



Homestead in the Willows

Homestead Herald

NOVEMBER 2025 Volume 49 #11

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



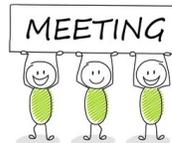
12th ANNUAL HOMESTEAD COMMUNITY TURKEY TROT

Thanksgiving Day 9:30 am

Come join us for our Annual fun walk/run on Thanksgiving Day. Race starts at 9:30am Bring the kids and meet in the back parking lot of Homestead Elementary. We have a mapped out 4-mile course for those of you who want to make sure you get your miles in before the feast. Or you can stay on our side of Dry Creek and stick to the open space for an approximately 2-mile course. Two water stations will be available on the route.



DECEMBER
HERALD
DEADLINE IS
NOVEMBER 15



NEXT REGULAR
BOARD MEETING
NOV 10, 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

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.

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.

OFFICE CLOSED
FRIDAY, NOVEMBER 28, 2025

TABLE OF CONTENTS:

ACC7,9
 Calendar.....16,17
 Landscape Logic.....12,13
 Minutes.....25,26,27
 Services29
 Snow Removal.....5
 Swim Team.....31
 Teen Services.....29
 Turkey Drive.....11
 Winter Wishes11



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

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 15th of the month prior to publication.

Email the Business Office.

CALL TO REPORT:

Waste Connections (HOA Trash Co)

303-288-2100

Airport Traffic Complaints

303-790-4709

Centennial City Services (24/7)

303-325-8000

Vandalism or Speeders

303-795-4711

Street Light Problems:

Email: <https://www.centennialco.gov>

Barking Dogs

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



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





HOA Reminder

Snow Removal on Community Greenbelts and Sidewalks

The HOA will provide a limited amount of snow removal on the community greenbelt paths and some sidewalks. Snow will be cleared from these areas after an accumulation of 3 inches and the snow has stopped. Homeowners are reminded that just because a path is cleared of snow it is not a guarantee of safe passage.

“Snow and ice removal was initiated in a trial last winter and was received with much appreciation from many homeowners. The Board continues to acknowledge that not all residents believe snow removal is necessary, but the majority of feedback is in favor of snow removal. As was discussed at the annual meeting, a community vote is not required to commence snow removal.

The neighborhood foliage has changed significantly with mature trees shading many sidewalk areas, especially the major thruway of Easter. Once a major snow is not cleared, significant areas that never get sun remain snow- and ice-packed for the remainder of the winter. Homestead has many walkers of all ages, many of whom resort to walking in the street when the sidewalks are icy. This is extremely dangerous.

The Board has fully researched all legal issues and accepted the legal recommendation to regularly remind homeowners that just because a path is cleared of snow, it is not a guarantee of safe passage. The Board agreed to accept the Snowology snow removal contract for 2025-26.”

Per the City of Centennial - “in the interest of public safety and the absence of a City ordinance, the City strongly encourages citizens to remove snow from the sidewalks adjoining their property within 24 hours after a snowstorm ends. ”



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

Unofficial ACC Meeting Minutes

Date: September 23, 2025

Place: HOA Office

Time: 12 pm

16 applications reviewed

14 Approved: 3 major additions, 2 expansion or enclosure requests, 4 driveways, 1 landscape, 1 window, 1 roof, 1 back patio, 1 fence

2 Denied:

Request to use PVC fence rails mixed with wood posts for fence,

Prefabricated pergola request – no metal structures allowed

Final Inspection Discussion: Account 054 – Application to repaint home was approved. Final inspection showed that an element was not in compliance with the terms of the application. ACC Manager to notify homeowners what is needed to pass final inspection.

Driveways: Effective 9/25, the Residential Improvement Guidelines were updated to reflect changes to driveway replacements. The ACC will allow one or two vertical control joints per driveway; however, there are strict measurements as to the sizes of slabs. The ACC's goal is to ensure that driveways remain proportional to the homes and blend into the property landscape.

Reminder to homeowners:

·Slider windows are not approved

·Grids must be on all front and side elevation windows

Any applications containing these requests will cause delay in the application process. Noncompliant windows are expected to be brought into compliance when replacing or adding windows on a home.

Next Meeting – October 8, 2025 at 11:00 am in the HOA Office

**Homestead Realtor/ Resident
since 2009**



303.588.9141
www.lynnpricerealtor.com

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



Unofficial ACC Meeting Minutes

Date: October 8, 2025

Place: HOA Office

Time: 11 am

19 applications reviewed

16 Approved: further review of 1 previous applications, 3 landscaping, 2 backyards, 1 front door, 1 fence, 2 paint, 1 retaining wall, 1 front porch, 1 windows, 1 playground, 1 antenna, 1 egress window

0 Denied

3 need more information: 1 garage expansion, 1 deck, 1 landscaping

Reminder to homeowners:

·Standard grey concrete or concrete pavers for walkways

·River rock not approved for large areas in lieu of sod, and mulched or rocked spaces must have significant planting within. Cannot be just rock or mulch.

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

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



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



**THINKING ABOUT
SELLING?**

Kyle Can Help!

WHY HIRE KYLE?

- 20 Years as a Colorado Realtor®
- Degree in Finance
- Sold \$31,682,600 of CO Real Estate in 2024
- Homestead Resident Since 2008



KYLE MALNATI
BROKER ASSOCIATE

303.358.4250
Malnati@Kentwood.com



All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.



HOMESTEAD ELEMENTARY

TURKEY DRIVE AND SIDES

Freezer space is tight - help us keep it light! No room for turkeys, but plenty of room for kindness. Please consider donating a \$20-25 grocery store gift card in place of a turkey this year.

Traditional sides are still needed. - thank you for helping our families celebrate a holiday meal together!

We are collecting the following items:

- Rolls/Biscuits
- Dressing
- Boxed Dessert Mixes
- Canned Vegetables and Fruits
- Cranberry Sauce
- Boxed Mac + Cheese
- Canned Corn
- Canned Gravy
- Mashed Potatoes

NOVEMBER 17TH, 18TH AND 19TH

GIFTS ARE DUE
DECEMBER 5th!

Homestead Elementary

WINTER WISHES

The Winter Wishes program brings holiday joy to children in our community who might otherwise go without. This year, our goal is to fulfill holiday wishes for 50 families. By signing up to purchase a gift, you can help create a memorable holiday for a child in need. Join us and spread the joy!

Sign-Up 11/21

SIGN UP NOVEMBER 21ST!

NOVEMBER 21ST - DECEMBER 5TH

<https://www.homesteadptco.org/community-outreach>

Landscape Logic

Nancy Bauer

Getting Ready for Winter

The plants in our landscapes are transferring energy to their root systems, preparing for winter, and getting ready for spring growth. We can also get our landscapes ready for the onset of winter. The following suggestions may help you with a winter preparation 'checklist':

Lawns

*Mow at a two-to-three-inch height. 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 attention to exposed slopes, south or west facing exposures. These areas can become excessively dry and may be prone to spider mite infestation.



Trees

*Wrap trees for winter Sudden fluctuations of temperature and water loss during winter can damage the bark of young thin-barked trees by killing new tissue. Sunscald injury usually appears on the southwest side of trees. Young honey locust, birch, maple, crabapple, and other thin-barked trees can be protected from sunscald by providing adequate water during winter months

and using tree wrap for the first 2-3 years after trees are planted.

The tree wrap will need to be removed in mid-April to prevent insect damage.

* Dead limbs can be pruned any time.

*Dispose of diseased leaves, especially if you had insect or disease problems this summer. Left on the ground, they can re-infect your plants in spring.

*If possible, water trees once per month, but only when air temperatures are above 40 degrees and 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 prevents the crowns from winterkill.

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

Mulch

*With roses, it is important to protect the crowns, before the first hard freeze occurs; a mixture of soil and leaves or pine needles covering the first 6-8" above ground works well.

*After soil has frozen, mulch other flowerbeds and specimen plants. Shredded wood products or leaf compost makes good mulch.

(Continued on page 13)

(Continued from page 12)

Watering

*In dry winters, all shrubs benefit from supplemental watering, but trees and shrubs planted this summer are still adapting and need more water than plants that have been in the soil for at least one year.

*For more information on watering during the winter, see CSU Extension Fact sheet # 7.211 "Fall and Winter Watering".



Tool and Planters

*Take time to clean, oil and sharpen your gardening tools. Wash them with soap and water, using a wire brush to remove stubborn soil deposits. Steel wool is useful to remove rust.

*Sharpen pruners and shovel blades. This is also a good time to remove and sharpen mower blades.

*Before storing tools, wipe with a lubricating oil to prevent rust.

*Remember to empty ceramic pots to prevent cracking caused by freezes and thaw cycles.

CENTENNIAL LEASING & SALES

"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!



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



Google 4.9 ★★★★★ BBB 5.0 ★★★★★
Facebook 5.0 ★★★★★ Nextdoor 80+ ★★★★★

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

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



**Call Us to Give Your Home a
Holiday Glow-Up!**



**720-907-4064
CentennialPainters.com**



**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
and sign up for the weekly bread drop alert to
see whats baking next.

www.sprucehousebread.com
OVER 50 FIVE STAR GOOGLE REVIEWS

**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



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

\$300
Complete
Exterior
Paint Job

\$150
Interior
Paint
Job

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

STUART INSURANCE SERVICES

HOME • AUTO • LIFE

25 Years in Business - Call Today!
Longtime Homestead Resident



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

7600 East Arapahoe Road, Suite 302
Centennial, CO 80112



TRAVELERS

Safeco

PROGRESSIVE

and many more...

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

ADVERTISING RATES

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

Display Ads:

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

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.

SUN	MON	TUE	WED	THU
 2 FALL BACK	3	4	5 NATIONAL DONUT DAY 	
9	10	 11 VETERANS DAY	12	
16	17	18	19	
23/30	24	25	26	

	FRI	SAT	
			<p>1</p> <p>SOCIAL HIGHLIGHTS:</p> <p>TURKEY TROT - HOMESTEAD ELEMENTARY</p> <ul style="list-style-type: none"> • NOVEMBER 27 - 9:30AM • BACK PARKING LOT • 2-MILE AND 4-MILE LOOPS
6	7	8	<p>HOLIDAY CARRIAGE RIDES (COMING SOON)</p> <ul style="list-style-type: none"> • DECEMBER 2025: DATES TBD • CHECK HERALD AD FOR INFO
13	14	15	<p>  </p> <p>JOIN THE SOCIAL COMMITTEE: SOCIALCOMMITTEEHOMESTEAD@GMAIL.COM</p>
20	21	22	<p>CONNECT WITH US:</p> <p>WEBSITE: HOMESTEADINTHEWILLOWS.ORG</p> <p>FACEBOOK: HOMESTEAD IN THE WILLOWS HOA</p>
 <p>27 TURKEY TROT</p>	28	29	<p><i>November</i></p>



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

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

HOLIDAY OPEN HOUSE
SAT., NOV. 8TH

Check Our Website for Exciting Updates!

Curate
 A LOCAL MERCANTILE

SHOP 100+ LOCAL VENDORS

Two Locations!
 Centennial & Aspen Grove

SHOP
small & local

CurateMercantile.com

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





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.



TINA PARKS

real estate professional

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

Hi, I'm Tina



Scan me

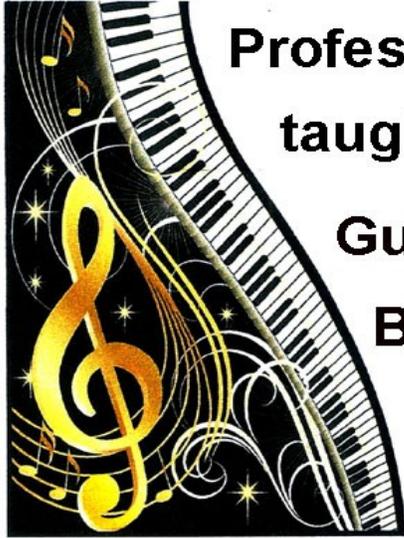


Tina Parks
Friend | Trusted Advisor | Neighbor
Top Producing Agent



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

Encore Music Academy



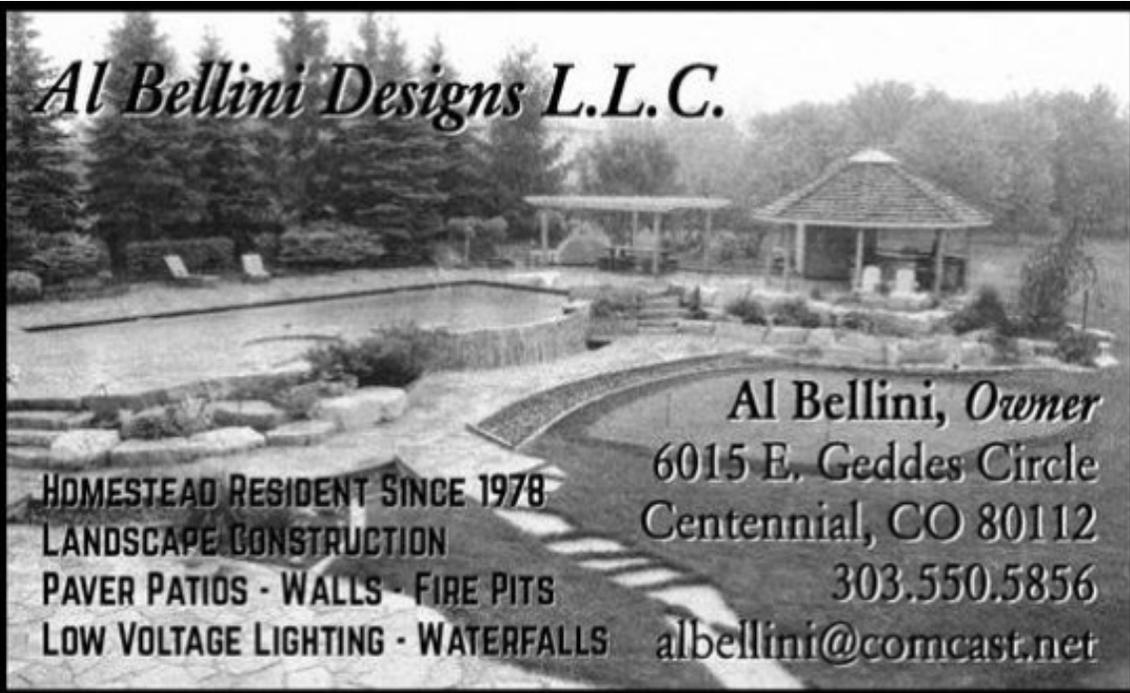
Professionally, conveniently
taught in your home

Guitar, Piano/Keyboard

Bass Guitar, Viola

Call 720-520-3800

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

SANTA'S COMING TO
Homestead



7281 S Pontiac Way

December 6th 3pm-5:30PM

SNACKS, TREATS, DRINKS & CHEER

As realtors and residents of Homestead, it is our #1 goal to promote community. Please join us and add a little Christmas magic to your holiday season!
Any and all are welcome!



ELIANDKIKI.COM



HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting October 13, 2025 – Unofficial Minutes

CALL TO ORDER: President, Robb Origer called the meeting to order at 5:34 pm. Present were Secretary, Eric Kemp; Member at Large, Stuart Siekmeier; Business Manager, Katie Kidwell, and Landscape Manager, Nancy Bauer; Vice President, Ginny Karlberg and Treasurer, Steve Bell attended the meeting via Zoom.

RATIFICATION OF BOARD ACTIONS: Eric moved to ratify the board action of October 10, 2025, as recorded in the September minutes. Stuart seconded the motion which passed unanimously.

APPEALS HEARING RESULTS: There were no appeals.

The Minutes of September 8, 2025, regular meeting were approved as read.

COMMITTEE REPORTS:

SWIM TEAM: No Report. The Board discussed the Hurricane request for a donation toward a new sound system. They had some further questions which Business Manager Katie will email the parent reps.

SOCIAL COMMITTEE: No report. Although no homeowner stepped forward to lead the committee, each social event has a chairperson, and they are in touch with each other. The Board will ask them to submit budgets for their individual events.

MANAGER REPORTS:

POOL: Front Range Recreation submitted a written report and proposed 2026 budget. The report listed several repairs and equipment upgrades needed to keep the pools operating efficiently. The Board noted that given the age of the Association pools and the repairs needed, careful consideration will be given in incorporating them into the budget.

(Continued on page 26)

(Continued from page 25)

TENNIS: Manager Jill Ellsworth submitted a written report and proposed 2026 budget. The tennis events run by Advantage You at the 50 Anniversary celebration were greatly enjoyed. Trash cans have been removed from the courts and players are asked to take any trash from ball cans, drinks, etc. home with them for disposal. Windscreens and divider nets will be rolled up by November.

LANDSCAPE: Manager Nancy Bauer presented her proposed 2026 budget to the Board. The Board discussed the cost of the irrigation system renovations and whether increasing the pace of those renovations would result in savings in repairs. Nancy had also looked at removing more turf to save on water. She also recommended scoping the drain at the North Pool Complex that runs from Easter Ave. to Costilla Ave. and making repair decisions after the scope, which would cost about \$1200.

ACC/COVENANT TASKFORCE: Steve moved, and Ginny seconded a motion to file a lawsuit for covenant compliance on account 873. The board agreed they regretted having to do so but it was unfair not only to the surrounding homeowners but to all homeowners who comply with the regulations to allow the covenant violations to continue. The motion passed unanimously.

A new owner asked that the ACC deal directly with their designer and executive assistant rather than the homeowner himself. The board agreed that homeowners may not delegate or outsource their responsibility to obtain ACC approval to non-owner designers, contractors, or assistants. Because the Association's authority extends only to homeowners, it would have no recourse if a third party were to change or disregard the approved design requirements.

BUSINESS: Manager Katie Kidwell reported on collections and fence payments to date and presented a proposed budget for 2026. She also reported receiving complaints about a property that keeps multiple cars on their driveway and in the street surrounding the property. The ACSO has required the owners register the cars, but surrounding homeowners wonder why the owners are allowed to keep a collection of cars that never seem to move all over the property. The HOA had addressed this issue with the owners before and is limited in its enforcement capability. Katie also consulted the HOA attorney about whether the HOA could draft a rule to limit the number of cars stored on a property. While the HOA could adopt a regulation about the number of cars, nothing would prohibit the owners from moving the excess onto the street where they already store 4 or 5 cars at any given time taking advantage of the lack of any limitation by the City of Centennial.

The Board agreed to send the owners a letter asking them to please hear the frustration of their neighbors and remove several cars to off-site parking. The Board also agreed to continue to investigate its options to resolve this issue with the ACSO and attorney.

(Continued on page 27)

(Continued from page 26)

FINANCIAL REPORT: Treasurer Steve Bell presented the Board with a spreadsheet showing the reserve fence funding and savings account for future maintenance and rebuilding. The Board will continue to collect assessments to fund the Perimeter Fence Maintenance Reserve Account so that when the time comes to replace the existing fence, no special assessment will be needed.

Steve also discussed the increasing cost of capital expenditures as the Board replaces the aging amenities throughout the neighborhood. Steve has updated the 2017 Reserve Study to reflect which elements have been replaced, their expected useful life, projected replacement year, and cost.

OLD BUSINESS: The Board discussed the HOA website, actions to increase knowledge about ACC requirements and how to submit applications as well as recruiting additional members for this vital committee.

NEW BUSINESS: There was no new business.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 7:28 pm. The next regular Board Meeting will be on Monday, November 10th at 5:30pm at the Business Office.

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 Realogy 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. 04/20 YZ3_CDO_7/20



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.

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
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



- 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

Mention this ad for a Homestead resident discount

Book
Online



AVIVA
Med Spa

WE ARE

HIRING!



Be a Coach for the 2026 season and have a swim-tastic Summer!

We are looking for coaches who will be enthusiastic coaches, teachers, and role models for our neighborhood swimmers.

Submission & Process Requirements:

- Submit Resume to **homesteadhurricanes.swimteam@gmail.com**
- Deadline - **December 15, 2025**
- Applicants will be contacted for interviews over the holiday break in early January 2026
- Have Questions? Email address as referenced above.

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

Phone: (303) 793-0230

Email: businessmgr@homesteadinthewillows.org

Address: 5896 E. Geddes Ave

Questions about exterior changes to your home or property

Email: homesteadacc@gmail.com

If you have a covenant concern about a property

Email: hoacovenants@gmail.com

WEBSITE:

www.homesteadinthewillows.org

INSTAGRAM

[homesteadinthewillowshoa](#)

FACEBOOK

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