



Homestead in the Willows

Homestead Herald

APRIL 2026 Volume 50 #4

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

PERIMETER FENCE SPECIAL ASSESSMENT REMINDER

Perimeter Fence Special Assessment payments are due on April 30, 2026.

If your email is currently on file with our office, an email reminder will be sent to you. Otherwise, please use this announcement as your reminder to pay \$516.66 by 3:00 pm on April 30.

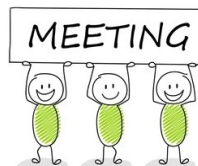
How to Pay:

- Use the online homeowner portal PayHOA
- Mail your payment to the HOA office
- Drop off a check (made out to Homestead in the Willows HOA) during office hours

If you have already submitted your payment, thank you for your prompt attention. If not, please plan to do so before the deadline to avoid late fees.



**MAY
HERALD
DEADLINE IS
APRIL 15**



**NEXT REGULAR BOARD
MEETING
WEDNESDAY
APRIL 8, 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 Heather Rich 303-793-0230
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.

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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.

CALL TO REPORT

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

Leashes, Leavings & Little Feet

We love our four-legged residents just as much as the two-legged ones! With everyone walking and playing in the neighborhood we need everyone's help keeping things safe and clean.



Please keep dogs on a leash while walking. Not everyone—adults and kids—are comfortable with an enthusiastic surprise “meet & greet”, no matter how friendly your pup.

And if your dog makes a “deposit”, please make a withdrawal. That way the only surprises are pleasant ones.



Scott Scholbe

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www.ScottScholbe.com

5280 MAGAZINE



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Kentwood



Board Response to the Flock Safety Questions Raised at the Annual Meeting

At the Annual Meeting on Monday, March 9th, some residents raised concerns with the Board's decision to do a two-year trial (April 2025 to April 2027) with Flock Safety. As a reminder, Flock Safety installed cameras at the entrances to our neighborhood to record the license plates of all cars entering the neighborhood, and that information is available to the Arapahoe County Sheriff's office with the specific intent to reduce crime and enhance the overall safety of our neighborhood. To summarize the concerns, the cost of the service and the potential infringement on privacy for some residents outweigh the increase in safety, if there is an increase in safety at all.

The Board takes these concerns seriously, and as a result will provide Flock Safety with a list of questions, and Flock Safety has agreed to meet with the Board to answer these questions. If any residents have additional questions they would like posed to Flock Safety during the meeting, please contact the business office with those questions. After this meeting, if the Board feels we should continue with the trial period, we will host a community meeting to provide our reasons for doing so, and give the residents dedicated time to raise concerns. We will make every effort to have Flock Safety attend this community meeting.

Based on the feedback at the annual meeting, and the original assumptions on which we based the decision to install the cameras, here are the questions for Flock Safety:

1. Please be specific on what data is captured by the Homestead cameras.
 - a. Our understanding is the only data being captured are the license plate number, the color of the vehicle, the type of the vehicle (truck, SUV, sedan, etc.) and the date/time/camera location. Collectively we refer to this as "Vehicle Information." We
 - b. presume no other data is captured, such as photos of the drivers of the vehicles, and if a photo of an individual is inadvertently captured, please confirm it is not stored.
2. What specifically happens with the data being captured?
 - a. Our understanding is the vehicle information can only be accessed by the HOA
 - b. Business Manager and Board President, and the Arapahoe County Sheriff's
 - c. department, and that the data is not being shared or sold by Flock Safety with any other entity.
 - b. Please confirm that the Vehicle Information is kept for 30 days, then permanently deleted.

(Continued on page 7)

Spring Is Here—Help Us Spot Broken Sprinklers

As the weather warms up and our irrigation system comes back to life, we could use an extra set of eyes around the community. If you notice a broken sprinkler on the property—especially one that is actively running water—please text WaterKetch at 303-660-8360 with the location and, if possible, a photo.

WaterKetch will not respond to these messages, as the number is used strictly for reporting. If you would like to follow up on an issue, you're welcome to contact the Business Office directly.



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720-854-8066 sanchezpainters3@gmail.com

(Continued from page 5)

3. Please explain how the opt-out option for residents works.
 - a. Our understanding is we get the license plate number, bounce it against the opt-out list, and if it is on that list, the Vehicle Information related to that event is not stored ANYWHERE, and thus it would never be searchable in any situation (including by the Arapahoe County Sheriff).
4. Please expand upon the reasons why or conditions under which our Vehicle Information data would be accessed by the Arapahoe County Sheriff's office.
 - a. Is it only when they have a license plate that they are looking for? Is our data constantly being matched against a database of "vehicles of interest" (i.e. stolen vehicles, wanted persons (felony only), missing persons (amber/silver alerts), stolen plates, protection orders)?
5. What specific benefits can a neighborhood like Homestead expect to get from having the Flock Safety cameras installed and sharing this data with the Arapahoe County Sheriff's office? What quantifiable statistics are useful in justifying the annual expense of having the cameras?

HOMESTEAD

in the willows

GARAGE SALE

COMING MAY 29 & 30

CALL OR TEXT AK RILEY TO REGISTER
720.289.2929





Kentwood

Real Estate

Kyle Malnati

Malnati@Kentwood.com
303.358.4250



RESIDENTIAL



\$1,226,000



\$1,195,000



\$695,000



\$569,000



\$360,000

HOMESTEAD



\$2,000,000



\$1,550,000



\$970,000



\$900,000



\$715,000

COMMERCIAL



\$5,000,000



\$1,500,000



\$1,120,000



\$850,000



\$610,000

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



LIFEGUARDS NEEDED!

COME SPEND THE SUMMER WITH FRONT RANGE RECREATION

FLEXIBLE HOURS

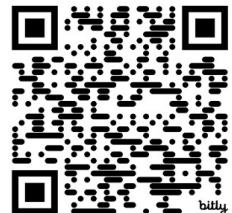
COMPETITIVE PAY

TRAINING AVAILABLE

SCAN THE QR CODE TO APPLY TODAY!

Applicants must be at least 15 years or older.
EMAIL STAFFING@FRONTRANGERECREATION.COM
OR CALL 303-617-0221 WITH QUESTIONS.

www.frontrangerecreation.com





Get Involved! Parent Volunteers Needed for 2026 Swim Season!

Our neighborhood swim team—a beloved tradition for more than 40 years—is looking for parent volunteers to help us continue to thrive. We are seeking Parent Representatives in Training (PRITs) for the snack bar, as well as volunteers for several Community Chair roles: one heating co-chair, one tent co-chair, and two Saturday snack co-managers. We’ve made a few updates to the Community Chair positions this year to improve efficiency and better support our team operations. These positions are a wonderful way to learn the inner workings of our swim program and play a meaningful part in its success. To put it plainly, the swim team depends on parent involvement; without volunteers, we cannot run the program. Join our swim team family and help us make the 2026 season our best yet. If you’re looking for a fun, rewarding way to support our community, please reach out to Geniella Lester at geniella.lester@gmail.com by May 1, 2026.

Save The Dates!

2026 Homestead Hurricanes Parent Information Meeting: Thursday April 16th at 7:00pm at Homestead Elementary. Come out to hear about our exciting new season, meet the coaches and try on swimsuits!

Try Outs: May 11th and 12th (Not ready for swim team? No problem! Ask about our Category 1 Hurricanes program.)

Pirates Cove: Thursday June 4th from 6:00-8:00pm. You can purchase tickets at registration.

Parents Party at Parry’s Pizza at South Glen. Saturday June 13th at 7:00pm

Practice Schedule:

May 13-22: Afternoon Practices

6 and Under: 3:45pm - 4:30pm

7-8 Boys and Girls: 4:30pm -5:15pm

9-10 Boys and Girls: 5:15pm – 6:00pm

All 11-18 Boys and Girls: 6:0 pm – 7:00pm

May 26-July 3: Morning Practices

11-12 Boys and Girls: 7:45am – 8:45am

13-18 Boys and Girls: 8:30am – 9:30am

7-8 and 9-10 Girls: 9:15am – 10:15am

7-8 and 9-10 Boys: 10:00am – 11:00am

6 and Under: 10:45am – 11:30am

Category 1: 11:30am – 12:00pm

NEW Evening Practice Option: Wednesdays & Fridays 12 & Under: 7:00pm – 8:00pm

*****NO PRACTICE FRIDAY, JULY 3RD**

*****Practice times are subject to change based upon the actual number of swimmers in each age group. Safety and good learning experience are our main concerns.**

2026 Event Schedule (Preliminary)

Day	Date	Time	Event	Location
Thursday	April 16th	7:00 - 8:30pm	Information Meeting	Virtual Meeting
Thursday	April 16th	9:00pm	Registration	Team Website
Monday-Tuesday	May 11-12	3:30 - 5:00pm	New Swimmer Tryouts	North Pool
Wednesday-Friday	May 13-22	3:45 - 7:00pm	Afternoon Swim Practices	North Pool
Monday-Friday	May 25 - July 11	7:54am - 12:00pm	Morning Swim Practices	North Pool
Saturday	May 30	6:00am - 2:00pm	HURRICANES v. SUNDANCE HILLS	North Pool
Tuesday	June 2	6:00 - 8:00pm	STAR Meet	North Pool
Tuesday-Friday	June 2 - July 2	7:00 - Noon	Swim Practice	North Pool
Saturday	June 6	6:00am - 2:00pm	HURRICANES v. CHERRY CREEK VISTA	Cherry Creek Vista
Tuesday	June 9	6:00 - 8:00pm	STAR Meet	North Pool
Saturday		6:00am	TEAM PHOTO	North Pool
Saturday	June 13	6:00am - 2:00pm	HURRICANES v. STONEGATE	Stonegate
Tuesday	June 9	6:00 - 8:00pm	STAR Meet	North Pool
Tuesday	June 16	6:00 - 8:00pm	STAR Meet	North Pool
Saturday	June 20	6:00am - 2:00pm	HURRICANES v. CHERRY KNOLLS	North Pool
Tuesday	June 23	6:00 - 8:00pm	STAR Meet	North Pool
Saturday	June 27	6:00am - 2:00pm	HURRICANES v. BEN FRANKLIN	Ben Franklin
Tuesday	June 30	6:00 - 8:00pm	STAR Meet	North Pool
Monday	July 6	6:00am - 3:00pm	13-18 RMSL Prelims	Cherry Creek Vista
Tuesday	July 7	6:00am - 3:00pm	8 & UNDER Prelims	North Pool
Wednesday	July 8	6:00am - 3:00pm	9/10 RMSL Prelims	Heritage Green
Thursday	July 9	6:00am - 3:00pm	11/12 RMSL Prelims	Homestead Farm II
Saturday	July 11	6:00am - 3:00pm	RMSL Finals	Stonegate

** Away Meets
** Home Meets

Your 2026 Swim Team Parent Representatives,

Geniella Lester, Jessica Wang, Jessica Storm, Sarah Parsons, and Nevienne Manning



Ellen Neufeld MSN, CRNA, APRN
16-year Homestead Resident

- Lines & Wrinkles
- Volume loss/saggy skin
- Lips - volume/hydration
- Acne/sensitive skin
- Dark spots
- Eyes: bags, circles, heaviness
- Undesired weight
- Stubborn areas of fat
- Weak muscles/joint injury
- Chin/jawline fullness
- Neck concerns
- Hair thinning/loss
- Incontinence

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Landscape Logic by:

Nancy Bauer

Have you looked at your yard lately?



Today, we require more of our landscapes than ever before. Back in the day, they were more like a window dressing around a building. They had a token tree or two, a few evergreen shrubs, maybe some perennials for color out front and a small flower bed for marigolds. But today's landscape is not your grandmother's yard!

Now we expect more than just one pop of color, like more shade to cut the AC bill in the summer and a livable area with outdoor ambiance where we cook, eat and entertain. We want more curb appeal and increased property value. Low maintenance and lower water costs are also on the list.

And beyond all those desires, we also ask our landscapes to clean the air, deal with the heat islands in cities, purify water as it moves through the soil, mitigate storm water, grow healthy veggies, attract pollinators and repel the deer that want to chew up our petunias.

That's a tall order for a yard that once just sat still, looked kind of nice and had to be mowed once a week.

So, what's on your wish list for this year's gardening season? Beginning this weekend, the productive hours of daylight will seem longer bringing more opportunity to survey the yard and explore new possibilities.

Here are a few ideas to get you thinking:

- **ID the worst eyesore** in the yard and put it at the top of the to-do list.
- **Decide what you want to see** when you're sitting on the patio. Is it more color, another tree or just a bigger, nicer patio?
- **Could you change just one thing** that would require less maintenance? For example, is there a shrub you hate to prune because it has thorns? How about replacing it with a colorful and lower maintenance plant?
- **Is it too dark** in the areas where you would like to expand outdoor living? Would it be more usable if there were outdoor lights?
- **Can you find a place** for the fire feature that is now on your outdoor living wish list?
- **Also, walk across the street and look at your house with the perspective the neighbors have.** This is how they see your yard every day. Rate the curb appeal. If it reminds you of grandma's place, think about a facelift.
- **As with other projects, make the list, prioritize it and put the tasks to get there on the calendar.**

(Continued on page 14)

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- **Before the growing season arrives**, we need to evaluate and make our plan. With it in hand, there will be more purpose in trips to the garden center and the satisfaction of getting the yard of your dreams underway.



April Landscape Tips

- Prepare to activate the sprinkler system. When your system is running make sure to walk around your property to ensure proper coverage is attained. Look for leaks, broken sprinkler heads, and improperly directed heads.
- Although fertilizer should be used sparingly, lawns need supplemental nutrients to promote new leaf and root growth, and control weeds. Bluegrass and fescue lawns benefit from a twice– yearly dose of quick and slow-release nitrogen. It’s best to follow up by watering ½ inch.
- Over seeding may be beneficial for areas in your lawn that are thin or suffer with damaged or bare spots. A perennial rye and bluegrass seed mix is recommended. Seeding can be performed in spring or fall. It may require both.
- Cut back perennials (except evergreen perennials that stay green all year long) with sharp pruners / scissors, remove dead plant material all the way to the ground.
- Prepare the soil for gardens.



STOP CLEANING YOUR GUTTERS.

Install Gutter Guards Once —Protect Your Home for Years.

Clogged gutters can cause **roof damage**, foundation issues, and basement leaks. Our premium gutter guard systems keep **debris out** and **water flowing** freely.

We Offer:

- ✓ Gutter Guard Installation
- ✓ Seamless Aluminum Gutters
- ✓ Gutter Cleaning & Maintenance
- ✓ French Drain Cleaning & Drainage Solutions

Why Homeowners Choose Us:

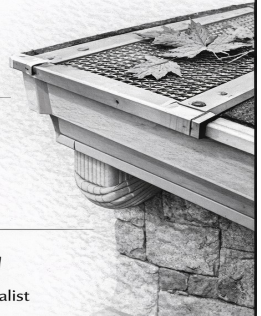
- ✓ Professional, clean installs
- ✓ Built to last – no flimsy guards
- ✓ Honest pricing, no pressure
- ✓ Local & Reliable

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Homestead Playgroup

Where little ones grow & friendships bloom

— ♥ You're Invited! ♥ —

Join us for play, laughter, and community.
A welcoming space for kids and caregivers alike.

● Ages Welcome
✳ **Infant – 6 yrs**

✉ **Contact Us**
homesteadplaygroup@gmail.com



All are welcome — come as you are!

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.,
Governing Policies and Residential Improvement Guidelines.



Homestead Egg Hunt



Saturday, March 28th
(Rain Date: April 4th)

North Pool Grounds
@ 10:00 AM SHARP



Bring your Basket
Meet the Easter Bunny
Have FUN

For updates & details please visit:
www.homesteadinthewillows.org

HOMESTEAD



Dedicated to Excellence
Cherry Creek Schools

PRESCHOOL ENROLLMENT

Accepting children turning 3 and 4 years old
before OCT. 1st.

Give your child a strong start in our Early Childhood Program, where play-based learning inspires curiosity, strengthens social-emotional skills, and prepares your children for kindergarten success.

OUR COMMITMENT



Caring Staff



Social Emotional Support



Foster a LOVE for learning



Gentle Guidance

Enroll Now





Kindergarten REGISTRATION

Come join us at Homestead!

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

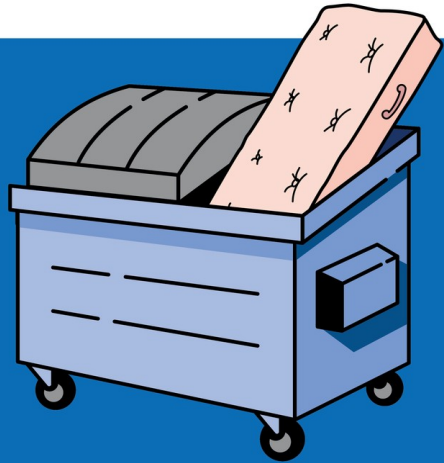


**HOMESTEAD
HAWKS**



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

Your neighborhood **Dumpster Day**



SATURDAY, May 16th. 8am—9:30am

Or until the dumpster is full,

North Pool Parking Lot

Acceptable Dumpster items:

- Scrap Lumber, scrap metal, carpet, doors, cabinets, drywall, fencing materials
- Small appliances, washers, dryers, ranges, dishwashers, water heaters
- Furniture, bed frames, box springs, mattresses
- Bicycles, swing sets, kiddie wading pools,
- Lawn furniture,
- Railroad ties, tree stumps larger than 12 inches in diameter
- Barbeque grills without the propane tanks, lawn mowers
- Non-hazardous miscellaneous junk

Unacceptable Dumpster Items: (this list is not all inclusive)

- Electronics, computer monitors, tv's,
- Batteries & Acid, Ashes
- Anything with Freon or Gas/refrigerators/ freezers
- Florescent light bulbs
- Hazardous & Medical Waste
- Wet Pint
- Propane tanks
- Microwaves
- Dirt, rock, brick, cement etc.
- Tires/auto parts/oil/gasoline
- Broken glass, mirrors unless wrapped in newspaper & labeled



DONATION DROP-OFF EVENT

Homestead North Pool

**SATURDAY
MAY 16, 2026**

8AM - 12PM

Bring donations to The Salvation Army truck, parked on the street, adjacent to the parking lot, and receive a tax receipt.

All items should be gently used or in new condition, not broken, torn, stained or in need of repair.

**PLEASE NO DUMPING OF ITEMS
BEFORE, DURING OR AFTER THE EVENT.**

ACCEPTABLE ITEMS:

- Clothing, Shoes & Accessories
- Home Décor
- Housewares & Kitchenware
- Jewelry
- Antiques & Rare Items
- Purses, Backpacks & Luggage
- Bedspreads, Blankets & Linens
- Countertop Appliances
- Small Personal Electronics
- Small Furniture & Upholstered Items
- Sporting Goods & Small Workout Equip.
- Bicycles
- DVDs, CDs, Video Games & Albums
- Books, including Textbooks
- Tools
- Toys & Games

ITEMS WE ARE UNABLE TO ACCEPT DUE TO REGULATIONS OR OTHER LEGALITIES:

BUILDING MATERIALS & FIXTURES

- Auto Parts
- Built-In & Major Appliances
- Carpet & Padding
- Construction Materials & Fixtures
- Countertops
- Doors & Door Frames
- Fencing – All Kinds, Including Barbed Wire
- Furnaces & Wall Heaters
- Garbage Disposals
- Jacuzzis & Hot Tubs
- Perishable Items (like food)
- Plumbing Fixtures: Sinks, Toilets, Bathtubs, Shower Doors & Medicine Cabinets
- Refrigerators & Air Conditioners (due to freon/coolant)
- Water Heaters & Softeners
- Window Coverings – All Types

HAZARDOUS OR SAFETY ISSUES

- Batteries, Tires & Wheels
- Flammable & Hazardous Materials
- Guns, Firearms & Ammunition
- Household Chemicals
- Infant Products (due to recalls)
- Light Bulbs & Batteries
- Medical Equipment & Medical Supplies
- Propane Tanks & Gas Powered Tools

LARGE OR BULKY ITEMS

- Damaged Furniture
- Entertainment Centers, China Cabinets, & Armoires
- Hide-A-Beds
- Hospital Beds & Waterbeds
- Large Office Furniture
- Mattresses, Box Springs & Bedframes
- Office Machines, Copiers & Printers
- Playground Equipment & Trampolines
- Satellite Dishes
- Sectional Sofas

Your *second-hand* items
GIVE SECOND-CHANCES



WHY DONATE TO ?

Your donations are resold in our thrift stores, outlets, and online, where we always get the best value for your items. This **ensures continued funding** of local programs where men and women regain their dignity, self-sufficiency, and stability in our 6-month, residential program.

WESTERNARC.SALVATIONARMY.ORG

Receive a special Thrift Store Coupon when you complete a digital donation receipt at drop-off.



Unofficial ACC Meeting Minutes

Date: March 4, 2026

Place: HOA Office

Time: 11 am

12 applications reviewed

Approved: 1 paint, 1 front door paint, 1 front porch expansion, 1 front door, 1 exterior doors, 1 back patio update

1 need more information: 1 dutch door

3 Denied: 1 front door privacy glass; 1 non pre-approved painted brick color (too dark); 1 window and door application due to lack of further information provided despite request

4 applications approved as submitted with no additional discussion necessary. (2 roof, 1 fence, 1 paint)

Notice to homeowners:

- Reminder that trim around windows should be exterior trim. No design or beveling. Trim/Brickmold to be a maximum of 3 ½ inches wide. Corners must be finished and sealed, and can be mitred or flush. If flush, jambs must meet the header and footer and be the same width on all 4 sides. No decorative top or bottom rails approved.
- When providing the ACC with updates or changes to a pending approved project, please make sure to include any photos/examples of what the new material will look like completed. It is important to wait to order or install those changes until you receive written approval from the ACC.



KATE · PERRY

PROPERTIES

Offering the Highest Level of Service,
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LIV

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SUN	MON	TUE	WED	TH
			 1	
 5	6	7	 8 HOA MEETING 5:30PM HOA OFFICE	
12	13	14	 15	HOMES HURRICAN MEET 7:00P HOMES SCHOOL
19	20	21	 22	
26	27	28	29	

	FRI	SAT	SPRING
2	3	4	<p>SOCIAL HIGHLIGHTS:</p> <p>HAPPY SPRING BOARD MEETING</p> <ul style="list-style-type: none"> ◦ Wednesday, April 8 ◦ 5:30pm - HOA Office or via Zoom <p>EASTER EGG HUNT</p> <ul style="list-style-type: none"> • Rain date - April 4 only if needed <p>HOMESTEAD HURRICANES MEETING</p> <ul style="list-style-type: none"> ◦ THURSDAY, APRIL 16 ◦ 7:00PM - HOMESTEAD ELEMENTARY GYM <p></p> <p>JOIN THE SOCIAL COMMITTEE: SOCIALCOMMITTEEHOMESTEAD@GMAIL.COM</p> <p>CONNECT WITH US:</p> <p>WEBSITE: HOMESTEADINTHEWILLOWS.ORG</p> <p>FACEBOOK: HOMESTEAD IN THE WILLOWS HOA</p>
9	10	11	
16	17	18	
23	24	25	
30			APRIL



NATIONAL
PET DAY



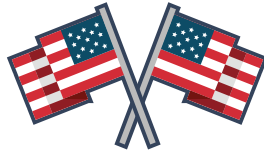
HOMESTEAD'S



FOURTH OF JULY

Celebration

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10:15AM: SOUTH POOL PARADE LINE
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JULY 3RD | 5:00PM
NORTH POOL

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Celebration

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AND THE PARADE

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Yard Waste Pickup: April–November

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HOME SERVICES: Are weeds or dog poop overwhelming you? Do you need plants to be watered? Check out our Instagram page Powerwashers25
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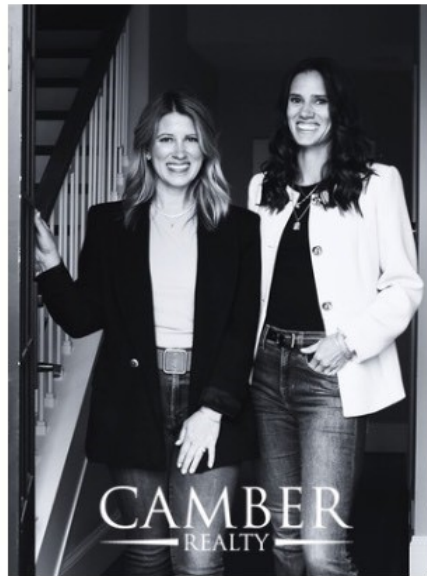


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HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION
Annual Homeowner Meeting – March 9, 2026, 7:00 P.M. – Unofficial Minutes

CALL TO ORDER: Homestead Board President, Robb Origer, called the meeting to order at 7:04 p.m. Scouting America Troop 373 performed the opening flag ceremony with recitation of the Pledge of Allegiance. The honor guard included Noah and Harrison Kleman, Brayden Kakel, Connor Knowles and Ellis Foutts. Scoutmaster Jeff Heitz thanked the Association for being Troop 373’s Charter Organization. He mentioned the annual Troop 373 flower sale had fallen through but would be back next year. Troop 373 has three young men preparing to become Eagle Scouts. The Board thanked the Scouts for their service to the community.

BOARD & LEADERSHIP INTRODUCTIONS: Mr. Origer welcomed the homeowners present and introduced the current Board Members: Steve Bell, Ginny Karlberg, Eric Kemp, and Stuart Siekmeier. He introduced the HOA staff; Katie Kidwell, Business Manager; Nancy Parker, Office Operations; Sherelle Horsfield, Office Operations; Nancy Bauer, Landscape; Jill Ellsworth, Tennis; and Emily Maxfield, Architectural Control. Mr. Origer reminded the audience that many additional volunteers from the membership contribute countless hours to the activities that make Homestead special.

BOARD STRUCTURE AND ELECTIONS: The Association has five Board positions, each serving a three-year term. Two members will rotate off the Board in 2027 and two more in 2028. Heather Rich stepped forward for the open position this year. Her biography was published in the Homestead Herald and was available next to the ballots. Mr. Origer asked all homeowners to complete their ballots and pass them to the center aisle, where they were collected by the managers for tabulation.

APPRECIATION OF OUTGOING BOARD MEMBER: Mr. Origer thanked Ginny Karlberg who is completing her term today. He remarked that Ginny had trained him as a board member two years ago and he and the Board were grateful for her service to Homestead.

COMMUNITY UPDATES: Mr. Origer reviewed the results of the Homeowner survey completed last summer. He shared charts of survey responses resulting in three primary takeaways: Homestead residents have a lot of pride in the community; there is a desire for more transparency and inclusion; and homeowners want improved communication. Based on these results, the Board has set the following priorities

- Continue to simplify and modernize the ACC Process
- Refresh amenities and consider strategic upgrades
- Improve the tone and clarity of HOA communications
- Increase transparency around budgeting and large project decisions
- Foster a culture of service, inclusion and responsiveness

Mr. Origer then discussed improvements to the swimming pool complexes. In 2025 the HOA replaced the cement decking at the South and West Pools. This year the North pool deck is being replaced. In addition, the mechanical room at the North Pool is receiving a long awaited upgrade with new pool equipment.

(Continued on page 34)

(Continued from page 33)

Mr. Origer introduced Swim Team Parent Representative Neviene Manning who updated the community about the Homestead Hurricane program. Older swimmers have been opting out of early morning practices so the parent reps have adjusted the practice times and revamped the program to include a developmental program for young swimmers. Ms. Manning asked for continued community support and noted that several volunteer positions still need to be filled. Mr. Origer also reviewed changes implemented by the Architectural Control Committee (ACC) based on survey feedback:

- The Residential Improvement Guidelines and application for approval have been rewritten for clarity and simplicity.
- The ACC developed approval parameters to give homeowners more guidance about design elements.
- The committee identified common items that no longer require pre-approval, provided they comply with the Residential Improvement Guidelines and homeowners notify the ACC upon project completion.
- Emailed applications are being accepted while the HOA works on a better digital workflow
- Evening Office Hours were hosted to help homeowners learn about options and requirements and to provide a venue for live Q&A with the ACC..

FINANCIAL REPORT: Treasurer, Steve Bell reviewed the HOA Financials. He began with an update to the Perimeter Fence project noting that due to good cash flow management and a quarter of the homeowners opting to pay the special assessment in full, the HOA will be able to refund \$516 to all homeowners. Homeowners on the payment plan should still make the April 30th payment, but the HOA will not assess the final Oct. 30th payment. Mr. Bell presented an analysis of the Reserve Fund noting that the HOA is 50 years old with aging infrastructure. The previous Board worked diligently to persuade the City of Centennial to assume responsibility for the failing timber retaining wall on Dry Creek Road, but it was ultimately determined to be HOA-owned, requiring the Board to rebuild it last summer—an unexpected expense. Mr. Bell and the Board have developed a long-term capital plan outlining all HOA assets, replacement dates, life spans, and projected future costs. A separate reserve fund has also been established to save for the future replacement of the Perimeter Fence.

HOMEOWNER COMMENTS/QUESTIONS:

1. **Thank you to the Board for keeping the neighborhood looking so good. I do have questions about the Flock Safety System that the Board installed. Is the HOA going to continue with Flock?** The HOA is in the middle of a two year trial and has made no decisions about continuing or renewing. The system is a license plate reader, it is not capturing names or faces. No one in the HOA is monitoring the content – it is shared with the Arapahoe County Sheriff Office (ACSO).
2. **Does Flock store images:** From what the Board understands the images are not stored. The ACSO deletes all contents every 30 days.
3. **Is there anything in the Bylaws allowing the Board to install cameras?** No, when the bylaws were written in 1974 they didn't imagine this possibility. Flock had an impressive presentation and statistics to support a reduction in crime.
4. **What led the Board to install the cameras?** There was a credible report of an attempted kidnapping. The Boards intention in installing the cameras was to reduce crime.

5. **Why wasn't the community consulted about this? There are a lot of concerns about Flock. I'm not sure the homeowners signed up for this.** Homestead did not sign up to share data. The community can have a vote on this.
6. **How much did the system cost?** The cost is \$34000 for two years plus \$5000 to install the cameras. It worked out to \$20 per household per year.
7. **Is crime in Homestead high enough to justify this expense?** There were 148 hotlist hits in the first two months of 2026. A hotlist hit means that a vehicle captured by a Flock license-plate reader matches a plate or vehicle record flagged as wanted, stolen, or otherwise of interest to law enforcement.
8. **Do the cameras cover everything? I live on the West side and there is no camera at the Mill Creek entrance.** Homestead placed 7 cameras at all it's entrances but it cannot place cameras on another HOA's property.
9. **It doesn't seem like the Board asked the right questions about homeowner privacy and what happens to our data.** The Board will reach out to Flock and get specific answers to these questions.
10. **I manage the Business Improvement District for Cherry Creek North. We have 13 Flock cameras and they solve crimes! All my dealings with Flock have been professional and I feel better with Flock cameras in the neighborhood. We elect the Board to make these decisions for us.**
11. **I don't trust Flock. I sell technology and I want to know what the metrics are to define the success of the cameras at the end of the two year trial?** There is not a set of metrics that we measure on a monthly basis. If you talk to ACSO it might be hard to draw a straight line from the flock cameras to a reduction in crime. I know my license plate is captured and I see it as a sort of insurance – a small investment that adds a layer of security to the neighborhood.
12. **I don't like that homeowners weren't asked about this decision because it's our data. I think you should terminate the contract and ask for a community vote The Board hasn't done their due diligence.** The Board meets every month and the meetings are open to all homeowners. We can table this while the Board does some homework to answer your questions.
13. **I have a neighbor whose truck has been burgled and the cameras won't stop a criminal. We have bigger problems: we need speed bumps on Costilla Ave. because cars speed on that street. I am tired of dog owners not cleaning up their dogs waste and leaving it in my yard. People should have better manners. Why do we need three swimming pools? You can't even park at one of them. Why do I have to obtain approval to repaint my house the same color. It's a nuisance.** The HOA has a service that walk the greenbelts and along the main streets to collect dog waste. All owners are encouraged to pick up after their own dogs. Homestead is an HOA with an Architectural Committee that is provided for in the Governing Documents. Applying for new paint is part of the ACC process. Some paint colors previously approved would not be approved today.

(Continued on page 36)

(Continued from page 35)

14. I have lived in Homestead for 41 years and want to thank the Board members for all that you do. Thank you to all the committee volunteers as well. I hope we never consider a management company to run our HOA. As a lawyer who has represented HOA's we have a great situation here being self-managed. If you are going to live in Homestead we all have to chop wood and carry water – consider volunteering for the HOA!

RECOGNITION: Mr. Origer announced that Business Manager Katie Kidwell is retiring. He noted that she has been central to the success of community events and activities and expressed gratitude for her many contributions. Katie thanked the Board and homeowners for their support and shared that working at the office for over 30 years allowed her to serve the community and get to know many residents.

RAFFLE RESULTS: Homeowner Olivia Phillips won the drawing for a 50% rebate on the 2026 HOA dues.

ELECTION RESULTS: 131 Homeowners were in attendance and a quorum was achieved. Heather Rich was elected to fill the open board position.

CLOSING REMARKS: Mr. Origer thanked everyone for attending and adjourned the meeting at 8:17 p.m.



**Volunteers
needed**

The Covenant Review Task Force will be doing the annual site wide inspection late May – early June and is in need of volunteers.

This is a short easily managed few hours of volunteer work and a good way to give back to your community. Volunteers walk in pairs and canvas a section of the community they do not reside in.

Volunteers may walk at their convenience as long as the review is completed by the due date. Materials and training provided and volunteers remain anonymous.

Please consider volunteering for this important committee. And if you have someone in mind to walk with, please forward their information or have them contact the task force or office.

Call the office or email the task force at
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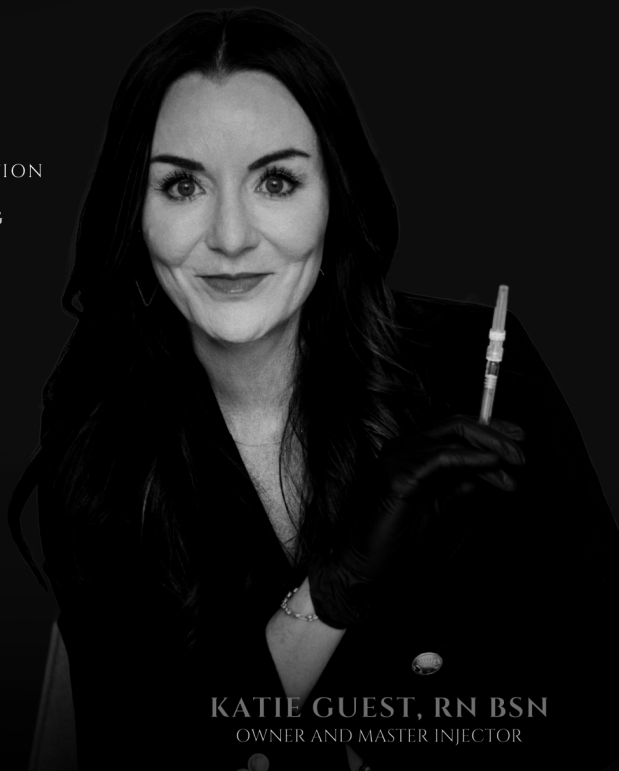
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Dear Members,

In accordance with the new requirements set forth by Colorado House Bill 24-1233, we are updating our records to ensure compliance and enhance communication within our community. Effective immediately, all members are required to provide their current email address and cellular phone number. Under law the office must ask for this information at least once annually.

Why This Information is Needed:

- To comply with the procedural requirements mandated by HB24-1233.

Action Required: If you have already turned in this form you may ignore it. If you have updated information such as a new phone number, have moved houses, or changed title please complete the form and return it to the office. You can do this by:

- Emailing the information to businessmgr@homesteadinthewillows.org
- Mailing or dropping this completed page at the Business Office, 5896 E. Geddes Ave.

We appreciate your cooperation in helping us maintain a well-informed and connected community. If you have any questions or need assistance, please contact the Business Office at 303-793-0230.

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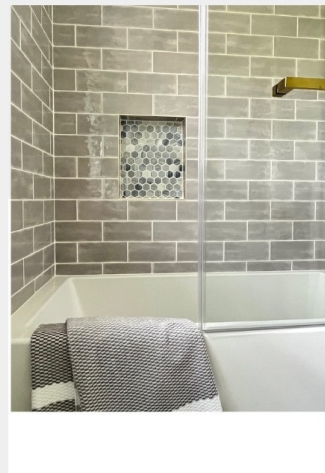
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