



Homestead in the Willows

# Homestead Herald

**FEBRUARY 2026** Volume 50 #2

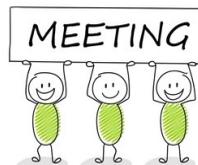
A Covenant Controlled Community for the Benefit of All  
[www.homesteadinthewillows.org](http://www.homesteadinthewillows.org)

## HOUSEKEEPING:

1. All holiday decoration & lights must be down within 30 days of the holiday.
2. Annual Meeting for all homeowners will be held in the Homestead Elementary Gym on Monday, March 9, 2026. The Board will again offer a drawing for a 50% refund of the 2026 dues for one attendee. Dues must be paid in full by March 1st to be eligible to win.
3. Please pick up after your dogs and use the waste stations. Leaving the waste is disgusting and becoming a problem!
4. Dues are payable by March 1, 2026. See page 7
5. Beginning January 2026, ACC applications and approvals will be handled electronically



MARCH  
HERALD  
DEADLINE IS  
FEBRUARY 15



NEXT REGULAR BOARD  
MEETING  
WEDNESDAY  
FEB 11, 2026 5:30PM



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**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

**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.  
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303-790-4709

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303-325-8000

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303-795-4711

**Street Light Problems:**

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

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**Pot Holes**

303-325-8000

**Hazardous Waste Pick-up**

1-800-449-7587

**Graffiti**

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5280 MAGAZINE



TEN-YEAR AWARD WINNER

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After many years of dedicated service to our community, our longtime Business Manager, Katie, will be retiring later this year. On behalf of the Board of Directors and the entire neighborhood, we want to take a moment to sincerely thank her for the care, consistency, and professionalism she has brought to this role.

Katie has been a steady presence in the day-to-day operations of our HOA — helping residents, supporting volunteers and committees, and ensuring the smooth administration of our community. Her institutional knowledge and commitment have made a lasting impact, and we are truly grateful for her years of service.

In the coming days, we will be posting the Business Manager position and welcoming interest from both qualified residents and external applicants. Our goal is to identify the right individual to carry this important work forward while ensuring continuity, transparency, and strong support for the neighborhood throughout this transition.

We will share more details about the position and next steps shortly. In the meantime, please join us in thanking Katie for everything she has done for our community and wishing her the very best in her retirement.

Sincerely,

The HOA Board of Directors—



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Malnati@Kentwood.com

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**SOLD**

\$610,000

**THANKS TO MY AMAZING CLIENTS - \$21,435,185 SALES VOLUME IN 2025!**

***You should have received your dues letter by now. Call the office if you haven't***

Dues of \$1694 single family home due March 1

Fence Payment of \$516.66 due April 30

***Please write two separate checks as they go to separate banks***

Townhome dues of \$691 due March 1

Our governing documents specify that dues be paid in full once yearly.

**Homeowners have two options to submit payment:**

1. Electronic (PayHOA): Register via [homesteadinthewillows.org](http://homesteadinthewillows.org) under the Dues and Assessment tab.

ACH: \$1.95 fee

Credit Card: 3.25% + \$0.50 fee

Use "Pay Now" on your dashboard.

2. Check: Mail or drop off with coupon to: Homestead in the Willows HOA,

5896 E. Geddes Avenue, Centennial, CO 80112.

Make checks payable to Homestead in the Willows HOA

If using online bill pay, list your property address as the account number

## **ANNUAL MEETING**

**Monday, March 9, 2026**

**7:00 pm**

The Annual Meeting for all homeowners will be held in the Homestead Elementary Gym on Monday, March 9, 2026.

The Board of Directors will again offer a drawing for a 50% refund of the 2026 dues for one attendee. Dues must be paid in full by March 1st to be eligible to win.

**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.

***View on our website in color.***

News items or advertisements must be submitted by the 15th of the month prior to publication.

Email the Business Office.

# Homestead Realtor/ Resident since 2009



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



## Board Volunteers Needed -Your Community could use your Help!

Do you love living in Homestead? Do you think the community here is something special?

Perhaps you'd like to help shape the community or to give some time in recognition of what living in Homestead has meant to you and your family?

If so, please consider volunteering for the Board of Directors. It's a great way to meet neighbors you might otherwise not get to know, and offers you the chance to lend your expertise in a truly valuable way.

We're looking for homeowners who are ready to contribute their time, perspective, and skills by serving on the Board of Directors. It's a rewarding way to connect with neighbors, strengthen the community, and make a real impact on the place you live.

For 47 years, Homestead has thrived because residents have stepped up, shared the load, and taken part in the essential work that keeps our neighborhood strong. That tradition of involvement is the reason our property values remain solid, our architectural character stays intact, and our shared amenities—like the pools and tennis courts—continue to bring people together.

Joining the Board is a way to be part of the team tasked with decision-making in our community. Since your home is probably your biggest investment, why not be involved in shaping the decisions about your neighborhood?

Through the volunteer efforts of owners like you, the Homeowner Association has preserved property values, maintained the architectural integrity of the neighborhood, and the amenities that connect us as a community; the pools and tennis courts we can all walk to!

Please contact the Business Office 303-793-0230 or one of the Board Members found on page 2 of this publication, if you are interested.



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# *Accepting New Members*



**OPEN TO 7TH-12TH GRADE BOYS AND THEIR PARENTS**

Prospective Member Drive  
March 1-15, 2026

To be eligible for membership in btc Slopeside, students must live in the West Middle School boundary within the Cherry Creek School District.

boys team charity is a volunteer service organization dedicated to developing an altruistic spirit in young men through active participation of parents and sons in philanthropic projects in their communities.

Scan the QR code or visit the link below for more information.



<https://leagues.boysteamcharity.org/chapter/slopeside/>

# Landscape Logic

by Nancy Bauer



**We're only seven Saturdays away from the spring solstice on March 20th!!!**

This means the garden countdown has begun with seed starting and other enjoyable garden activities for the month of February. On nice days mosey outside and look at your landscape. Try not to focus on the brown foliage — think about warmer and longer days ahead.

**The winter months are a great time to remove dead and dying trees as most tree removal companies offer winter discounts.**

That means now would be a great time to remove all the dead and dying cottonwoods, aspens etc. from your landscapes and improve the visual quality of our neighborhood.

For every tree that we remove we should consider planting another. Trees facilitate sustainability by improving the quality of our natural surroundings.

Numerous studies have shown that trees help reduce greenhouse gases that cause global warming, control erosion, prevent water runoff, and provide natural cooling to buildings and pavement.

Trees also yield economic benefits such as lower energy bills, reduced noise, and higher property values; and they add beauty to our neighborhood!

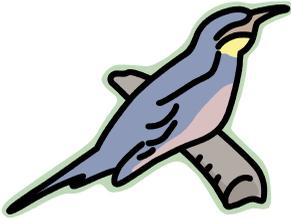
## Tree TLC

Living trees and shrubs will have a greater chance of continued growth and performance with some additional water during winter dry spells.

A general rule is to water once or twice a month from October to March if snow cover is spotty. Watering is only beneficial to the landscape if done on a warm day (above 40) when the ground is not frozen.

Water should be applied slowly. Concentrate your efforts on newly planted trees or trees in restricted growth areas, such as along your driveway and on southern and western exposures as soils dry out faster.

All trees, especially evergreens, will benefit from additional irrigation; mature trees should be able to survive with less water.



### **Bird Friendly Backyards**

This is the season when people join in the wonderful activity of providing food for wild birds.

There are only three basic requirements to create a bird-friendly backyard: water, shelter and fresh, clean seed offered in appropriate feeders.

\*Birds generally do better in raised feeding areas out of reach of cats and not too close to cover like fences and buildings that would conceal a cat's approach.

\* Ideally your feeders will be within 20 feet of shrubs where birds can fly for protection.

\*Full feeders entice more birds to visit. Birds are safer from predators in flocks than alone.

\*Position your feeding station so you can easily view it from inside. Then you can participate in 'armchair' birding when you're working in the kitchen or paying bills!

### **Gardening Tips for February:**

\*Check for critter activity in deep mulch or gnawing damage on tree trunks or evergreens. Use collars or wire mesh to keep them away.

\*February is a great month to test your soil in the vegetable and/or planting beds. Lawn areas can be tested, too. The soil shouldn't be wet when taking samples.

A professional soil test (recommended every few years) will report what nutrients your soil needs and how much organic matter is present. Read more about testing at [www.soiltestinglab.colostate.edu](http://www.soiltestinglab.colostate.edu).

\*Sharpen and oil all garden tools. Many independent hardware stores and garden centers offer sharpening services for small fees.

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## BOARD OF DIRECTOR NOMINEES

HEATHER RICH

Heather Rich has been a proud resident of Homestead in the Willows for the past eight years. Originally from California, she chose Homestead for its strong sense of community and its welcoming environment to raise her two children, ages 15 and 17, who attend Cherry Creek High School.

After initially renting in Homestead and building meaningful relationships with her neighbors, she fell in love with the community and ultimately purchased a home just across the street.

Heather spent 15 years as an elementary school teacher, including three years teaching in the Cherry Creek School District. She now works as a real estate agent serving the South Denver Metro area, where she regularly collaborates with HOAs and understands the importance of thoughtful governance and community engagement.

Heather is excited for the opportunity to serve on the HOA Board and give back to a neighborhood she believes is truly special. A graduate of the University of Colorado Boulder, she enjoys spending time outdoors and can often be found running with her dog Jack through the neighborhood open space.

# WE WANT YOU TO SWIM FOR OUR TEAM!

## Homestead Hurricanes Swim Team

*Looking for a fun, healthy, and social summer activity?*

*Join a team where swimmers grow, friendships form, and community matters.*

### WHY JOIN THE HURRICANES?



#### **Become a Stronger Swimmer**

Build confidence, skills, and endurance in the pool.



#### **Long Homestead Tradition**

A swim team rooted in years of community pride and teamwork.



#### **Make Lifelong Friends**

Swimmers bond all summer long—both in and out of the pool.



#### **See Friends All Summer**

Stay connected when school is out.



#### **Healthy & Organized Fun**

Keeps kids active, engaged, and busy all summer long.



#### **Strong Community Support**

Dedicated coaches, families, and volunteers cheering you on.

**COME BE PART OF THE HURRICANE WAVE!**

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SUN	MON	TUE	WED	TH
1	2	3	4	
<p>8 SUPERBOWL SUNDAY</p> 	<p>9 NATIONAL PIZZA DAY</p> 	10	<p>11 HOA BOARD MEETING 5:30PM</p>	
15	<p>16 PRESIDENT'S DAY</p> 	17	18	
22	23	24	25	

	FRI	SAT	Winter
5	6	7	<p><b>SOCIAL HIGHLIGHTS:</b></p> <p><b>HAPPY NEW YEAR!</b></p> <ul style="list-style-type: none"> <li>• BOARD MEETING <ul style="list-style-type: none"> <li>◦ WEDNESDAY, FEBRUARY 11</li> <li>◦ 5:30PM - HOA OFFICE</li> </ul> </li> </ul>  <p><b>JOIN THE SOCIAL COMMITTEE:</b> SOCIALCOMMITTEEHOMESTEAD@GMAIL.COM</p> <p><b>CONNECT WITH US:</b></p> <p><b>WEBSITE:</b> HOMESTEADINTHEWILLOWS.ORG</p> <p><b>FACEBOOK:</b> HOMESTEAD IN THE WILLOWS HOA</p>
12	13	14 <p><b>HAPPY VALENTINE'S DAY</b> ♥</p>	
19	20	21	
26	27	28	
			February

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## YOU LIVE IN AN HOA

### What exactly does that mean for you?

Each owner of a property within the Community Association is a member of the Homestead in the Willows Homeowners Association. When purchasing property in Homestead, every homeowner agrees to comply with covenant controls that are designed to enhance the quality, value, desirability, and attractiveness of all property. Homestead has adopted non-compliance procedures based on Colorado Law 1137 that went into effect on August 10, 2022.

For specifics on covenants go to:  
[Homesteadinthewillows.org](https://Homesteadinthewillows.org),  
Governing Policies and Residential Improvement Guidelines.

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## Unofficial ACC Meeting Minutes January 8, 2026

### 8 applications reviewed:

**6 Approved:** 1 front door, 2 fence, 1 garage door and paint, 2 windows, 1 major addition

**1 need more information:** 1 back patio

**1 Denied:** 1 front door (not an approved style)

### Notice to Homeowners:

·When painting your home, the garage doors must be brought into compliance and painted the body color.

·Front gate/fences should be set back at least 18" from the front of the home. When available, any fence line should meet up with neighboring property. The properties may not share a gate.

Please be aware if you submit an application via email, the ACC requires a pdf version of any blueprints/architectural drawings to accompany the application. The ACC may still request an oversized version for review purposes.

Future ACC Meetings to be 11 am- 1pm on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month.

Next meeting 1/27 at 11 am.



# HOMESTEAD



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Cherry Creek Schools

## PRESCHOOL ENROLLMENT

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### OUR COMMITMENT



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# HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting January 12, 2026 – Unofficial Minutes

## **Call to Order**

President Robb Origer called the meeting to order at 5:33 p.m.

Present: Vice President Ginny Karlberg; Secretary Eric Kemp; Treasurer Steve Bell; Member at Large Stuart Siekmeier; Business Manager Katie Kidwell; ACC Manager Emily Maxfield; Pool Manager Shannon Ricca; Tennis Manager Jill Ellsworth.

Swim Team Parent Representative Nevienne Manning attended via Zoom.

Minutes from the November 11, 2025 meeting were approved as read.

## **Board Actions**

Ratification: The Board unanimously ratified the actions taken on December 22, 2025.

## **Appeals Hearing Results**

Account 547 appealed a Covenant Taskforce citation but did not attend the hearing. The Board voted unanimously to continue the citation process and assess the next fine.

Account 435 also appealed but did not appear. The Board unanimously agreed to proceed with the covenant violation process.

Account 485 has engaged legal counsel. The Board will request additional documentation.

## **Committee Reports**

### **Swim Team**

Parent Rep Nevienne Manning reported that coach interviews for the 2026 season are underway. Swim Team participation has declined in recent years, and efforts are being made to attract more swimmers.

She thanked the Board for:

Continuing the Swim Team–only Associate Membership for Homestead Elementary students living outside the neighborhood

Electrical upgrades at the North Pool to support sound and tech needs during meets

Due to reduced membership, the Swim Team is also seeking sponsors through the Herald to help offset costs.

## **Social Committee**

No report.

## **Manager Reports**

### **Pool**

Front Range Recreation Manager Shannon Ricca confirmed that Board-approved pool upgrades are moving forward. Lifeguard interviews for the 2026 season have begun.

She requested notification once the North Pool concrete is walkable so mechanical room upgrades can begin.

### **Tennis**

Manager Jill Ellsworth reported that USTA rankings have been released and teams are forming. The Board discussed:

Supporting Jill in establishing reasonable limitations on non-resident players on teams

Enforcing rank-appropriate play due to high demand

Homestead will again rent two additional courts through South Suburban to accommodate all players.

### **Landscape**

Manager Nancy Bauer submitted a written report. WaterKetch has begun the 2026 sprinkler renovation in the central controller zone and will water exposed sod areas while the system is active.

### **ACC / Covenant Taskforce**

Manager Emily Maxfield reported:

ACC open houses advertised in the November and December Herald received no responses

Beginning January 2026, applications and approvals will be handled electronically

All ACC files are being digitized and uploaded to the shared drive

The Board reviewed the Residential Improvement Guidelines and recommended no changes.

## **Business**

Business Manager Katie Kidwell provided updates on fence and dues collections. She announced that the HOA attorney will host a class on Board member duties and encouraged interested board members to attend.

Additional updates:

Pool house wiring has been brought up to code

North Pool bollard lights require replacement due to age and wiring damage

North Pool concrete deck replacement is ongoing

A homeowner requested use of the South Pool lawn on May 23 for a graduation party. The Board approved the request with conditions to be communicated by Katie.

Account 813 requested a dues payment plan. The Board approved the request unanimously.

## **Financial Report**

Treasurer Steve Bell reviewed and approved the December financial statements, which are posted monthly on the HOA website.

The Board reviewed reserve balances and projected deposits and discussed how best to present financials at the March Annual Meeting.

## **New Business**

The HOA received its property and liability insurance renewal. Due to limited HOA insurance markets and a recent slip and fall claim, Philadelphia Insurance proposed a 39% premium increase.

The Board agreed to:

Increase the deductible to \$10,000

Remove the fence from the policy

Given the strong reserve fund, the Board believes the HOA may be able to self-insure in future years.

Katie announced her plans to retire as Business Manager in 2026. The Board will advertise the position online and in the Homestead Herald .

## **Adjournment & Next Meeting**

The meeting adjourned at 8:10 p.m.

The next regular Board Meeting will be held **Wednesday, February 11** at 5:30 p.m. at the Business Office

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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.

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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**

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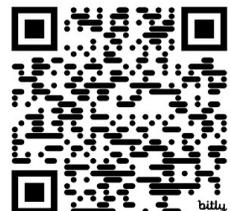
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## Homestead Hurricanes Sponsorship

The Homestead Hurricanes swim team is gearing up for another incredible season, and we're inviting local businesses and families to partner with us as sponsors. Your support helps provide essential equipment and resources, and opportunities for our swimmers to grow both in and out of the pool, especially to upgrade our currently degrading sound system used at meets. In return, sponsors receive meaningful community visibility and the satisfaction of investing in a program that builds confidence, teamwork, and lifelong skills. We would be grateful for your consideration and hope you'll join us in making this season our strongest yet.

### Sponsorship Levels

#### Blue Package: \$500+

##### Maximum Exposure and Recognition

- Logo or Family Name featured on a 2.5x6 sponsorship banner displayed at the Homestead Hurricanes pool during Saturday and Tuesday home swim meets. The logos will be grouped with other sponsors. *Saturday swim meets generally have 400+ attendees.*
- Premium Logo Placement on swim team sunshirts gifted to all swimmers to wear for the summer and beyond.
- Two Public Address Announcements at all home swim meets (Saturdays and Tuesdays).
- Logo Placement on the Homestead Hurricanes swim team website.
- Promotional Email Blast sent to approximately 100 swim team families, sharing more about your business and express appreciation and for your support.
- Optional Marketing Table at one home swim meet, or more if available. Please schedule with the Parent Rep Geniella Lester at [geniella.lester@gmail.com](mailto:geniella.lester@gmail.com)
- Special Recognition during the end of season banquet and parent party.

#### White Package: \$250

##### Valued Supporter

- Premium Logo Placement on team sunshirts gifted to all swimmers to wear for the season and beyond.
- One Public Announcement at all home swim meets (Saturdays and Tuesdays).
- Logo Placement on the Homestead Hurricanes swim team website.
- Promotional Email Blast sent to approximately 100 swim team families, sharing more about your business and expression appreciation and for your support.

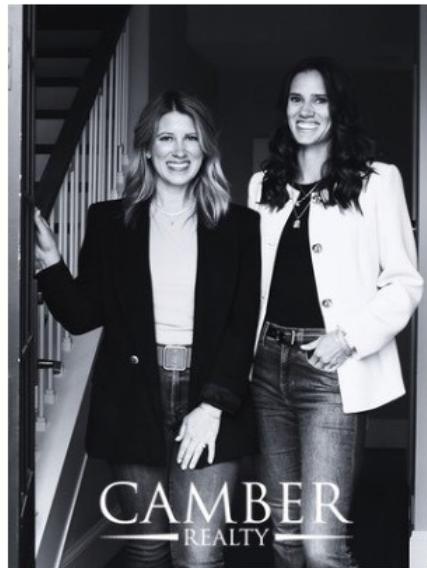


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# Kindergarten REGISTRATION

Come join us at Homestead!

[CHERRYCREEKSCHOOLS.ORG/ADMISSIONS](https://cherrycreekschools.org/admissions)



**HOMESTEAD  
HAWKS**



Children must be 5 years old on or before October 1st for Kindergarten. Enrollment opens February 2nd.

# **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 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)**

### **INSTAGRAM**

**[homesteadinthewillowshoa](#)**

### **FACEBOOK**

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