time on applications, knocking off most applications very quickly. The new guidelines are complete and include a streamlined application for some common exterior modifications. Robb will review the messaging to the neighborhood before the new guidelines are announced – but the expectation is the changes will be positively received by the community. The Task Force Volunteer message was very successful; the committee ended up with more volunteers than needed and the process is almost complete. Thank you to all the volunteers!

BUSINESS: Assistant Sherelle Horsfield reported the office sent three owners Notice of Delinquency letters by Certified Mail, USPS regular mail, email and were sent a text message notifying them that they owed all or part of their HOA dues. On June 15, the same letters will be sent to anyone who still hasn't paid their April 30 fence payment. The office had received mostly compliments on the new concrete but also some concerns about the hairline cracking. Hairline cracks are normal due to shrinkage as the concrete dries and the contractor came out and double checked the cracks finding only one that warranted additional work. A drainage engineer was consulted about the failing storm drain at the North rec area. He determined the drainage issue is small enough in scope that engineering was not needed and the HOA just needs to find a landscape or irrigation contractor to replace the piping. The Board suggested Katie start with the HOA contractors for estimates.

Steve moved and Stuart seconded a motion that the HOA attorney be authorized to update our collection policy and Notice of Delinquency letter in response to state law HB 1043. Motion passed unanimously. New court rulings have impacted the HOA slip and fall liability and risk. The Board directed Katie obtain a quote for expanded coverage. The Board discussed a request to offer a reduced Associate Member rate to Filing 19 members provided all 33 units participated. The Board agreed Associate Memberships were voluntary and the HOA could not impose a mandatory fee to one filing. The Associate Member fee would remain the same for Filing 19 as the others filings to whom the HOA offered Associate Memberships.

FINANCIAL REPORT: Treasurer Steve Bell had approved the 2024 audit draft. When the final draft is released, it will be posted on the HOA website.

OLD BUSINESS: Robb updated the board on the Flock cameras. The City of Centennial does not want to approve the placement of the remaining two cameras on their property, so they will go in the median landscaping. Site survey has been completed, and installation is forthcoming. We will get a credit back for the unused time of these cameras. Robb presented preliminary results from the survey. 94 responses at this time, ~70% satisfied or very satisfied. 4% dissatisfied. Tennis is interesting with a more 'neutral' response, likely due to the explosion of teams.

(Continued on page 27)

(Continued from page 26)

Lots of commentary to review, assess, and pass along to the appropriate committees. The survey will run through June, after which Robb will consolidate the results for discussion and consideration of suggestions. Hearing dates were set for July, August and September, with the decision being made to do it monthly on the Thursday before the Board meeting.

NEW BUSINESS: Much discussion occurred around how to handle ADUs in the community. It was agreed that the overall impact would be minimal and that no action will be taken at this time.

The Board discussed Pool Access and determined a limit of no more than three fobs per household; Lap Swim access would be extended to relatives and friends visiting a homeowner but would not be extended to Caregivers. The HOA is charged per user for the access system and hopes to stay at the current level of users.

Barbie Barker of the ACES Swim Club requested the board to consider providing the ACES Swim Club a reduced fee for the Mid-August to Labor time period where ACES doesn't use the pool, yet they are being charged for maintenance and consumables (chemicals, etc.). However the pool is only kept open for ACE's, which then results in the board offering residents recreation swim over the 2 weekends in early August. Shannon from FRR was tasked with providing a cost for these 2 weeks and the Board will review once that estimate is received. Regarding the reimbursement of cleanup fees for the perimeter fence, the board refrained from offering the reimbursement, but if the homeowner submits a request, it will be reviewed.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 7:40pm. The next regular Board Meeting will be on Monday, July 14 at 5:30pm at the Business Office.

Thank you

to all who volunteered for the Task Force.

The community site wide inspection is a very

important process for the HOA

helping to maintain community aesthetics and

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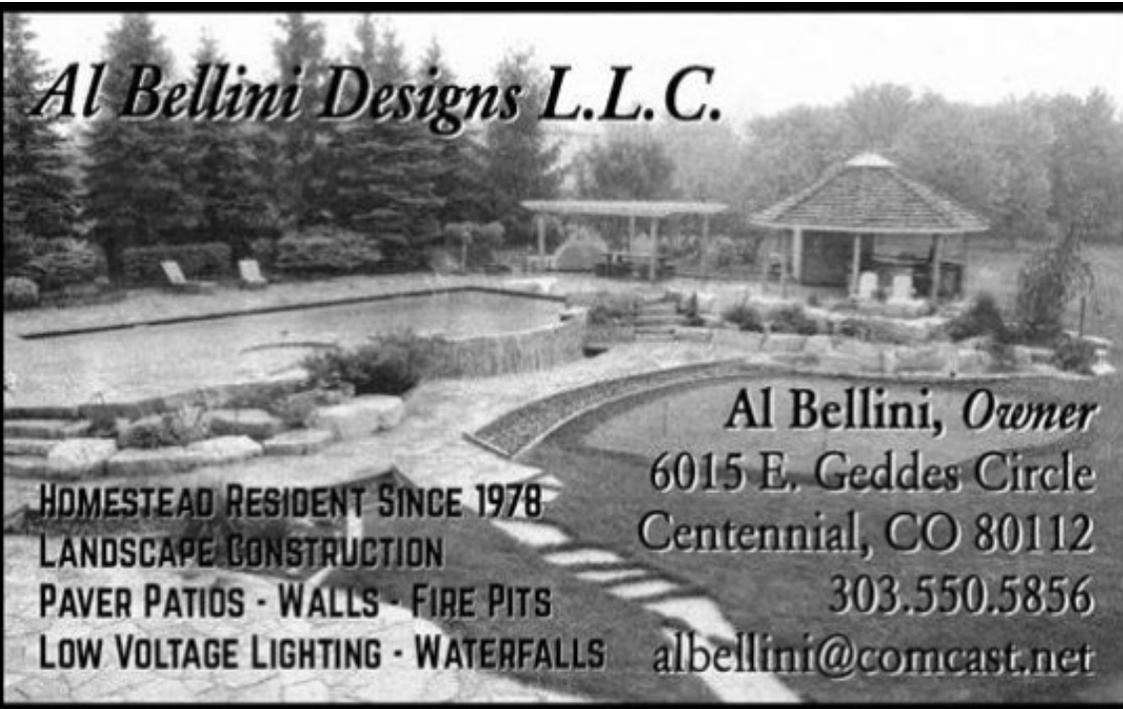


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BABYSITTER:

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.

ACC MINUTES

homesteadacc@gmail.com



Date: June 5

·Homeowners applied for a shade of siding that was not pre-approved asking that the ACC consider adding it to the list. The ACC voted unanimously to add "Boothbay Blue" to the list of preapproved siding.

·The ACC reviewed multiple applications for one home regarding extensive work. Upon review, the ACC found that they did not have enough information from the homeowners; the ACC Manager will take back a list of questions to homeowners and report back to ACC.

·Homeowners applied to paint the house in conjunction with replacing the windows so that casement matches. The ACC approved the requests.

·Reminder that there is no longer a pre-approved color list for front doors. The ACC considers these on an individual basis in how it matches with the specific house colors.

·The Residential Improvement Guidelines have been updated and now contain some options for homeowners to make changes without having to submit an application for approval. The HOA will send an email to all homeowners with instructions regarding the new process, but the ACC reminds homeowners that compliance is ultimately each homeowners responsibility so to make sure they are following the guidelines for all elements and not proceed without application if there is any question on approval.

Next Meeting – June 24 at 12 noon



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