



Homestead in the Willows

# Homestead Herald

**OCTOBER 2025** Volume 49 #10  
A Covenant Controlled Community for the Benefit of All  
[www.homesteadinthewillows.org](http://www.homesteadinthewillows.org)



Reminder next Fence payment due Oct 30, 2025

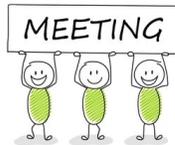
### Perimeter Fence Payments Due October 30

For those homeowners who chose the fence payment plan option the next payment of \$516.66 is due in the Business Office by 3pm on Oct. 30, 2025.

Late fees will apply to payments not received by the due date.



NOVEMBER  
HERALD  
DEADLINE IS  
OCTOBER 15



NEXT REGULAR  
BOARD MEETING  
OCT 13, 2025 5:30PM



## ASSOCIATION NEWS

### MANAGERS:

Business Office      Katie Kidwell      303-793-0230  
businessmgr@homesteadinthewillows.org

Landscape            Nancy Bauer            303-241-6212  
Tennis Facilities      Jill Ellsworth            303-808-4513  
Pool                    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

### 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.

### BUSINESS OFFICE HOURS

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

Emails received out of office hours will only be reviewed on Office days

Email: [businessmgr@homesteadinthewillows.org](mailto:businessmgr@homesteadinthewillows.org)

Website: [www.homesteadinthewillows.org](http://www.homesteadinthewillows.org)

### COMMITTEES:

ACC / Design Review; Covenant Review Taskforce, Swim Team, Social Committee

All committee meetings are open to residents.

Call the Business Office for dates.

### 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.

### 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.

**TABLE OF CONTENTS:**

ACC .....19  
 Calendar.....16,17  
 50 Celebration pics.....8,9  
 Landscape Logic.....12,13  
 Minutes.....25,26,27  
 Pets.....5  
 Services .....29  
 Teen Services.....29  
 Vendors shoutout.....5

**CALL TO REPORT**

<b>Waste Connections</b>	<b>303-288-2100</b>
(HOA Trash Co.—Pick-up day is <i>Wednesday</i> )	
<a href="http://www.wasteconnections.com">www.wasteconnections.com</a>	
<b>Airport Traffic Complaints</b>	<b>303-790-4709</b>
<b>Centennial City Services (24/7)</b>	<b>303-325-8000</b>
<b>Vandalism or Speeders</b>	
Arapahoe County Sheriff's Dept.	<b>303-795-4711</b>
<b>Street Light Problems:</b>	
email	<a href="https://www.centennialco.gov">https://www.centennialco.gov</a>
<b>Barking Dogs</b>	
Arapahoe County Animal Control	<b>303-325-8070</b>
<b>Pot Holes</b>	<b>303-325-8000</b>
<b>Hazardous Waste Pick-up</b>	<b>1-800-449-7587</b>
<b>Graffiti</b>	<b>303-795-4711</b>
<b>Water Breaks</b>	<b>303-770-8625</b>
<b>Sewer Back-up's</b>	<b>303-779-0261</b>
<b>Div. of Wildlife -Coyotes</b>	<b>303-291-7227</b>
<b>Noise—Fiddlers Green</b>	<b>303-486-8275</b>



THE HOMESTEAD HERALD is on our website in color and posted by the 1st of the month.

[www.homesteadinthewillows.org](http://www.homesteadinthewillows.org)

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

**ADVERTISING RATES**

Personal Ads (30 words or less)	\$ 20.00
Commercial Ads (30 words or less)	\$ 25.00
<b>Display Ads:</b>	
1/8 page (2 3/4 x 1 3/4")	\$ 48.00
1/4 page (2 3/4 x 3 1/2")	\$ 70.00
1/2 page (6" x 3 1/2")	\$ 115.00
Full Page (6 "x 7 1/2")	\$ 200.00
<b><u>Deadline is the 15<sup>th</sup> of each month preceding publication.</u></b>	
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.	
<b>Pay for three months at the time you place the ad and you will receive the 4<sup>th</sup> month free.</b>	



# Scott Scholbe

Homestead Homeowner • Homestead REALTOR®

————— Since 1984 —————

An Exceptional Record of Success  
in Homestead Sales & Service

You Deserve A Professional Broker!

**303-638-7610**

Scott@Kentwood.com

www.ScottScholbe.com

5280 MAGAZINE



TEN-YEAR AWARD WINNER

**Kentwood**



 **Community Reminder:**

**Leash Your Dogs & Use Waste Bins Properly**

We love seeing neighbors out enjoying the community with their pets, but we ask that everyone please follow a few important guidelines to keep our shared spaces safe and pleasant for all.

 **Keep Dogs Leashed** While your dog may be friendly, not everyone is comfortable around dogs. Some residents may have dog-aggressive pets, fear dogs, or be unsteady on their feet. A dog rushing up—even playfully—can be frightening or hazardous. Please keep your dog leashed and under control at all times in common areas.

 **Use Dog Waste Bins for Dog Waste Only** Please dispose of dog waste in the designated dog waste bins only. These bins are not designed to hold regular trash like takeout containers, kitty litter, or coffee cups—the liners are too flimsy and tear easily, creating messes and extra work for maintenance.

Let's work together to keep Homestead in the Willows clean, safe, and enjoyable for everyone—two-legged and four-legged alike.

Thank you for your cooperation!

Warm regards,  
**Homestead in the Willows HOA**

 **Shout-Out to Our Amazing HOA Vendors!** 

Most Homestead residents probably don't realize how much Homestead relies on a dedicated group of vendors whose businesses keep the HOA running smoothly day in and day out.

**Designscapes Colorado** keeps our greenbelt and landscaping looking beautiful, **Robert Vessa Plumbing and Heating** have cared for the pool buildings and respond within hours to calls about plumbing problems at the pools.

**Pagett Electric** keeps our grounds and buildings attractively lighted – also responding within 24 hours to repair electrical so a swim meet or pool party can proceed safely.

All three vendors are long time Homestead residents whose commitment and professionalism to Homestead helps make it a place we are all proud to call home. Thank you!



**ROBERT VESSA PLUMBING & HEATING CO**



EVERY PRODUCT MADE WITH LONG FERMENTED SOURDOUGH AND LOCAL ORGANIC FLOUR




**SPRUCE HOUSE BREAD**

**AWARD WINNING BREADS**  
 BEST BREAD AT DENVER BAKE FEST 2023 / BEST IN SHOW AT DENVER BAKE FEST 2024

PRE ORDER ONLINE FOR EASY LOCAL PICKUP  
 OR  
 VISIT THE BELLEVUE STATION FARMER'S MARKET  
 SUNDAY'S JUNE 1st - OCTOBER 12th 9am - 1pm



SCAN TO VISIT [sprucehousebread.com/sign-up](http://sprucehousebread.com/sign-up) and sign up for the weekly bread drop alert to see whats baking next.

[www.sprucehousebread.com](http://www.sprucehousebread.com)  
 OVER 50 FIVE STAR GOOGLE REVIEWS



**Nancy Bauer**  
 LANDSCAPE DESIGN

303.241.6212

INFO@NancyBauerLandscaping.com • www.NancyBauerLandscaping.com

**Need to Update Your Will?**

Wills & Trusts  
 Estate Planning  
 Probate

*Free Initial Consultation. Evening & Saturday Appointments Available.*

**Patrick M. Plank, Attorney**  
 Homestead Resident  
 303-794-5901

26 W. Dry Creek Circle, Suite 420      [www.DenverWills.com](http://www.DenverWills.com)



**America, Let's Raise the Bar!**

*OB Painting, Inc.*

**Call TODAY**  
 for an Appointment

303-986-8198 • Cell 303-908-9063

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

<b>\$300<sup>OFF</sup></b>	<b>\$150<sup>OFF</sup></b>
<b>Complete Exterior Paint Job</b>	<b>Interior Paint Job</b>

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



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

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

**Call me today to get started**  
**303.398.4022**

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

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



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

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

Ameriprise Financial cannot guarantee future financial results.

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

© 2025 Ameriprise Financial, Inc. All rights reserved.

# Thank You!

## TO OUR 50<sup>TH</sup> ANNIVERSARY COMMITTEE

A heartfelt thank you to the wonderful volunteers who created and hosted the fabulous 50th Anniversary Celebration! The event was a wonderful tribute to Homesteads history and spirit.

If you were unable to attend the event, the highlights included a beautifully curated history museum that brought Homesteads past to life with generously donated photos of the first houses, newspaper articles promoting the neighborhood and other memorabilia. The inflatable basketball & gaga pit and temporary tattoos kept the kids smiling all day, and energetic tennis drills kicked off the fun.

The creativity, hard work, and attention to detail made this milestone celebration truly memorable for all. The HOA Board is grateful for the time and energy Kelly Kane, Kathleen Goldy, Eryan Maniatis, Jill Smith and Carina Clancy dedicated to bringing neighbors together in such a meaningful way.





# DENVER *dreaming.*

Dream homes come in all shapes, sizes and styles. Whatever your needs, for a growing family or the family looking to downsize, your real estate journey begins by giving me a call.

- Local area expertise - Homestead owner, involved in the community
- Coldwell Banker® International President's Circle Award
- Print and digital marketing expertise to get your home in front of the right buyers
- Dedicated and trusted - most business referral based

## AK RILEY

Broker Associate  
C. 720.289.2929 | O. 303.409.1300

ak@kadenverhomes.com  
kadenverhomes.com  
Agent Lic. #100069473



6501 E. Belleview Ave., Suite 500, Englewood, CO 80111

**COLDWELL BANKER REALTY**

Not intended as a solicitation if your property is already listed by another broker. Affiliated real estate agents are independent contractor sales associates, not employees. ©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. 18 20Y23\_CDO\_7/20



**Exteriors • Interiors • Cabinets  
Gutters • Light Carpentry • Holiday Lights  
Free Color Consultations**

**Excellent Google Reviews • A+ Rating on BBB  
You'll Love Our Work - Guaranteed!**

*Book Your Free Estimate  
with Owners & Homestead Residents  
Eric and Kristi Conrad*



**Ask About our Fall Specials!**

**720-649-6111**  
**CentennialPainters.com**



*Al Bellini Designs L.L.C.*

**HOMESTEAD RESIDENT SINCE 1978  
LANDSCAPE CONSTRUCTION  
PAVER PATIOS • WALLS • FIRE PITS  
LOW VOLTAGE LIGHTING • WATERFALLS**

**Al Bellini, Owner**  
**6015 E. Geddes Circle**  
**Centennial, CO 80112**  
**303.550.5856**  
**albellini@comcast.net**

## Landscape Logic

By Nancy Bauer



### Getting Ready for Winter

The plants in our gardens are undergoing a lot of change, transferring energy to their root systems, preparing for winter and getting ready for spring growth.

We can take a lesson from our plants, by getting our gardens ready for the onset of winter.

By planning now, we can help plants get off to a good start next spring. The following suggestions may help you develop your own winter preparation.



### Lawns

\* Mow at a two-to-three-inch height. No scientific evidence justifies mowing your lawn shorter in late fall. Research shows that mowing to less than two inches can result in decreased drought tolerance and higher incidence of insects, diseases and weeds.

\* During extended winter dry periods, it is good practice to water the lawn once per month, if the ground is thawed and will absorb water. Pay particular attention to exposed slopes, sites with shallow soil, and south- or west-facing exposures. Excessively dry areas may be prone to spider mite infestation.

\* Winterize your lawn by applying fertilizer. Use a lawn fertilizer that has plenty of nitrogen, less phosphorous and potassium. Some examples would be 20-10-5, 11-5-5, or 21-7-11.

Aerating helps improve the root zone by relieving soil compaction while controlling thatch accumulation. Aeration can also be done in April.

*(Continued on page 13)*

*(Continued from page 12)*



## **Trees**

\* Avoid the temptation to prune trees and shrubs in late fall. Deciduous trees and shrubs, as well as evergreens, do not have the ability or time to close wounds when they are dormant or semi-dormant. Heavy pruning should be accomplished in mid to late spring, when plants can rapidly heal pruning cuts.

\* If you compost yard waste, consider saving some raked leaves to add to your compost pile in the spring. Whole leaves are better than leaves that have been shredded or mulched with a lawn mower, because finely chopped leaves may restrict air circulation needed for effective decomposition.

\* Dispose of diseased leaves, especially if you had insect or fungal diseases over the winter and re-infect your plants in spring.

\* If possible, water trees once per month, but only when air temperatures are above 40 degrees. Water at mid-day to allow adequate saturation before freezing at night.

## **Perennials**

\* Perennials that provide winter interest or seed for the birds should be left standing until early spring, which also protects the crowns from 'winter kill'. Coneflower, butterfly bush, sage, hyssop and yarrow are examples of plants that can be left alone until spring.

\* Ornamental grasses add texture, as well as food and cover for birds in the fall and winter. Plan to cut these plants back in early spring, before new growth emerges.

## **Mulch**

\* With roses, it is important to protect the crowns, where the main canes emerge, before the first hard freeze occurs. A mixture of soil and leaves or pine needles covering the first six to eight inches above ground will work well.

\* After the soil has frozen, mulch other flowerbeds and specimen plants. Shredded wood products or leaf compost makes good mulch. Be sure to keep mulch six inches away from the trunks of trees and shrubs, to avoid creating a cozy winter nest for insects.

# KATE · PERRY

## PROPERTIES

Offering the Highest Level of Service,  
Market Knowledge and Integrity

Homestead Homeowner Since 1995 | Homestead Realtor

LIV  
**Sotheby's**  
INTERNATIONAL REALTY

- Ranked in the Top 50 in Denver
- Ranked in the top 1% Brokers Nationally
- Top Producer at LIV Sotheby's – \$38M Sold in 2024
- 5280 Denver Five Star Realtor

KatePerryProperties.com

303-810-0474 | kperry@livsothebysrealty.com



**DenversBestPainters.com**  
**(303) 619-0657**

JAKE AND SARAH MUNIZ  
YOUR HOMESTEAD NEIGHBORS




**FREE ESTIMATES!**

- INTERIOR & EXTERIOR
- 200+ POSITIVE REVIEWS
- \$0 UPFRONT
- 100% SATISFACTION GUARANTEED
- FREE COLOR CONSULTATION





DENVER Academy of Ballet

# DANCE WITH US!

Call or email to schedule a FREE trial class.  
All ages!

303-723-4203  
dab@denveracademyofballet.com  
www.denveracademyofballet.com



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

Owned and operated by Homestead residents Rob and Chandra Kuykendall



Save water



# WASH. REUSE. REPEAT.

Save the planet

Wash your reusable bags on BagWasher in the dishwasher - yes, on the bottom rack, and no, they don't melt 😊

- Place your bags **on** BagWasher, set it on the bottom rack, and let the cycle do the work.
- Bags come out clean, dry, and ready to reuse - no scrubbing, no hassle.
- Each bag washed up to 10x = fewer bags made, less plastic waste, lower emissions.

Save time



Save time. Save water. Save the planet.



Dishwasher Safe



Made from 100% Recycled Plastic



Conserves Water



Shipping NOV 2025

Scan to Order



bagwasher.com

SUN	MON	TUE	WED	THU
			<p>1 NATIONAL PUMPKIN SPICE DAY</p> 	
5	6	7	8	
12	<p>13 <b>FALL BREAK</b> CCSD - OCT 13 - 17</p>	14	15	<p>NATION SPORTS</p> 
19	20	21	22	
26	27	28	29	 <p>PAYMEI PERIME FENCE PA DUE</p>

	FRI	SAT	
2	3	4	<b>Social Highlights:</b>  <b>Holiday Carriage Rides (coming soon)</b> <ul style="list-style-type: none"> <li>December 2025: Dates TBD</li> <li>Check Herald Ad for info</li> </ul>
9	10	11	<b>Note: 4th Fence Payment Due Oct 30</b>
16 AL DAY  	17	18	 <b>Join the Social Committee:</b> Socialcommitteehomestead@gmail.com  <b>Connect with us:</b> Website: <a href="http://Homesteadinthewillows.org">Homesteadinthewillows.org</a> Facebook: Homestead in the Willows HOA
23	24	25	
30 T ER MENT		31	

# INJECTING CONFIDENCE®

aesthetic medicine



BOOK NOW    REVIEWS  
MENTION HOMESTEAD FOR  
**\$100 OFF!\***

## FEATURED SERVICES

- BOTOX® AND FILLER
- EMFACE®
- NON-INVASIVE FACIAL REJUVENATION
- OPUS® PLASMA LASER RESURFACING
- POTENZA® RF MICRONEEDLING
- SCULPTRA®
- OZEMPIC®/SEMAGLUTIDE
- HYDRAFACIAL
- HAIR RESTORATION
- SPA FACIALS
- BBL/IPL FACIALS
- EXOSOMES
- MEDICAL GRADE SKINCARE
- AND MORE!



**KATIE GUEST, RN BSN**  
OWNER AND MASTER INJECTOR

HELPING YOU LOOK AND FEEL  
*Mysteriously Fabulous*  
SINCE 2017!

\*New patients only, \$300 minimum purchase



@injectingconfidence



info@injectingconfidence.com



720.739.3690



720.734.1230

## Unofficial ACC Meeting Minutes September 9, 2025

### ACC Appeal:

Acct 745 – Homeowner contested ACC denial of his submitted driveway request for small squares. It was narrowed down that the scale and size of individual slabs on a driveway should be clarified. The RIGs will be rewritten to allow for 1 or 2 vertical control joints on a driveway, with an individual slab being no smaller than 6' in width and 7' in length, and all slabs must be the same size, scaled appropriately to the home.

- **It was also determined during this discussion that the RIGs should be modified to allow brushed driveways so long as the brushing is all horizontal with no patterns.**

### Reviewed Applications:

Acct 774 – Major addition for model with a side-load garage, which changes the overall aesthetic of the addition from the front. The ACC will go back to the homeowner with some concerns and suggestions.

Acct 673 – Homeowners doing backyard patio work, to include new fireplace, extension of patio floor, pathways, etc. ACC approved as submitted.

Acct 531 – Homeowners modifying major addition app to request Shake Shingle siding on front elevation only. The ACC denied this request as the RIGs state all 4 sides of an elevation should match.

Acct 726 – Homeowners submitted an app for major landscaping for work already done. The ACC reviewed the app and decided it would have been denied because there is too much rock throughout the front yard. ACC Manager to send out denial with suggestions of how to soften the overall appearance.

Acct 346 – Major landscaping approved, but for replacing walkway with stamped concrete.

5 additional applications submitted with pre-approved elements and approved without need for discussion.

### General Discussion:

#### 1)Fences

- ACC decided vertical picket sizes can be 4" or 6." No smaller or larger.
- ACC determined that a fence must consist of all of the same elements; no mixed material (ie – composite and wood)
- ACC determined that a fence must consist of all of the same elements; no mixed material (ie – composite and wood)
- Clarified that PVC / Vinyl is not approved for fence, but composite is ok

**Next Meeting** – September 23 at 12pm



## **WATERKETCH SPRINKLER**

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

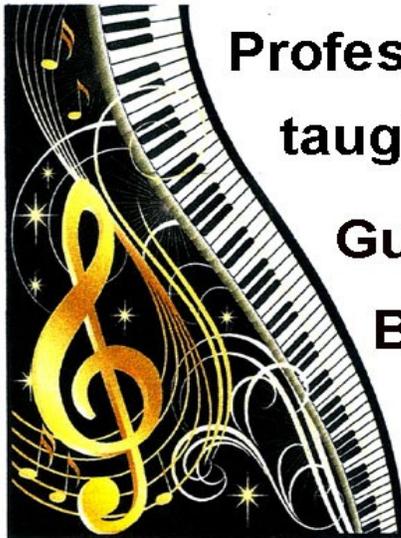
We also do residential repair work.

**303-660-8360**

**SINCE 1985**

**WATERKETCHSPRINKLER.COM**

## **Encore Music Academy**



**Professionally, conveniently  
taught in your home**

**Guitar, Piano/Keyboard**

**Bass Guitar, Viola**

**Call 720-520-3800**

# Carrie PENALOZA

*For Centennial City Council*

*Dear Homestead Neighbors,*

My husband, Rich, and I chose this remarkable neighborhood as the best place we could find to raise our daughters. We love Centennial's sense of community and are grateful for the years they spent at Homestead Elementary and swimming for the Homestead Hurricanes. And, now as empty nesters, we enjoy walking our dog Pumpkin in the open space and meeting our neighbors as we do. It's just a wonderful place to live.

I'm running to represent you on Centennial City Council because I want our community to continue to thrive. I'm committed to public safety, to increasing walkability throughout our community, and working to protect affordability where possible. I'd love to talk with you individually if you have any questions and would appreciate your support in the upcoming election.

*Warmly, Carrie*

**CarrieForCentennial.com • CarrieForCentennial@gmail.com**





### Windows

Double lifetime warranty on most of our windows and doors.



### Siding

We offer factory direct pricing and flawless execution on installation.



### Roofing

Our roofing installers will assist in choosing the right materials for the job.



### Painting

Our painting service begins with complete prep of woodwork for a solid foundation.

[LEARN MORE](#)



## Say Hello to Curb Appeal in Homestead

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

Proud Homestead Resident

Supporter of the Swim Team



Call Today For a Free Estimate  
**303-984-6159**



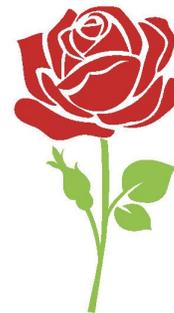
# MAINTENANCE MORNINGS

**Join the Volunteer Crew at the War Memorial Rose Garden  
Saturdays until the snow flies!  
8:30-10:30 am - drop in anytime  
5804 S Bemis St, Littleton, CO 80120**

Join us for weed pulling, beetle removing, deadheading  
and more at the garden. Training provided.



**No RSVP required.  
Questions? Contact Lisa Howell  
lhowell@ssprd.org // 303.721.8478**





- 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  
14-year Homestead Resident

Schedule a FREE Consultation

Call/Text 303-921-8228 | [aviva-medspa.com](http://aviva-medspa.com)

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

Book  
Online



AVIVA  
Med Spa

## **HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION**

Regular Board Meeting September 8, 2025 – Unofficial Minutes

**CALL TO ORDER:** Vice President, Ginny Karlberg called the meeting to order at 6:35pm. Present were Treasurer, Steve Bell; Secretary, Eric Kemp; Member at Large, Stuart Siekmeier; Business Manager, Katie Kidwell, ACC Manager, Emily Maxfield; Landscape Manager, Nancy Bauer; and Pool Manager, Shannon Ricca. Swim Team Parent Representative, Nevienna Manning attended via Zoom.

**RATIFICATION OF BOARD ACTIONS:** Eric moved to ratify the board action of August 27, 2025 as recorded in the August minutes. Stuart seconded the motion which passed unanimously.

**APPEALS HEARING RESULTS:** There were no appeals.

The Minutes of August 11, 2025, regular meeting were approved as read.

### **COMMITTEE REPORTS:**

**SWIM TEAM:** Nevienna thanked the Board and office staff for their support during the swim season. The Swim Team would like to upgrade the sound system at the North Pool, which is currently connected by wires looping along the top of the pool fencing. The wiring is exposed to weather and the irrigation system, making it easily damaged. Since the concrete deck at the North Pool is scheduled for replacement in 2026, the Swim Team Board believes it would be an ideal time to upgrade and place the lines underground. They have a proposal to complete the work for \$16,000 and asked if the HOA could contribute to the cost. The Board suggested that the Swim Team solicit donations toward the expense and made no financial commitment. However, the Board agreed to include the Swim Team and their sound consultant in meetings prior to the demolition of the North Pool deck, so that even the current wiring could be laid underground.

**SOCIAL COMMITTEE:** No report.

*(Continued on page 26)*

*(Continued from page 25)*

#### MANAGER REPORTS:

**POOL:** Front Range Recreation Manager Shannon Ricca reported that the South and West Pools are closed for the season; covers are on the pools and furniture has been stored. The North Pool will remain open for swim practice for the ACES Swim Team and will be maintained through October or until ACES ceases fall outdoor practices. Staffing has been arranged for the 50th Anniversary celebration.

**TENNIS:** Manager Jill Ellsworth submitted a written report. Adult USTA leagues have finished for the season. Advantage You will continue to hold drills at the North Courts.

**LANDSCAPE:** Manager Nancy Bauer reported that the Dry Creek retaining wall has been completed. Matt's Maintenance pruned dead branches along Homestead Parkway, Tract C, and Easter Avenue, and completed an eight-foot clearance of all trees along sidewalks on Homestead Parkway and Easter Avenue. The HOA grounds maintenance contract is up for renewal, and Colorado Designscapes provided a more favorable quote than other competing companies. The Board agreed to renew with Designscapes. The Board noted how fortunate Homestead is to have vendors like Designscapes, Pagett Electric, and Vessa Plumbing and Heating, who live in the neighborhood and offer discounted rates to the HOA. Nancy also obtained quotes to crack seal the North and South parking lots before winter.

The Board authorized Nancy to proceed. Many pet waste stations have been damaged, broken, or graffitied. Nancy had to spend \$1,400 on repairs. The company that services the waste stations asks that pet owners and other residents refrain from using the receptacles for trash other than dog waste. The liners are flimsy and tear when items such as kitty litter, coffee cups, and take-out containers are placed in the receptacles.

Nancy and the Board discussed hiring a firm that performs civil engineering investigative work to examine the North Rec drainway. The company would provide a report establishing a comprehensive understanding of sidewalk erosion and storm sewer runoff, and offer the HOA a clear path forward for resolving the current sinkholes and erosion.

The Board and Nancy discussed the possible cost of replacing the failed drain, the challenges involved, and the cost of the study (\$2,500). The Board agreed that if the evaluation provides the HOA with a variety of solutions and their associated costs, it would likely be a wise investment. The area has undergone many fixes over the years, and finding a lasting solution would benefit the community.

*(Continued on page 27)*

*(Continued from page 26)*

The HOA sprinkler system has been renovated section by section over the past 15 years and is now 60% complete. The demands on the system are significant, as Homestead has 15 acres of greenbelt to water. The Board discussed how long they should continue renovating versus upgrading the system. Can WaterKetch provide metrics that show the advantages of upgrading? Steve and Eric are working with WaterKetch to provide options for more fiscally responsible options regarding the operation and maintenance of our irrigation system. The Board also discussed areas where turf could be removed to save the Association money.

**ACC/COVENANT TASKFORCE:** Manager Emily Maxfield reported that the committee is functioning well. Thanks to the volunteers' willingness to evaluate applications frequently, many are being completed well before the 30-day period allotted in the Governing Documents. However, Emily wants to make sure homeowners are aware the ACC has 30 days to review as some applications require more time. Two owners who were cited for driveway replacement three years ago failed to complete the work within the allotted time. Stuart moved, and Ginny seconded, a motion to fine the owners for failure to complete the work within the agreed-upon time frame. The motion passed unanimously.

**BUSINESS:** Manager Katie Kidwell reported on collections and the relocation of two flock safety cameras. The Board also agreed to a minor exception to the split rail fencing adjacent to greenbelts and walkways.

**FINANCIAL REPORT:** Treasurer Steve Bell had reviewed and approved the August financial statements which can be found on the HOA website.

**OLD BUSINESS:** There was no old business.

**NEW BUSINESS:** There was no new business.

**ADJOURNMENT AND CALENDARING:** The meeting adjourned at 8:38pm. The next regular Board Meeting will be on Monday, October 13 at 5:30pm at the Business Office.

**Homestead Realtor/ Resident  
since 2009**



303.588.9141  
[www.lynnpricerealtor.com](http://www.lynnpricerealtor.com)

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



## SERVICES

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

**ARBORIST CONSULTANT:** Jim McGannon.

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

**Contact** [forestermcgannon@gmail.com](mailto:forestermcgannon@gmail.com)  
**303-526-1118, coloradotreearborist.com**

**MILE HIGH HOME SERVICES:** Professional Cleaning Service. Thorough and reliable with competitive rates.

**Call Susan 303-794-6805**

### SODERSTROM'S PROFESSIONAL

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

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

**CO EXECUTIVE DRIVER:** \*Private Airport / Special Event or wherever "Life" takes you  
Transportation [coloradoexecutive.com](http://coloradoexecutive.com)  
I'm your neighbor and want to be your personal driver. Thank you.

**Don (720) 969-5386**

## TEEN SERVICES

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

**HOME SERVICES:** Are weeds or dog poop overwhelming you? 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:** Responsible teen with driver's license providing personalized nurturing and reasonably-priced pet care.

**Text Zoe: (915) 248-8544**

**POWERWASH SERVICES:** Do you have dirty, smelly Trash Cans or need your Driveway cleaned? I would love to help! See our Instagram page [powerwashers25](#)

**Call or Text: Maddox (720) 926-3397**

**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**



## Sanchez Painters LLC

**We Are Insured**

Spray, Roll or Brush application	20 years of Experience
Commercial/Residential	Exterior/Interior

Additional services offered  
Kitchen Cabinets, Staining, Decks, Fences, Power Washing

Call Christin for a Free Estimate

720-854-8066      sanchezpainters3@gmail.com

## STUART INSURANCE SERVICES

HOME • AUTO • LIFE

---

25 Years in Business - Call Today!  
Longtime Homestead Resident



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

7600 East Arapahoe Road, Suite 302  
Centennial, CO 80112







and many more...

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



"Your BEST automotive buying experience"

## Get Your Next Vehicle The Easy Way!



Lease or buy ANY NEW or USED VEHICLE without the hassle. Jim can get vehicles for you and your business.



No pressure, hidden fees or sales games. Just first-class service that doesn't cost more.



Jim handles everything from test drives, at home deliveries, paperwork, and more!



Comfortably shop a variety of vehicles inside our 20,000 SQFT climate controlled showroom.

Centennial Leasing & Sales is locally owned and has been providing "Your BEST Automotive Buying Experience" since 1984.

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

Scan the QR code to get in touch!




AYMILLER ACCOUNTING SERVICES

# ACCOUNTING & TAX SERVICES

EXPERT ACCOUNTING SERVICES

ACCOUNTING  
TAX  
BOOKKEEPING  
PAYROLL  
AP/AR MANAGEMENT

**AYMILLER.COM**

ABBIE@AYMILLER.COM  
646-598-9848

LOCAL HOMESTEAD RESIDENT



SATURDAY  
**JUNE**  
**7**  
 8 a.m. - Noon

Hosted by the City of Centennial,  
 Jacobs, Terracare Associates and  
 South Suburban Park & Recreation District

**FREE YARD WASTE RECYCLING** - Centennial residents are invited to drop off tree limbs, branches, firewood, logs (under 10" in diameter), and dead shrubs for free recycling. Unloading is self-service, so please come prepared.

**DROP-OFFS**

**EAST SIDE**  
 Public Works Facility  
 7272 S. Eagle St.

**WEST SIDE**  
 Willow Spring  
 Service Center  
 7100 S. Holly St.

Wait times may reach 30 minutes during peak periods.

**303-325-8000**  
 centennialco.gov

**IDs will be checked**—this event is for Centennial residents only.

Commercial or business loads are not allowed, including U-Hauls or trailers with large quantities.

Items not accepted include: commercial loads, U-Haul trucks, lumber, salvage materials, logs over 10", leaves, grass, pine needles, fence posts, and root balls.

**FREE MULCH** will be available at the Willow Spring Service Center throughout the event, and the Public Works Facility will have mulch available starting at noon, while supplies last. **Bring a tarp and shovel.**



**BUSINESS OFFICE HOURS**  
**Monday, Wednesday, Friday**  
**9am — 3pm**

**Phone:** (303) 793-0230

**Email:** [businessmgr@homesteadinthewillows.org](mailto:businessmgr@homesteadinthewillows.org)

**Address:** 5896 E. Geddes Ave

**Questions about exterior changes to your property**

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

**If you received a letter about your property**

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

**If you have a concern about a property**

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

**WEBSITE:**

**[www.homesteadinthewillows.org](http://www.homesteadinthewillows.org)**

**INSTAGRAM**

[homesteadinthewillowshoa](#)

**FACEBOOK**

[Homestead in the Willows HOA \(private group\)](#)