



Homestead in the Willows

Homestead Herald

AUGUST 2025 Volume 49 #8

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

Help Us Care for Our Community Amenities

Our pools and tennis courts are valuable assets for everyone in the neighborhood to enjoy. As a friendly reminder, please help us keep them in great shape by:

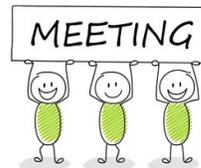
- Making sure doors and gates close behind you – Our access system helps keep the facilities secure and in good condition for residents. Even if it's just for a quick trip in or out, please avoid leaving doors propped open.
- Using amenities as intended and being mindful of others – Activities like riding scooters on the tennis courts can cause damage and may disrupt others who are using the space. Let's all share the facilities with care and courtesy.
- Leaving things as you found them (or better!) – Clean up after yourself, return furniture or equipment to its place, and take a moment to ensure the space is ready for the next resident to enjoy.

Thanks for doing your part to help keep our community welcoming and well cared for!

—Your HOA Board



**SEPTEMBER
HERALD
DEADLINE IS
AUGUST 15**



**NEXT REGULAR
BOARD MEETING
AUGUST 11, 2025 @
5:30PM**



ASSOCIATION NEWS

SEPTEMBER HERALD DEADLINE IS AUGUST 15

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	Shannon Ricca	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	

The next regular Board of Directors meeting for community input and manager's reports will be

Monday, August 11, 2025
West Office, 5:30 pm

Mark your calendars now. The board meetings are open to all Homeowners.

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.

THE HOMESTEAD HERALD is published monthly for residents of Homestead in the Willows. **The Business Office is located at 5896 E. Geddes Ave., (West Pool House) Centennial, CO 80112.** News items or advertisements must be submitted by the 15th of the month prior to publication. **Email to the Business Office.** Call 303-793-0230 for commercial rates, ad sizes or other information.

<u>TABLE OF CONTENTS:</u>	
ACC	17
Calendar.....	20,21
Collection policy	33—39
Homestead 50th	5,6,7
Landscape Logic.....	12,13
Minutes.....	25,26,27
Movie on the South Lawn.....	15
Music on the Green.....	29
Services	31
Teen Services.....	32

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.

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 (2¾ x 3½”)	\$ 70.00
½ page (6”x 3½”)	\$ 115.00
Full Page (6 ”x 7½”)	\$ 200.00

Deadline is the 15th of each month preceding publication. All display ads must be high resolution jpeg or tif files. Photographs to be used must be half tone. Ad’s may be emailed to businessmgr@homesteadinthewillows.org. Include text ads in the body of your email. **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
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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.



Schedule of Events

Saturday, September 13th
@ North Pool Grounds

8-10am Tennis activities

10am Pool doors open

12pm Live Music by Hip Replacements
In-N-Out Cookout Trucks
Airbrush Tattoos
Balloon Artist
Inflatable Games

Explore our Roots at our
Homestead History
Museum

*Residents only
please

Celebrating Our Roots
50 Years of Homestead



In-N-Out Cookout Trucks

WHEN

11:00 AM - 1:00 PM (times may vary depending on order volume)

MENU

Cheeseburger, hamburger, or grilled cheese with chips

Bring your own drink.

Cost: \$5 per person

HOW TO ORDER

- Return the attached slip with a check payable to Homestead HOA.
- Drop it off at the HOA office.
- Meal vouchers must be pre-ordered. No exceptions.
- DEADLINE: SUNDAY, AUGUST 31.

HOW TO GET YOUR FOOD ONSITE

- Pick up meal vouchers up onsite at the party
- Food is made to order -
Don't wait till the last minute to get your food!

In case of bad weather, updates on cancellations and refunds will be sent via email and posted on social media.

Please note: if you are unable to attend, refunds will not be issued.

Celebrating Our Roots
50 Years of Homestead



In-N-Out Cookout Trucks Reservation Form

First & Last Name: _____

Street Address: _____

Phone Number: _____

Email: _____

Number of Cheeseburgers: _____

Number of Hamburgers: _____

Number of Grilled Cheese Sandwiches: _____

Total Amount: \$_____ (\$5 per person)

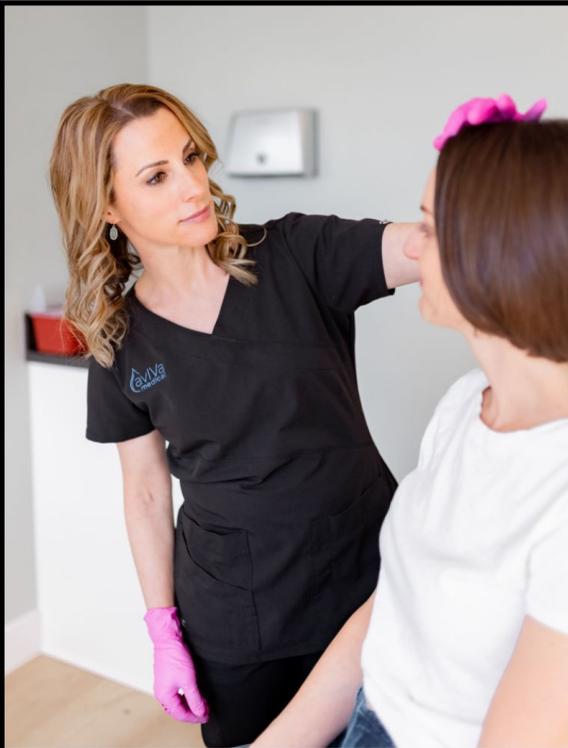
All meals must be pre-ordered.

Return this slip with a check
payable to Homestead HOA.

Drop it off at the HOA office.
DEADLINE:
SUNDAY, AUGUST 31.

Celebrating Our Roots
50 Years of Homestead





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

Ellen Neufeld MSN, CRNA, APRN
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Michael S. Smith, CFP®, CIMA®
Branch Manager | Vice President

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- Homestead Resident Since 2008 •



KYLE MALNATI
BROKER ASSOCIATE

303.358.4250
Malnati@Kentwood.com



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 SUNDAY'S JUNE 1st - OCTOBER 12th 9am - 1pm



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Jim Fukuhara
 Automotive Consultant
 303-594-2696
 jfukuhara@clscars.com




Scan the QR code to get in touch!

Landscape Logic

By Nancy Bauer



Pause for a pollinator safety moment

Among the three things pollinators need - water, shelter and nourishing plants - water is often the least common in our yards. While the sprinkler system sprays the lawn and drips water around plants, it won't provide a good place to get a drink. Even standard birdbaths provide a slippery slope where thirsty bees often lose their footing and drown trying to get a drink of water.

Here's what you can do:

- * If you have a standard birdbath with steep sides, add some small rocks that stand slightly above the water line as a perch.
- * If you have a pond or water feature, create places with very gentle slopes where bees can plant their feet without sliding into the water.
- * Make your own simple watering place by filling a pie plate with marbles. Add water so that the water level sits below the top of the marbles. Bees or birds can perch on the marbles while they drink.
- * Look for birdbaths with gently sloped sides and that are highly textured to provide traction.
- * Finally, rinse and refill the water several times per week.

Butterflies like puddles!

Unlike other pollinators, butterflies are attracted to muddy pools for the salt and nutrients they provide. If you want to offer them a nice watering hole, create a sunny dip in the soil where the sprinklers run to give them a puddle.



August Quick Gardening Tips

- * Last month to fertilize roses. Get this done by August 15th.
- * Powdery mildew can be a problem for roses, lilacs, columbine, asters, and turf. Restrict late day overhead watering by watering before noon to allow plant material to dry out.
- * Weed your garden frequently. Watch to see that weeds do not grow so large that they drop seeds!!
- * Add some mulch to trees and shrubs beds. Mulch reduces evaporation from the soil into the air and keeps the soil slightly cooler

(Continued on page 13)

(Continued from page 12)



Lawns

As we move into August our hot and dry conditions here in Colorado continue which in turn challenges us with keeping our lawns looking green, weed free and healthy. Lawns that suffer drought stress risk having broadleaf weeds, grassy weeds, and disease and insect pressures. Pay particular attention to areas in full sun, or on south or western facing slopes.

What are signs of a drought stressed lawn?

- *Wilting appearance which will often show up in the same location
- *Footprints or lawn mower tracks that remain in the lawn at least one-half hour after the mowing
- *The turf is turning a shade of blue grey
- *Brown spots/areas

What can you do to prevent drought stress?

*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 our lawn between 10 pm-6 am this is the period when it is typically cooler, less windy and the humidity is higher so evaporation losses are less.

*For brown spot areas extra watering can be beneficial in recovery

Friendly reminder to please pick up after your dogs when they do their business on Owner's lawns. Thank you

DENVER *dreaming.*

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- Dedicated and trusted - most business referral based

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MOVIE ON THE LAWN: THE PRINCESS BRIDE

Saturday on the South Lawn

August 16 @ Dusk

Bring along your family, blankets,
chairs, snacks and drinks





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Hi, I'm Tina



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Unofficial ACC Meeting Minutes

Date: July 8, 2025

Place: HOA Office

Time: 12 pm

- Homeowners requested a prefab pergola for their back patio. The ACC discussed more details provided by the homeowners, and denied the particular model submitted. Referenced the RIGs on pergolas that states must be similar in material, design and color of the home.
- The ACC approved 3 applications for one property relating to a front porch addition and walkway/landscape upon receipt of more information provided by homeowners.
- The ACC discussed the email sent to homeowners about the RIG changes and the new process for elements that no longer require an application. The Notice of Exterior Change Form has been published.
- The ACC will start working on revising the need for multiple applications and instead combine everything into one application form. This form will mirror the Notice of Exterior Change Form in style and list all elements, rather than have separate application “groups.” The goal is to have these available ASAP.

Next Meeting – July 22 at 12 noon

Kate Perry Properties Homestead in the Willows – Recent Sales



7001 S NEWPORT STREET

4 BEDS 3 BATHS	LIST PRICE \$1,200,000
ABOVE SF 2,898	SOLD PRICE \$1,314,000
TOTAL SF 4,028	LISTING SP/LP 110%



7205 S NEWPORT WAY

6 BEDS 5 BATHS	LIST PRICE \$1,950,000
ABOVE SF 3,891	SOLD PRICE \$2,250,000
TOTAL SF 4,937	LISTING SP/LP 115%



7260 E GEDDES PLACE

4 BEDS 4 BATHS	LIST PRICE \$1,036,296
ABOVE SF 2,756	SOLD PRICE \$1,100,000
TOTAL SF 3,196	LISTING SP/LP 106%



7193 S NEWPORT WAY

<i>REPRESENTED BUYER</i>	
4 BEDS 3 BATHS	LIST PRICE \$995,000
ABOVE SF 2,406	SOLD PRICE \$970,000
TOTAL SF 3,494	BUYER SP/LP 97%

- Homestead Listings – Sold Price of Listings Averaged 111% of List Price
- Highest Ever Homestead Sale \$2,250,000
- Real Trends Real Estate Broker Rankings:
 - Ranked in the Top 50 in Denver
 - Ranked in the Top 100 Brokers in Colorado
 - Ranked in the Top 1.5% Brokers Nationally
- Top Producer at LIV Sotheby's - \$38M Sold in 2024
- 5280 Denver Five Star Realtor
- Homestead Resident for 30 Years – since 1995



KATE · PERRY
PROPERTIES



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SUN	MON	TUE	WED	TH
<p>3</p> <p>* SISTERS ASSEMBLE! *</p> <p>NATIONAL SISTERS DAY</p>	4	5	6	
10	<p>11</p> <p>BACK TO SCHOOL</p> <p>CCSD START DATE</p>	12	13	
<p>17</p> <p>LIVE MUSIC</p> <p>MUSIC ON THE GREEN</p> <p>6:30PM - NORTH POOL GREEN SPACE</p>	18	19	<p>20</p>  <p>NATIONAL BACON DAY</p>	
24/31	25	<p>26</p>  <p>INTERNATIONAL DOG DAY</p>	27	

J	FRI	SAT	
	1	2	Summer Highlights: <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
7	 <p>NATIONAL PICKLEBALL DAY</p>	8	<ul style="list-style-type: none"> Neighborhood Tennis: <ul style="list-style-type: none"> For more info: AdvantageYou.org Neighborhood Events: <ul style="list-style-type: none"> Aug 16 - Movie on the lawn - South Pool Aug 17 - Music on the Green <ul style="list-style-type: none"> 6:30 North Pool Green Space 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
14	15	 <p>MOVIE ON THE LAWN @DUSK SOUTH POOL GREEN SPACE</p>	<ul style="list-style-type: none"> Aug 16 - Movie on the lawn - South Pool Aug 17 - Music on the Green <ul style="list-style-type: none"> 6:30 North Pool Green Space 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 
21	22	23	Join the Social Committee: Socialcommitteehomestead@gmail.com Homestead Playgroups - join the fun! Contact: homesteadplaygroup@gmail.com Connect with us: Website: Homesteadinthewillows.org Facebook: Homestead in the Willows HOA
28	29	30	

Al Bellini Designs L.L.C.

Al Bellini, Owner
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HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting July 14, 2025 – Unofficial Minutes

CALL TO ORDER: President, Robb Origer called the meeting to order at 5:32 pm. Present were Treasurer, Steve Bell; Secretary, Eric Kemp; Member at Large, Stuart Siekmeier; Vice President, Ginny Karlberg; Pool Manager Shannon Ricca; and Business Manager, Katie Kidwell.

RATIFICATION OF BOARD ACTIONS: There were no actions to ratify.

APPEALS HEARING RESULTS: Account 539 requested an extension to complete their driveway replacement. Robb moved and Stuart seconded a motion to deny the extension. The motion passed unanimously.

The Minutes of June 9, 2025, regular meeting were approved as read.

COMMITTEE REPORTS:

SWIM TEAM: No report.

SOCIAL COMMITTEE: It is increasingly difficult for the Social Committee to offer prepaid food for the neighborhood at events. The Board agreed to purchase a mobile phone for the Business Office so that a Venmo account could be established.

MANAGER REPORTS:

POOL: Front Range Manager Shannon Ricca and the Board discussed an injury that occurred at the South Pool. The skimmer basket cover overturned, and the guest of a resident and her baby were injured. Board members had inspected the skimmers themselves and asked if there was a different skimmer or cover that could be used. Front Range Recreation manages 40 pools in the Denver metro area and noted the skimmer baskets and covers were industry standard and widely used without incident. All agreed it was an unfortunate accident but, in an effort to prevent a future occurrence, FRR would include a check of the covers during every lifeguard rotation and try to rearrange the pool furniture to create a wider pathway around the skimmers.

(Continued on page 26)

(Continued from page 25)

TENNIS: Manager Jill Ellsworth presented a written report that she received comments that non-tennis players were coming on the courts during match play, or families allowing children to ride scooters and bikes on the courts. She noted the tennis gates are often found propped open. She will publish an article in the Homestead Herald about respecting the courts and keeping the gates closed.

LANDSCAPE: Manager Nancy Bauer submitted a written report. Trees had been cleared off the sidewalk along HS Pkwy, Dead shrubs have been removed on Easter Avenue. More pruning will be happening later in the month. Nancy was seeking reimbursement from Xcel and the City of Centennial for damage done to the Association sprinklers during the work on Easter Avenue. Nancy is currently soliciting bids to replace the retaining wall along Dry Creek Road near the fire station.

ACC: Manager Emily Maxfield submitted a written report. Changes to the Residential Improvement Guidelines and Notice of Exterior Change form have streamlined the approval process and removed the need to obtain approval for some projects. Homeowners should read the email sent to all members on July 7th for details. Thanks to a dedicated group of volunteers, applications are being turned around quickly. The Board reviewed the responses to the Perimeter Fence responsibility letters and decided that if owners fail to respond to the HOA and the Landscape Manager determines their foliage/shrubs impact the Perimeter Fence then the HOA will have the shrubs trimmed and charge the homeowners for the cost. The Board also authorized the Business Office to proceed to Covenant Violation enforcement for those owners who fail to comply with the Taskforce deadline.

BUSINESS: Manager Katie Kidwell reported that all homeowners were current on dues and fence payments, but two homeowners had failed to pay their late fees. The Board of Directors authorized Katie to impose a third late fee in accordance with the HOA Collection Policy. Katie and the Board discussed other property maintenance concerns that were being handled by the HOA electrician.

FINANCIAL REPORT: Treasurer Steve Bell reported that the HOA was overbudget in a few categories such as general liability insurance. Otherwise, there are no significant budget concerns and operating expenses are as expected thus far through the 2025 budget year. He is working with Katie to finish updating a long-term planning worksheet. This worksheet lists all the HOA amenities, their expected useful life and expected replacement cost. Completing that list will give the Board a better idea of upcoming capital expenses the HOA will need to fund over the coming years.

(Continued on page 27)

(Continued from page 26)

OLD BUSINESS: ACES Pool Rental. The ACES swim club had asked the HOA not to charge them for pool maintenance and chemicals for the period from August 11 – September 2 when ACES begins their after-school swim team practice. After looking at the estimated costs the HOA would incur the Board agreed that it was more cost effective for the HOA to close the pool. If ACES chooses to rent the pool for practice, they must cover the HOA cost to keep the pool clean and maintained even during a period they aren't using it. Robb updated the board on the Flock cameras. The final two cameras were installed on Easter Avenue and S. Jersey Street. Flock will refund the HOA for the time these last cameras were not active.

NEW BUSINESS: The Board discussed the results of the community wide survey. 258 homeowners responded with feedback. The Board members divided the survey into sections and after reviewing their section the results will be summarized at the next board meeting. The Board also approved the updates to the Collection Policy so that it aligns with Colorado law taking effect October 1, 2025. The updated Collection Policy was adopted July 14, 2025.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:00 pm. The next regular Board Meeting will be on Monday, August 11 at 5:30pm at the Business Office.

BOARD ACTIONS SUBSEQUENT TO MEETING:

1. On July 18, 2025 the Board voted unanimously on the terms of a payment plan offered to account 872.
2. On July 18, 2025 the Board voted unanimously to accept a bid to rebuild the retaining wall on Dry Creek Road.

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Summer 2025

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HOME SERVICES:

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Do you need plants to be watered? Check out our Instagram page Powerwashers25

Text or call: Lincoln: (720) 760-2513

BABYSITTING:

Hi! My name is Lilah Rich. I am 14 and a student at Cherry Creek High School. I would love to help with your children. I am Red Cross certified. I am reliable, trustworthy, and responsible.

Please call me at (720) 842-9667

PETSITTING SERVICE:

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Text Zoe: (915) 248-8544

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Call or Text: Maddox (720) 926-3397

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BABYSITTER:

Hi! I’m Isabella Martini, and I am a Red Cross certified babysitter. I am 17 years old, and I’m going to be a Senior at Creek. I would love to watch you children!

Please contact me at (303) 718-2062

BABYSITTER:

Hi! I’m Kaylee Stansfield and I’m 13 years old. I am Red Cross certified. I enjoy watching and playing with kids. I am trustworthy and very responsible to watch your children.

Call or Text : Kaylee (720)-688-6729

**HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION
COLLECTION POLICY**

Adopted *July 14*, 2025

The following procedures have been adopted by Homestead in the Willows Homeowners Association (the "Association") pursuant to C.R.S. § 38-33.3-209.5, at a regular meeting of the Board of Directors.

Purpose: To establish a uniform and systematic procedure for collecting Assessments and other charges of the Association, thus ensuring the financial well-being of the Association; to provide Owners with notice and processes regarding their obligations to pay Assessments.

Collection Philosophy: All Owners are obligated by the Declaration of Restrictions of Homestead in the Willows Homeowners Association, as may be amended from time to time (the "Declaration") to pay all dues and Assessments in a timely manner. Failure to do so jeopardizes the Association's ability to pay its bills. Failure of Owners to pay Assessments in a timely manner is also unfair to other Owners who do. Accordingly, the Association, acting through the Board of Directors, must take steps to ensure timely payment of Assessments.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following procedures and policies for the collection of Assessments and other charges of the Association:

1. Due Dates.
 - a. Statements for the payment of annual dues Assessment are mailed to Owners by first-class U.S. mail no later than January 15th in the year such Assessments are due. The annual dues Assessments, as determined by the Board, and as allowed for in the Declaration and Colorado law, shall be due and payable no later than March 1st of each year.
 - b. Other special assessments for capital improvements, voted on and approved by the Owners according to the Declaration, shall be due and payable upon receipt of the statement and must be paid no later than forty-five (45) days after the original statement date or they shall be considered past due and delinquent. Statements shall be mailed to Owners at least forty-five (45) days prior to the due date.
 - c. Fines for violations of covenants, policies, and procedures follow the schedule published in the Association's Covenant Enforcement Policy and are due and payable per the terms of that policy.
2. Late Fees and Interest. The Association shall be entitled to impose a late fee of twenty-five dollars (\$25.00) on any Assessment or other charge not paid by the due date. Additionally, any Assessment or other charge not paid by the due date shall bear interest at the rate of eight percent (8%) per year from the due date until paid. Additionally, Assessments or other charges not paid in full within forty-five (45) days of the original due date will incur an additional twenty-five dollar (\$25.00) late charge. If the Assessments and other charges remain unpaid ninety (90) days past the original due date, a third late charge of twenty-five dollars (\$25.00) will be imposed. All such interest and late charges shall be due and payable immediately, without notice, in the manner provided for payment of Assessments.
3. Return Check Charges. A twenty-dollar (\$20.00) fee shall be assessed against an Owner in the event any check or other instrument attributable to or payable for the benefit of such Owner is not honored by the bank or is returned by the bank for any reason whatsoever, including but not limited to, insufficient

funds. Notwithstanding this provision, the Association shall be entitled to all additional remedies as may be provided by applicable law. Returned check charges shall be the obligation of the Owner of the property for which payment was tendered to the Association. If two or more of an Owner's checks are returned unpaid by the bank within any twelve (12) month period, the Association may require that all of the Owner's future payments, for a period of one (1) year, be made by certified check or money order.

4. Attorneys' Fees and Collection Costs on Delinquent Accounts. Subject to any limitations imposed by Colorado law, the Association shall be entitled to recover from an Owner its reasonable attorneys' fees and collection costs, including any costs of collection charged by the Association's management company, incurred in the collection of Assessments or other charges due, whether or not a lawsuit has been initiated against the Owner. The Association shall be entitled to recover its post-judgment and appellate attorneys' fees and costs incurred from an Owner.

5. No Offsets. No Owner may be exempt from liability for payment of any Assessment or other charge for any reason, including but not limited to, the abandonment of the property against which the Assessment or charge is made. All Assessments shall be payable in the amounts specified and no offsets or reduction shall be permitted for any reason including, without limitation, any claim that the Association or Board of Directors is not properly exercising its duties and powers under the Declaration.

6. Application of Payments Made to the Association. If an Owner owes both unpaid Assessments and unpaid fines, fees, or other charges and makes a payment to the Association, the Association shall apply the payment first to the Assessments owed and any remaining amount to the fines, fees, or other charges owed. The Association has the discretion to return any payment containing a restrictive endorsement or directing application of payments contrary to this provision.

7. Offer of Repayment Plan. In its Notice of Delinquency, described in section 8, below, and subject to the following requirements and conditions, the Association shall offer a repayment plan to any Owner and make a good faith effort to coordinate a repayment plan with the Owner:

- a. The repayment plan must allow the Owner the right to pay off the delinquency in monthly installments over a period of up to eighteen (18) months;
- b. The Owner may choose the amount to be paid each month of the repayment plan, so long as each payment is in an amount of at least twenty-five dollars (\$25.00) until the balance of the amount owed is less than twenty-five dollars (\$25.00);
- c. An Owner who has entered into a repayment plan may elect to pay the remaining balance owed under the repayment plan at any time during the duration of the repayment plan;
- d. No repayment plan need be offered if the Owner does not occupy the Unit and has acquired the Unit as a result of:
 - i. A default of a security interest encumbering the Unit; or,
 - ii. Foreclosure of the Association's lien;
- e. The Association is not required to offer a repayment plan or negotiate such a plan with an Owner who has previously entered into a payment plan with the Association;

- f. The Owner's failure to remit payment of at least three (3) monthly installments of an agreed-upon installment within fifteen (15) days of the due date, or to remain current with regular Assessments as they come due during the period of the repayment plan, constitutes a failure to comply with the terms of the repayment plan; and,
 - g. The Association may pursue legal action against the Owner if the Owner fails to comply with the terms of the repayment plan.
8. Notice of Delinquency. After an installment of an Assessment or other charge owed to the Association becomes delinquent, and before the Association turns the delinquent account over to a collection agency or refers it to the Association's attorney for legal action, the Association shall cause a Notice of Delinquency to be sent to the Owner who is delinquent in payment. The Notice of Delinquency shall specify the following:
- a. a description of the steps the Association must take before it may take legal action against the Owner, including a description of the Association's cure process for covenant violations as specified in its policy governing enforcement;
 - b. a description of what legal actions the Association may take against the Owner, including a description of the types of matters the Association or Owner may take to small claims court, including injunctive matters for which the Association seeks an order requiring the Owner to comply with the declaration, bylaws, covenants, or other governing documents of the Association;
 - c. the total amount due, with an accounting of how the amount was determined;
 - d. whether the total amount due concerns unpaid Assessments; unpaid fines, fees, or charges; or both;
 - e. whether the delinquency concerns unpaid Assessments that may lead to foreclosure;
 - f. whether an opportunity to enter into a repayment plan exists and the instructions for contacting the Association or its manager to enter into such a repayment plan;
 - g. the name and contact information for the person the Owner may contact to request a copy of the Owner's ledger in order to verify the amount owed, which copy of the ledger must be provided to the Owner no later than seven business days after receipt of the Owner's request;
 - h. that action is required to cure the delinquency and the specific action required to cure the default;
 - i. that failure to cure the delinquency within thirty (30) days may result in the delinquent account being turned over to a collection agency or the Association's attorney, a lawsuit being filed against the Owner, the filing and foreclosure of a lien against the Owner's Unit, the sale of the Owner's Unit at auction to pay delinquent assessments, which could result in the Owner losing some or all of the Owner's equity in the Unit, or other remedies available under Colorado law; and
 - j. The availability of, and instructions on how to access, free online information through the HOA Information and Resource Center relating to the collection of assessments by an

Association, including the Association's ability to foreclose an Association lien for unpaid assessments and force the sale of the Owner's home, and the availability of online information from the Federal Department of Housing and Urban Development concerning credit counseling before foreclosure that may be accessed through a link on the Department of Local Affairs' website

The Association may send additional notices to the Owner, either before or after the Notice of Delinquency set forth in this section, for as long as amounts remain past due on the Owner's account. However, the Association is only required to send one (1) Notice of Delinquency as provided for in this section. The Notice of Delinquency shall be sent by certified mail, return receipt requested, and by U.S. regular mail to the property address unless the Owner has given notice, in writing, to the Association of an alternate address. The Association shall also send the Notice of Delinquency by two of the following means: text message to a cellular number the Association has on file because the Owner or designated contact has provided the number to the Association; by email to an email address that the Association has on file because the Owner or designated contact has provided the address to the Association; and/or by telephone call (including leaving a voicemail message, if available) to a telephone number the Association has on file because the Owner or designated contact has provided the number to the Association. If known and available to the Association, the Association may consider any phone number or email address used by an owner in any transaction or correspondence related to the owner's property within the Association as contact information provided to the Association. If an Owner has not provided a telephone number, cellular number, or email address as additional means by which to receive notices, the Association may send the Notice of Delinquency by regular mail in addition to certified mail, return receipt requested, in lieu of electronic means. The Association may charge the Owner an amount not to exceed the actual cost of the certified mail.

9. **Balance Letter.** On a monthly basis and by First-Class Mail and/or email, if the Association has the Owner's email address, the Association shall send each Owner who has any outstanding balance owed to the Association an itemized list of all Assessments, fines, fees, and charges that the Owner owes to the Association ("Balance Letter"). *If the Association has incurred, or will incur, attorneys' fees and costs that have not yet been billed to the Association and added to the Owner's account, the Balance Letter shall indicate that the outstanding balance may not include all charges that have been or will be incurred and does not constitute a payoff.*

10. **Notices.** At least annually, the Association shall request from each Owner, or the Owner's designated contact, a telephone number for phone calls, a cellular number for texts, and an email address for emails. Except as otherwise provided herein, any notices shall be mailed to the Owner via regular U.S. mail at the property address unless the Owner has given notice, in writing, to the Association of an alternate address. The Association shall send the Notice of Delinquency, Balance Letter, and all other notices to the Owner in English and in any other language the Owner designates in a writing that the Owner mails to the Association by certified United States mail, return receipt requested. In addition, the Association shall mail the Notice of Delinquency, Balance Letter, and all other notices in English to any contact person the Owner designates in a writing that the Owner mails to the Association by certified United States mail, return receipt requested.

11. **Liens.** If payment in full of any Assessment or other charge is not received by the deadline stated in the Notice of Delinquency, the Association may cause a notice of lien to be filed against the property. The lien shall include Assessments, fees, charges, late charges, attorneys' fees, fines, interest, and other charges pursuant to C.R.S. § 38-33.3-316(1).

12. Referral of Delinquent Accounts. After the deadline stated in the Notice of Delinquency has expired, the Association may, but shall not be required to, refer the delinquent account to its attorney or a collection agency for collection. An account may only be referred to an attorney or a collection agency if a majority of the Board of Directors votes to refer the matter in a recorded vote at a meeting conducted pursuant to C.R.S. § 38-33.3-308(4)(e). Upon referral to the attorney, the attorney shall take all appropriate action to collect the accounts referred. After an account has been referred to an attorney, the account shall remain with the attorney until the account is settled, has a zero balance or is written off. All payment plans involving accounts referred to an attorney for collection shall be set up and monitored through the attorney. After consultation with the Board of Directors or the Association's managing agent, the attorney shall be entitled to exercise all available remedies to collect the amounts due, including judicial foreclosure and *ex parte* appointment of a receiver of the Owner's property.

13. Foreclosure of Lien. Notwithstanding any provision of this policy to the contrary, and subject to any additional requirements imposed by Colorado law, the Association may only foreclose the lien if it has complied with all statutory prerequisites and:

- a. The balance of the Assessments and charges secured by the lien equals or exceeds six (6) months' worth of regular Assessments based on the periodic budget adopted by the Association;
- b. The Board of Directors has formally resolved, by a recorded vote, to authorize the filing of a legal action against the specific Unit on an individual basis; and
- c. The lien does not consist only of fines that the Association has assessed against the Owner, and/or collection costs or attorneys' fees that the Association has incurred and that are only associated with fines.

The Association may commence a legal action and/or an action to initiate a foreclosure proceeding as provided herein against any Owner that fails to accept a repayment plan within thirty (30) days of the Notice of Delinquency. The Association may also commence a legal action and/or an action to initiate a foreclosure proceeding as provided herein against any Owner that accepts a repayment plan and fails to pay at least three (3) of the monthly installments within fifteen (15) days after the monthly installments were due without further notice.

The Association shall send a Notice of Intent to Foreclose to the Owner after the Board has formally resolved, by a recorded vote, to authorize the filing of a legal action against the specific Unit on an individual basis, and before the legal action is filed with the court or a *lis pendens* is recorded. The Notice of Intent to Foreclose shall be sent by certified mail, return receipt requested, and by U.S. regular mail to the property address unless the Owner has given notice, in writing, to the Association of an alternate address. The Association shall also send the Notice of Intent to Foreclose by two of the following means: text message to a cellular number the Association has on file because the Owner or designated contact has provided the number to the Association; by email to an email address that the Association has on file because the Owner or designated contact has provided the address to the Association; and/or by telephone call (including leaving a voicemail message, if available) to a telephone number the Association has on file because the Owner or designated contact has provided the number to the Association. If known and available to the Association, the Association may consider any phone number or email address used by an owner in any transaction or correspondence related to the owner's property within the Association as contact information provided to the Association. If an Owner has not provided a telephone number, cellular number, or email address as additional means by which to receive notices, the Association may send the Notice of Intent to Foreclose by regular mail in addition to certified mail, return receipt requested, in lieu

of electronic means. The Association may charge the Owner an amount not to exceed the actual cost of the certified mail.

14. Waivers. Nothing in this policy shall require the Association to take specific action(s) other than as set forth herein and to notify Owners of the adoption of this policy. The Association has the option and right to continue to evaluate each delinquency on a case-by-case basis. The Association may grant a waiver of any provision herein upon petition in writing by an Owner showing a personal hardship. Any such relief granted an Owner shall be appropriately documented in the files with the name of the person or persons representing the Association granting the relief and the conditions of the relief. In addition, the Association is hereby authorized to extend the time for the filing of lawsuits and liens, or to otherwise modify the procedures contained herein, as the Association may determine appropriate under the circumstances, except as may be prohibited by Colorado law.

15. Order of Remedies. Subject to the restrictions contained in the "Foreclosure of Lien" section above, the Association may pursue any actions or remedies including, but not limited to, actions for personal judgment, foreclosure, or receivership (on an *ex parte* basis or otherwise and for purposes of collecting the lien balance coming due to the Association both pre-judgment and post-judgment in any judicial proceeding), to collect amounts owed in any order.

16. Data Collection. Colorado law requires the Association to collect and annually submit certain collections-related data to the Division of Real Estate. The Association shall submit the following to the Director of the Division of Real Estate:

- a. For the twelve-month period immediately preceding the Association's annual registration, the number of Unit Owners that were, at any time during the twelve-month period, six or more calendar months delinquent in the payment of an Annual Assessment or Special Assessment;
- b. For the twelve-month period immediately preceding the Association's annual registration, for unpaid Annual Assessments or Special Assessments or related fees or attorney fees:
 - i. The number of Unit Owners against which the Association or its designee obtained a judgment;
 - ii. The number of payment plans entered into between the Association and a Unit Owner pursuant to section 38-33.3-316.3; and
 - iii. The number of foreclosure actions filed against Unit Owners pursuant to section 38-33.3-316; and
- c. Any other information specified by the Director of the Division of Real Estate relating to the collection of Assessments and the foreclosure of the Association's liens.

17. Definitions. Capitalized terms not defined in this Policy are used as defined in the Declaration, as may have been amended.

18. Severability. If any provision of this policy is or becomes illegal, invalid, or unenforceable, that shall not affect the validity or enforceability of any other provision of this policy.

19. Superseding Previous Policies. This policy shall replace and supersede any previous rules and regulations or policies of the Association addressing the collection of past due Assessments.

Homestead in the Willows Homeowners Association

By:  President

This Collection Policy was adopted by the Board of Directors on the 14th day of July, 2025, effective the 14th day of July, 2025, and is attested to by the Secretary of Homestead in the Willows Homeowners Association.

 Secretary



Scott Scholbe

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