



Homestead in the Willows

Homestead Herald

JULY 2026 Volume 50 #7

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

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**THE AUGUST
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JULY 15, 2026**



**NEXT REGULAR
BOARD MEETING
WEDNESDAY
JULY 8, 2026 5:30PM**



ASSOCIATION NEWS

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.

Website: www.homesteadinthewillows.org

MANAGERS:

Business Office Sherelle Horsfield 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	acc@homesteadinthewillows.org	

BOARD OF DIRECTORS:

President	Eric Kemp	303-882-6701 pres@homesteadinthewillows.org
VP	Robb Origer	303-668-0452 vp@homesteadinthewillows.org
Secy	Stuart Siekmeier	303-517-5316 sec@homesteadinthewillows.org
Treasurer	Steve Bell	303-886-1844 treas@homesteadinthewillows.org
Mem at Large	Heather Rich	415-309-4758 member@homesteadinthewillows.org

COMMITTEES:

ACC / Design Review
Covenant Review Taskforce
Swim Team
Social Committee
Play Group

All committees are open to residents, and
volunteers are always needed and welcome

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.

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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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	3 03-291-7227
Noise—Fiddlers Green	303-486-8275

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JULY 3RD

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JULY 3RD | 5:00PM
NORTH POOL

THIRD *of* JULY

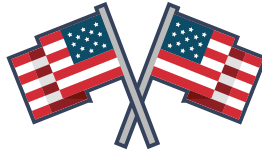
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OF JULY**
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FRIDAY **04** JULY



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**10:15AM: SOUTH POOL PARADE LINE
UP (FLOATS, CARS, BIKES)**

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Homestead

Summer 2026

Music on the Green

North Pool Green Space

Sundays * 6:30 – 8 PM

June 21st: Grasping at Straws

*Trio covering 50s classics to 90s alternative.

July 12th: The Panhandlers

*Classic rock, country, blues, folk, & reggae with jam band flair.

August 2nd: Above Treeline

*Fun & unique songs that'll have you outta your seat dancing.

Food trucks
and music?
Our HOA
Rocks!

Bring a blanket, bring a picnic, bring a friend!



2026 Event Schedule

July 6	6:00am - 3:00pm	13-18 RMSL Prelims	Cherry Creek Vista Pool
July 7	6:00am - 3:00pm	8 & UNDER Prelims	Homestead North Pool
July 8	6:00am - 3:00pm	9/10 RMSL Prelims	Heritage Green Pool
July 9	6:00am - 3:00pm	11/12 RMSL Prelims	Homestead Farm II Pool
July 10	6:00 pm – 8:00 pm	Pasta Pep Rally	Homestead North Pool
July 11	6:00am - 3:00pm	RMSL Finals	Stonegate Pool
July 12	5:00 pm – 7:00 pm	End of Season Award Banquet	Homestead South Pool Lawn
	** Away Meet	** Home Meets	

*Meets will be held unless the temperature drops below 55 degrees or lightning is observed in the area per RMSL bylaws and regulations.

TUESDAY, JULY 7 – NORTH POOL CLOSED FROM 6:00 AM – 3:00 PM

Homestead is hosting the 8 and under Prelim Meet at the North Pool on Tuesday, July 7th from 6:00 am to 3:00 pm. This means guests will be parking on all side streets close to the pool for the day and will be set up on the green space and green belt areas surrounding the North Pool.

This is a very busy swim meet with many visiting RMSL teams. Thank you so much for your understanding and please reach out to the 2026 Parent Reps if there are any issues. If you're not doing anything stop by to cheer on some of our 8 and under Hurricanes swimmers!

PLEASE NOTE:

PRACTICES FOR PRELIMS WEEK

Monday: 13-18 Prelims 11-12s – 7:00-7:40am 9-10s – 7:30-8:15am 7-8s – 8:15-9:00am 6&unders – 9:00-9:30am	Tuesday: 8 & Under Prelims at Homestead North Pool Note: Practice on Tuesday is at the South Pool 11-12s – 7:00-7:40am *13-18s – 7:30-8:15am 9-10s – 8:15-9:00am *finals qualifiers only	Wednesday: 9-10 Prelims 11-12s – 7:00-8:00am
Thursday: 11-12 Prelims *13-18s – 7:00-7:40am *9-10s – 7:30-8:15am *7-8s & 6 and unders – 8:15-9:00am *finals qualifiers only	Friday *13-18s – 8:00-8:30am *11-12s – 8:30-9:00am *9-10s – 9:00-9:30am *7-8s – 9:30-10:00am *6 and unders – 10:00-10:30am *finals qualifiers only	

Note: Practice times are subject to change based on number of swimmers registered for each age group. Safety and a good learning experience are our main concerns.

THANK YOU!

A huge thank you to our Homestead neighbors who support through cheering on the team, volunteering your precious time, to the Swim team board and the HOA Board for all your support for the 2026 Hurricanes Swim Season! We've had a great and fun season thus far – looking forward to a big showing at Finals again this year. SKO' CANES!!!

From your 2026 Swim Team Parent Representatives: - Geniella Lester, Jessica Wang, Sarah Parsons, Jessica Storm and Nevienne Manning

A Lifetime Connection to Homestead

- Eli grew up in the Homestead neighborhood, and both Kiki and Eli attended Cherry Creek High School. This community isn't just where we work— it's home.

- Kiki and Eli are involved with anything they can get their hands on! Think: PTCO President, swim team, tennis (adult & kids), Fall Fest, yearbook, playgroups & of course, our annual Santa event for the neighborhood.

- Being connected to this community is a big part of our lives, and we love helping other families feel at home here.



If you're thinking about selling, or know friends or family who want to move into Homestead, we would love to help.

18 successful transactions in the neighborhood. We know Homestead inside and out.



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On behalf of The Salvation Army, I would like to extend our heartfelt thanks for hosting the recent donation drive. Thanks to your leadership and the generosity of your community, the event was a huge success.

The drive brought in a remarkable volume of donated goods, including 600 pounds of clothing, hardgoods, housewares, and furniture- an incredible contribution that directly supports individuals and families in need.

We are deeply grateful for your commitment to making a positive impact. Wishing you a wonderful day, and we look forward to the opportunity to partner again in the future.

Sincerely,
PENNIE MITTEN
Donation Coordinator

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LOCAL HOMESTEAD RESIDENT

LANDSCAPE LOGIC

By Nancy Bauer



Willows Water Update: An agreement to enter the Willows Water Budget Program has been finalized and signed. The HOA faced challenges complying with the current two-day-per-week watering restrictions due to the need to irrigate large common areas throughout the community. The Willows Water Budget Program is a water management tool designed to provide large, non-residential irrigation customers with greater flexibility in how they use water while still achieving overall water-use reduction goals through October 31, 2026.

Under the program, the HOA is required to reduce overall water consumption by 20% across all ten irrigation taps collectively, rather than meeting reduction targets on each individual tap. This approach gives Water Ketch greater flexibility to manage irrigation throughout the community, allowing them to prioritize watering in higher-need areas while reducing irrigation in lower-priority locations.

The program will help the HOA maintain the health and appearance of the landscape while continuing to meet the district's water conservation objectives.



Terrified of the return of Japanese Beetles??

Here are some suggestions for dealing with them!! Manual labor: “Take a bucket of soapy water and just pick ‘em off.” Plant wild roses instead of domesticated varieties that the beetles love. If you have a small property, be wary of pheromone traps which can draw hordes of bugs and turn your garden into a feeding ground.

Aaand ... don’t expect miracles. Japanese beetles can eat 300 varieties of plants and they don’t have any predators here.



July Gardening Tips for Flowers, Ground Covers, Perennials, and Ornamental Grasses

Continue to deadhead and weed regularly. Monitor all your plants for early signs of disease or pest infestation. Divide bearded irises.



Keep your turf healthy

Turf areas can become weedy unless you are diligent about good watering, and mowing. If you have a sprinkler system, make sure the heads are properly operating and are providing adequate coverage. Sometimes heads can get out of alignment, become clogged or even possibly be broken. Water deeply and infrequently which will stimulate root growth. Check turf for signs of dryness especially on south or west facing slopes and increase watering in these areas.

Mow the lawn no less than 2-2 1/2' in height, never cutting more than one-third of the growth.

Keeping your lawn mower blades regularly sharpened (about once a month) avoids ragged cutting, which also increases moisture loss and stress. Hardware stores, like the Big Tool box, provide this service.



Broadleaf Weed Control

The best control is to maintain healthy turf as mentioned above, but if weeds appear, treat only individual plants or weed infested spots with chemicals. Liquid spot treatments

generally are more effective than 'weed and feed' type applications.

Use herbicides when temperatures are between 65 and 85 degrees Fahrenheit. Do not apply when temperatures are expected to rise above 85 degrees within 48 hours of application. To minimize the danger of herbicide drift, spray weeds during a calm part of the day when there's little or no wind. Don't apply when rain is expected within 24 hours of application and avoid watering for 24 hours after application.



Snakes

Depending on where you live, you can expect to see snakes in Colorado. The good news is that out of more than twenty snakes found here, only two are poisonous. (They have rattles.) We do not have rattle snakes in Homestead!! To deter snakes from your garden, try to limit places where they take shelter or rest. Trim tall grass, clear tall weeds and brush get rid of rock piles and stacks of firewood.

Also, limit their food supply, mainly insects and rodents. Keep in mind that bird feeders and pet food attract rodents. If you feed pets outside, pick up pet dishes as soon as the pets have finished eating! Use bird feeders only in the cold weather when they have trouble finding food.



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Fireworks Start Fires — Let's Not Repeat This



As a reminder, our area is currently under drought restrictions, which makes setting off fireworks far more likely to spark a fire. Just two years ago, a fireworks related fire in the open space came uncomfortably close to several homes, and none of us want to see a situation like that happen again.

Please keep your neighbors — and their pets — in mind when deciding whether to use fireworks this season. If you do choose to set them off, **please do not use the HOA parking lots.**

Thank you for helping keep our community safe.

CITY OF CENTENNIAL

FIREWORKS REGULATIONS



If Arapahoe County’s Commissioners adopt a high fire danger resolution for July 4–5, fireworks will be banned countywide. In Centennial only the listed permissible types outlined below are allowed, and all sales are prohibited.

The following regulations apply **only when a fire ban is NOT in effect**:

- Centennial residents may use and possess only certain *permissible fireworks*—those that **do not explode, leave the ground or fly through the air**.
- Examples of allowed fireworks include **sparklers, cones, snakes and fountains**.
- This policy aligns with regulations set by the State of Colorado and Arapahoe County.
- The **sale of all types of fireworks remains prohibited** within the City of Centennial.
- The **use and possession of any fireworks is strictly prohibited in City parks and open spaces**.

In the event of a fire ban, the use of fireworks is **prohibited and enforced** by the **Arapahoe County Sheriff’s Office**, along with local fire and code enforcement officials. Be sure to check the Arapahoe County Burn Ban webpage:

https://arapahoeco.gov/your_county/county_departments/sheriffs_office/how_do_i/learn_about_the_burn_ban.php for the most up-to-date status.

Fireworks can be dangerous—please be safe and act responsibly.



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HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION
Regular Board Meeting – June 10, 2026, Unofficial Minutes

Call to Order: President Erik Kemp called the meeting to order at 5:31pm

Present: Member at Large Heather Rich; Secretary Stuart Siekmeier; Treasurer Steve Bell; Business Manager Sherelle Horsfield; Landscape Manager Nancy Bauer; ACC Manager Emily Maxfield; Tennis Manager Jill Ellsworth; Pool Manager Shannon Ricca, swim team reps Nevienne Manning & Cindy Gorski. Also, present resident EH. Bogle.

Absent: Vice President Robb Origer

Minutes from May 10, 2026, board meeting of Members were approved as read.

Ratification of Board Actions: Eric moved and Steve seconded a motion to move forward with legal action on account 547.

Homeowner Comments: Mr Bogle queried ownership of the apartments – it was explained that they were not in our HOA jurisdiction

Committee Reports:

Swim Team: Nevienne reported that 12 kids signed up for the new category 1 developmental program offered this year. Younger less confident swimmers focused on integrating into the team at a later stage of the season. This has been well received by parents & coaches alike. 7 non-resident families have signed up for swim team, 2 have grandparents in the neighborhood, 5 families have connections through school friends – these 5 families still need to pay the \$100 swim team association fee. An email will be sent to North side residents alerting them to the date set for Prelims so they can plan accordingly.

Private lessons by Swim Team Coaches or Front Range Recreation Employees will take place during regular pool hours. Lessons will take place in the lap lane. Swimmers under the age of 10 with a lesson voucher from Swim Team will have first priority if there is limited pool space available in the lap lane. No lessons will take place during adult swim.

(Continued on page 24)

(Continued from page 23)

Private lessons by a homeowner's personal instructor are permitted provided they take place during open swim hours, and they obey the pool rules. Lessons will take place in the lap lane. Swimmers under the age of 10 with Swim Team vouchers would have priority use of the lap lane. No lessons will take place during adult swim.

Regardless of who is teaching a lesson, the lifeguard on duty is charged with enforcing the pool rules and is the final authority regarding use of the pool.

Manager Reports:

ACC / Covenant Task Force: Taskforce walk of the neighborhood is happening and a third of the packets have been received back. Task force letters will be drafted once all packets are returned by June 15. Emily explained that account 547 hadn't complied with a task force citation from 2025. Initially the resident was given several extensions and the hearing set at their request was a no-show by the resident. The ACC have exhausted all remedies that they have available to them, and as such legal needs to be appointed. One pending appeal date is set for end of June to be attended by Stuart Siekmeier and Eric Kemp. Appeal hearing date is set for August 6, to make sure Board members are free if needed.

Pool: Shannon reported that opening day at South Pool went well, and that keeping that day reserved for residents only definitely helped and would be implemented in future years. Shannon found a wet/dry vacuum cleaner in the north pool storage room, so she didn't have to purchase a new one. A small alcohol bottle was found in the North Pool, FRR suspects people jumping the fence to swim after hours. A better camera to replace the current one would be a good investment. A discussion was had about kids playing with hard balls at the pools, as a resident was accidentally hit. Conclusion was that the lifeguard on duty can decide if play needs to stop if the pool is too busy or kids are too rowdy.

Tennis: A tennis meeting for captains, including Board members was scheduled for June 11, to discuss general items and communication. At the time of this meeting 9 captains had responded to the meeting request. There is a nest of baby robins in the nets at north courts which is why the tennis nets haven't been moved. Keeping tennis courts for the use of tennis only is imperative, as the cost of resurfacing is very expensive. Homeowners continue to break the rules which are up on the website. Signs displaying the Tennis rules will be put up to remind residents that courts are only

for tennis, no wheeled toys / vehicles of any sort or pets allowed. No unsupervised kids, and correct shoes should be worn while playing.

Resurfacing future dates: North courts 2028; South courts 2029 and West courts 2030. The courts must be maintained every 5-7 years, with the aim being 7 years due to the costly nature thereof.

Landscape: All Board members are in favor of work being done by Timberwolf Builders on the North Rec Drainage issue. Nancy Bauer to find out how long the project will take and when the best time would be for the work to commence.

Illegal dumping is a huge problem and getting worse, costing the HOA extra. Even during Winter months dumping over the enclosure is happening. Discussion ensued about removing the enclosures, adding a roof over the enclosure or locking the enclosure. Question to Waste Connection to ask if the dumpster can be pulled forward to be emptied, if a roof was added. It was agreed that signs would be added to dumpsters enclosures at North and South parking lots. Dumpster enclosures gates are failing due to bad hinges with the added heavy split rail gates. Recommendation for steel posts to reinforce the gates are very costly, Nancy to reach out to Split Rail to try find a way to resolve the issue.

Large, difficult to reach, overhanging trees which need trimming on the West side tennis courts need to be accessed from within the courts with a 'spider' machine. Nancy asked Jill to please confirm if the 6,000-pound machine with rolling tracks on mats would be allowed on the courts to do this work. Jill mentioned another area of concern where branches are over the upper North courts causing sap and debris on the court, Nancy noted this.

Nancy reported that after reviewing the Willows Water meter readings that were sent to her, she found a mistake in their calculations which they were applying to all their customers. Finding this mistake led to savings, which we are very grateful for. Waterketch is focused on watering ten of our twelve zones. Arapahoe and Holly zones are being monitored. Flowerpots planted and placed at the three pools for the season; lifeguards were complimented for keeping them watered daily. A large Sycamore tree along the greenbelt heading to Costilla Ave, is half dead, Nancy waiting three weeks before deciding to remove it.

(Continued on page 27)



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

- Lines & Wrinkles
- Volume loss/saggy skin
- Lips - volume/hydration
- Acne/sensitive skin
- Dark spots
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(Continued from page 25)

Business: Sherelle reported that only one resident still owes dues and nine residents owe the fifth installment of the perimeter fence special assessment. Certified letters to go out on Monday June 15, with another late fee of \$25. North pool sewer line cleared after 2 cables broke. Decision made to clear North & South lines prior to pools opening annually. Urinal at North had to be repaired because the handle broke, causing constant water running. Bollard at West Pool was bumped over and needed to be repaired again.

Financial Report: Fence refunds are in the works, about three hundred checks need to be issued for refund. We are currently trying to see which platform will be the most cost effective to handle this process

Old Business: Dumpster Day feedback was that too many people arrived too early with too many items. Future planned days will be better prepared for with cones to block off parking and the Board asks that residents follow the order for dropping off items. The Salvation Army was very appreciative of the positive response, and we intend to invite them again.

New Business: The Board agreed to upgrade the cameras at North pool
Motorized vehicles on our walkways are not allowed, a colored flyer will be handed out with the July Herald Newsletter to remind residents of this, and to ask parents to speak to their kids who are ignoring the signs. Alta Open gate system has had a substantial price increase with effect from July 2026. Because the HOA pays per user, we need to try to limit the number of users registered. It was decided that each family could have 2 users (meaning free access via the app) and then you will need to purchase a fob which will be added to your registered user account. The fob price remains \$20 even though these actual devices have gone up in price because of the chip reader in them.

Adjournment & Next Meeting: The meeting adjourned at 7:54pm.

The next regular Board Meeting will be held **Wednesday, July 8 at 5:30pm** at the Business Office.



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CHILDCARE: Looking to watch a 2- to 5-year-old from my home part time this Summer or Fall.

I have 7 years of primary teaching experience in Cherry Creek schools and am a mom of two toddlers.

Contact: Elizabeth Collett (303) 261-5669

PEACHES: Luscious Palisades Rotary Peaches delivered free to your Homestead doorstep on Saturday, July 25. Save \$18, See our full page ad in this Newsletter to order. Rotarian John Brenton, 281-433. -3100.

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TEEN SERVICES

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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

Text or call: Lincoln: (720) 760-2513

BABYSITTING: Hi! My name is Lilah Rich. I am 15 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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WHY DO I HAVE TO GET ACC APPROVAL?

The Architectural Control Committee (ACC) has the responsibility to preserve the integrity of the distinctive Sanford architectural design and visual appeal of our community. By preserving our shared community design, the ACC helps maintain, preserve, and protect our property values. To achieve this goal the ACC requires Applications for Architectural Change forms be submitted for all exterior changes to your home or property, even when changing / replacing like for like i.e. exterior paint, garage doors, windows, driveways, fences etc. Don't assume that if you see it in the neighborhood that it is approved.

When in doubt it's a good idea to call the Business Office (303) 793-0230 or email the ACC for clarification at acc@homesteadinthewillows.org.

The HOA website www.homesteadinthewillows.org and office are good places to start when you are planning changes to your home or property. Owners must submit their own applications; applications from contractors, designers, realtors will not be accepted.

Every homeowner is required to know and comply with the covenants and Residential Improvement Guidelines and maintain their property accordingly. Any external changes to your home or property must first be approved by our Architectural Control Committee prior to any work being started. Per our governing documents the ACC has 30 days from receipt of a complete application to review and make a decision. Please allow that timeframe when scheduling contractors or purchasing materials.

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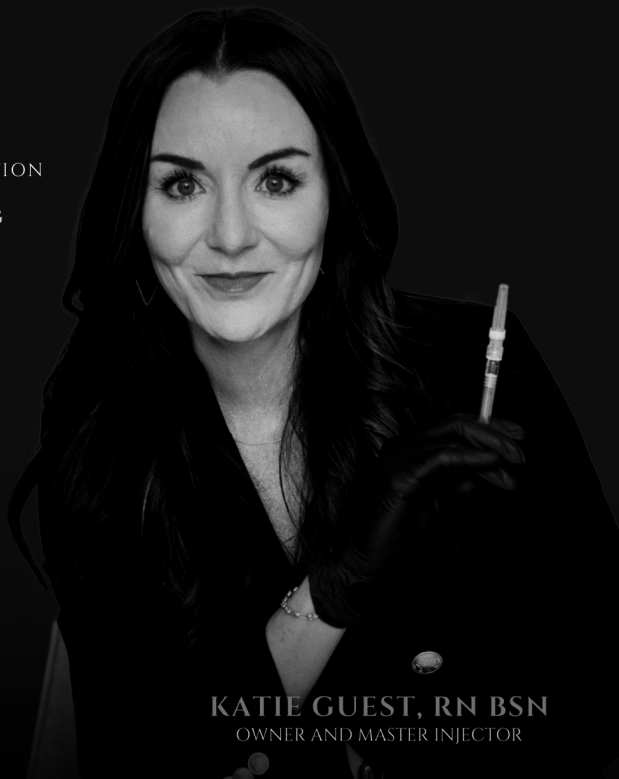
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ACC Meeting Minutes

Date: June 2, 2026

Place: HOA Office

Time: 11 am

In Attendance: Emily Maxfield, Jill Ellsworth, Derri Greene

Not in Attendance: Ellen Petti, Nancy Parker

1. 7281 S. Pontiac Way – Request for a wing fence with gate. Approved with condition that must be set back at least 18”
2. 7291 S. Pontiac Way – Request for a wing fence with gate. Approved with condition that must be set back at least 18”
3. 7252 S. Jersey Ct – Request to replace front double doors with a single door and one sidelight. This results in a larger front door than standard. ACC approved and will determine if this meets the aesthetic moving forward.
4. 7188 S. Magnolia Cir – Request to clean up front yard landscaping. The homeowner is requesting round rock, which is usually reserved for “river beds.” ACC approved as it looks like it might be a nice alternative as more and more rock requests are coming in to replace mulched areas.
5. 6758 S. Niagara Ct – Playset application approved as submitted.
6. 7136 S. Oneida Cir – Roof application approved as submitted.
7. 6771 S. Leyden Ct – Homeowner had an application approved to replace split-rail fence. The existing fence was “rustic” in style (standard split-rail fence you see throughout the neighborhood). Homeowner subsequently asked to replace in a style with flat horizontal rails to run consistently across square posts. ACC approved with the condition that the welded wire must be installed *between* the rails and posts, and the posts should be on the exterior of the fence facing the street.
8. 6838 S. Magnolia Ct – Request for exterior paint. Shutters are not in compliance and the installed storm door would not match front door. ACC Manager to let homeowners know of compliance issues and see how homeowner wants to move forward.
9. 7223 E. Hinsdale Pl – Window application approved as submitted.

Next meeting dates: June 16, July 7 and July 21

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Thank you to all who volunteered for the Task Force.

The community site wide inspection is a very
important process for the HOA
helping to maintain community aesthetics and
property values.

Your time and effort is very much appreciated!





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WHAT TO DO IF YOU GET A COVENANT REVIEW TASKFORCE LETTER



Volunteers on the Covenant Review Taskforce under the direction of the HOA Board of Directors as a part of community industry best practices will be walking our community late May and early June to review homes and properties. Should you receive a courtesy notice, the steps below need to be followed!

Review the cited items and remarks

Indicate your plan to correct item(s) cited and when the work will be completed within a reasonable timeframe OR if you have already taken care of the issue(s) cited indicate what was done and date the work was completed and email photos of completed work.

Sign and date the letter and return to the ACC by the date required in the letter.

Please be advised that there is no practice in place to cross-check ACC applications with the task force findings. Should you receive a task force letter citing issue(s) that you have submitted an ACC application for PLEASE just note the task force letter with that information and return the letter to the ACC by the date indicated in the letter. If the issue(s) has already been addressed, please return the letter with photos showing compliance to the office or respond via email to **acc@homesteadinthewillows.org** showing compliance.

Mistakes can be made and if there is a misunderstanding, the HOA would like to clear it up as soon as possible, but we cannot address it if we don't know about it. Please respond to the letter with any discrepancies by the response date required in the letter.

You may respond via email to **acc@homesteadinthewillows.org**

If the ACC does not hear from you by the date indicated in the letter, they will assume you have not taken corrective action. The cited issue(s) then becomes a covenant violation, and the HOA will proceed to the next steps per out published policy which may include fines. If the work is done upon inspection nothing further will be required of you

If you want to avoid fines make sure you respond to the notice.



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Monday, Wednesday, Friday

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Phone: (303) 793-0230

Email: businessmgr@homesteadinthewillows.org

Address: 5896 E. Geddes Ave

Questions about exterior changes or covenants

Email: acc@homesteadinthewillows.org

WEBSITE:

www.homesteadinthewillows.org

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