



Homestead in the Willows

# Homestead Herald

**DECEMBER 2025** Volume 49 #12

A Covenant Controlled Community for the Benefit of All  
[www.homesteadinthewillows.org](http://www.homesteadinthewillows.org)



## HOMESTEAD HOLIDAY RIDES

SEE PAGES 12 AND 13 FOR MORE INFORMATION



JANUARY  
HERALD  
DEADLINE IS  
DECEMBER 15



NEXT REGULAR  
BOARD MEETING  
JAN 12, 2026 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.

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**HOMEOWNER DUES ASSESSMENTS**

Will be mailed the first week of January and will be due on March 1, 2026.

Please contact the Business Office at

303-793-0230 if you do not receive your

assessment by mid-January.

**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



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## **Get Ready for Your 2026 Project with the ACC!**

We invite you to the ACC Open House at the HOA office on  
January 28, 2026 from 6-8 pm.

Whether you're planning a big renovation or a small upgrade, this is your chance to get ahead! Come chat with the ACC, ask questions about your ideas, explore preapproved design elements, and get expert guidance before submitting your application.

Our goal is to help you gather everything you need for a smooth approval process, so you can book contractors on time, avoid delays, and save money by being fully prepared! You're welcome to provide questions ahead of time to be addressed that evening by reaching out to the  
ACC Manager at

[accmgr@homesteadinthewillows.org](mailto:accmgr@homesteadinthewillows.org).

**Let's make your 2026 project a success!!**



# HOMESTEAD LET IT GLOW

## HOLIDAY LIGHTS CONTEST

Enter Your Home By 12/15/24

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**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>



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\*Must respond by December 31, 2025 to receive offer.



## Unofficial ACC Meeting Minutes

Date: October 21, 2025

### **8 applications reviewed:**

**6 Approved:** 2 major additions, 1 windows, 1 deck/staircase, 1 paint, 2 roofs

**2 Denied:** 2 front door

**1 need more information:** 1 windows

### **Reminder to homeowners:**

· If you do not have a signed application with direct approval, do not proceed with any orders or work. Preliminary authority may be given for major projects, but all elements must be approved directly via application.

Date: November 5, 2025

### **11 applications reviewed:**

**8 Approved:** further review of 3 previous applications, 1 siding, 1 front door, 1 paint, 1 hot tub, 1 fence, 1 windows

**1 need more information:** 1 driveway expansion

**1 Denied:** roofing material denied in that the requested roof did not resemble wood shake and the size of tile was not in proportion to the specific home

### **Reminder to homeowners:**

·The Board of Directors reiterated in the November 2025 Herald that homeowners may not delegate or outsource their responsibility to obtain ACC approval to non-owner designers, contractors or assistants. This is because the HOA and ACC authority extends only to homeowners, and the HOA would have no recourse to any changes made to or disregard for ACC approval.

December meeting—12/11/2025



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- **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*



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 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

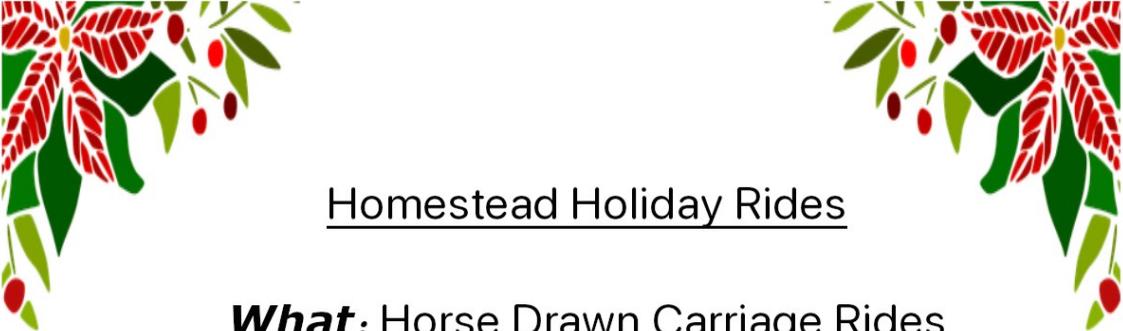
**Deadline is the 15<sup>th</sup> of each month preceding publication.**

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 4<sup>th</sup> month free.**



## Homestead Holiday Rides

**What:** Horse Drawn Carriage Rides

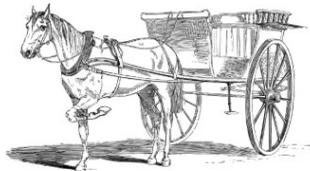
**When:** Sunday, December 21st

*\* Rides leave every 10 minutes as listed on the form*

**Where:** North Pool

**Cost:** \$10 per person (3 & under free)

*\* Reservations required*



**2025 Homestead Holiday Rides**  
**Horse Drawn Carriage Rides Reservation Form**

First & Last Name \_\_\_\_\_

Street Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

# of Tickets(\$10 each) \_\_\_\_\_ # of Children 0-3 (free) \_\_\_\_\_

*We will combine families to total 14 riders. Rides leave every 10 minutes.*

Place numbers **1<sup>st</sup>, 2<sup>nd</sup>, & 3<sup>rd</sup> etc.** next to your preferred **TIME** choices.

**Sunday, December 21<sup>st</sup>)North Pool Lot**

4:30	5:20	6:10	7:00
4:40	5:30	6:20	7:10
4:50	5:40	6:30	7:20
5:00	5:50	6:40	7:30
5:10	6:00	6:50	7:40

PLEASE RETURN THIS FORM W/ A CHECK PAYABLE TO: **Homestead HOA**  
 DROP @ **HOA office** (5896 E Geddes Ave)  
RESERVATIONS WILL NOT BE ACCEPTED BEFORE  
**SATURDAY, DECEMBER 13th @ 8:00am.**

**NOTE: RESERVATIONS REQUIRED; NOT ACCEPTED BEFORE 12/13 @ 8AM!**

**→As you deposit your form & payment, please write your name & drop time on the sign-up to note the order in which it was received.**

We will take reservations until the rides are full and try to accommodate as many families as possible. If there is bad weather, you will get an email (& post on HOA social media) of the cancellation & refund process.

**\*\*In the event that you cannot make your ride spot, YOU MUST find someone to fill your spot; REFUNDS are UNAVAILABLE.\*\***

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- 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.

SUN	MON	TUE	WED	TH
	<p>1</p> 	<p>2</p>	<p>3</p>	 <p>NATIONAL DAY</p>
<p>7</p>	<p>8</p>	<p>9</p>	<p>10</p>	
<p>14</p> 	<p>15</p>	<p>16</p>	<p>17</p>	
<p>21</p>  <p>CARRIAGE RIDES - NORTH POOL</p>	<p>22</p>  <p>CCHS WINTER BREAK BEGINS</p>	<p>23</p>	<p>24</p>	
<p>28</p>	<p>29</p>	<p>30</p>	<p>31</p> 	

	FRI	SAT	Winter
4 COOKIE	5	6	<b>SOCIAL HIGHLIGHTS:</b>  <b>HOLIDAY CARRIAGE RIDES</b> <ul style="list-style-type: none"> <li>• DECEMBER 21 - NORTH POOL LOT</li> <li>• STARTING AT 4:30PM</li> <li>• LAST CARRIAGE RIDE AT 7:40PM</li> </ul> <b>NOTE: RESERVATIONS REQUIRED - FORMS DUE NO EARLIER THAN DECEMBER 13 AT 8:00AM</b> <ul style="list-style-type: none"> <li>◦ FORMS CAN BE FOUND AT: <a href="http://HOMESTEADINTHEWILLOWS.ORG">HOMESTEADINTHEWILLOWS.ORG</a></li> <li>◦ \$10/PERSON - FREE UNDER 3</li> <li>◦ SUBMIT FORMS TO HOA OFFICE</li> </ul>  <b>JOIN THE SOCIAL COMMITTEE:</b> <a href="mailto:SOCIALCOMMITTEEHOMESTEAD@GMAIL.COM">SOCIALCOMMITTEEHOMESTEAD@GMAIL.COM</a>  <b>CONNECT WITH US:</b> <b>WEBSITE:</b> <a href="http://HOMESTEADINTHEWILLOWS.ORG">HOMESTEADINTHEWILLOWS.ORG</a> <b>FACEBOOK:</b> HOMESTEAD IN THE WILLOWS HOA
11	12	13 CARRIAGE RIDE FORMS ACCEPTED - STARTING 8:00AM	
18  NATIONAL UGLY SWEATER DAY	19	20	
25 	26	27	
			December



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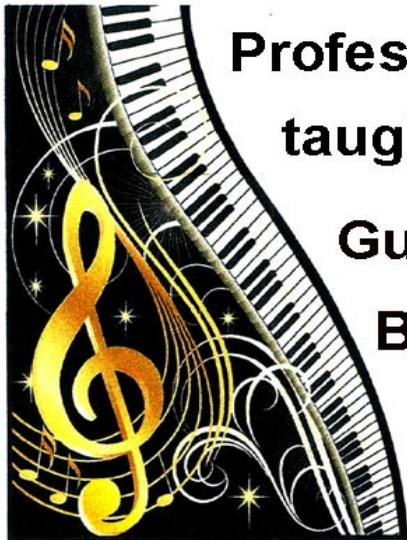
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**Questions? Contact Lisa Howell**  
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# HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting November 11, 2025 – Unofficial Minutes

**CALL TO ORDER:** Vice President, Ginny Karlberg called the meeting to order at 6:10 pm. Present were Secretary, Eric Kemp; Member at Large, Stuart Siekmeier; Treasurer, Steve Bell; Business Manager, Katie Kidwell, ACC Manager, Emily Maxfield; and Swim Team Parent Rep, Neviene Manning. President, Robb Origer attended the meeting via Zoom.

**RATIFICATION OF BOARD ACTIONS:** Ginny moved to ratify the board actions of October 27 and November 5, 2025, granting payment plans. Steve seconded the motion which passed unanimously.

**APPEALS HEARING RESULTS:** Account 148 had appealed a Covenant Taskforce citation. After discussion by the Board members Steve moved to deny the appeal. Ginny seconded the motion which passed unanimously. Account 054 had appealed a driveway citation. After discussion Robb moved to overturn the Taskforce citation, Stuart seconded the motion which passed unanimously. Account 485 appealed an ACC denial. After discussion Steve moved to deny the appeal, Stuart seconded the motion which carried.

The Minutes of the October 13, 2025, regular meeting were approved as read.

## **COMMITTEE REPORTS:**

**SWIM TEAM:** Parent Rep Neviene Manning responded to the Boards questions from the October meeting about the proposed sound system upgrade for the Swim Team. The sound engineer consulted by Swim Team does not recommend a wireless system upgrade because the wireless signal can be disrupted by other electronic devices, wireless systems can have a delay between the source and the audio speaker, wireless systems have a limited range that can be weakened by physical obstacles and wireless systems tend to be more expensive. Swim Team would like to proceed with a wired system but use their existing speakers to reduce the cost. The Hurricane Board is looking into fund raising methods and will keep the HOA board updated.

**SOCIAL COMMITTEE:** No report.

*(Continued on page 26)*

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**MANAGER REPORTS:**

**POOL:** No report.

**TENNIS:** Manager Jill Ellsworth reported that USTA rankings will be released in December. The Board reviewed the tennis budget line items with Jill.

**LANDSCAPE:** No report.

**ACC/COVENANT TASKFORCE:** Manager Emily Maxfield spoke about the plan to hold informational open houses for homeowners. The Board agreed late January would work and that Board members would attend as well. Emily reported that many large remodel applications require consultation with an architect. ACC volunteers have design experience but no training as architects and often have questions about the architectural drawings submitted.

The Board asked Emily to solicit a volunteer from the neighborhood but agreed they would consider using application fee funds to pay for consultations if affordable. Robb asked if the Board and ACC believed the committee would benefit from more volunteers. Emily replied that the current committee meets twice monthly and they are keeping up with applications. The Board agreed that soliciting additional volunteers was unnecessary. Emily suggested the Board read through the current Residential Improvement Guidelines to determine if there were elements they would like to remove from the approval process. The Board asked Emily to email them copies to review before the January meeting.

**BUSINESS:** Manager Katie Kidwell reported on collections and fence payments to date. A homeowner who had been late with his fence payment asked that his late fee to be waived. The Board agreed that all homeowners should be familiar with the payment schedule by now and declined to waive the fee. The property storing ten cars had not replied to the Board's letter to register all vehicles and to please move several to off-site storage. Two of the cars are still not registered. The Board agreed that a covenant violation should be issued requiring the owner to register the cars. The Board will monitor the property to ensure the cars are moved regularly. Otherwise additional covenant violations will be cited for storing inoperable vehicles on the property.

A previous Board had adopted a rule that all homes bordering greenbelts and walking paths retain the split rail fencing installed by Sanford Homes. Privacy fencing would not be allowed on those properties. Katie had updated the document with addresses and photos. Steve moved and Eric seconded a motion to adopt the updated document. The motion passed unanimously.

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**FINANCIAL REPORT:** Treasurer Steve Bell had reviewed and approved the October financial statements. Financial statements are posted on the HOA website monthly.

**OLD BUSINESS:** Steve led the Board through the 2026 budget he had prepared for the Association. The operating budget remains consistent with previous years. Pool expenses increased the most because the 2026 season is longer with an earlier Memorial Day and later Labor Day. The overall increase to the operating budget is 2%. The Reserve Expenses are much larger for 2026 than in previous years. This is due in part to the cost of replacing the cement decking around the North Pool and significant repair costs to repair and replace equipment at the North Pool.

Another significant expense is the irrigation system, which if replaced today would cost over \$1,000,000 so the Association continues to renovate section by section. Steve asked the Board to approve opening a separate reserve account to be used solely for the portion of dues collected each year as directed in the amendment to the governing documents for the repair and replacement of the Perimeter Fence. Ginny moved and Stuart seconded a motion to establish a separate bank account for the Perimeter Fence savings so that those funds are managed and invested separately from the General Reserve Fund. The motion passed unanimously. Ginny moved and Eric seconded a motion to approve the proposed 2026 budget with a 3% increase to the annual dues assessment. The motion passed unanimously.

Eric updated the Board members on the meeting held with a Web Performance Engineer to review the PayHOA platform regarding ACC applications. Goals are, making the online application process easier for Homeowners while still including the necessary information the volunteers need to review, faster approvals for pre-approved items, secure online recordkeeping, digital document governance and a homeowner dashboard to track the status of applications.

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

**ADJOURNMENT AND CALENDARING:** The meeting adjourned at 8:25 pm. The next regular Board Meeting will be on Monday, January 12 at 5:30pm at the Business Office.

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**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**

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**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**

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**9am — 3pm**

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

**Address:** 5896 E. Geddes Ave

**Questions about exterior changes to your home or property**

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

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

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

## **WEBSITE:**

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

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