



Homestead in the Willows

Homestead Herald

SEPTEMBER 2026

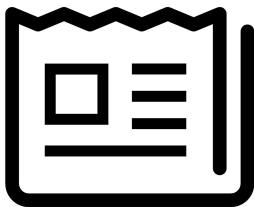
Volume 50 | Issue 9

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

Goodbye  Summer



Over 250 residents turned out to enjoy the final Music on the Green summer concert at the North Pool



OCTOBER HERALD

Article Deadline
September 15, 2026

BOARD MEETING

Wednesday
Sept. 9, 2026





ASSOCIATION NEWS

BUSINESS OFFICE HOURS

Hours:

Monday, Wednesday, Friday
9:00 a.m. - 3:00 p.m.

Emails received outside 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 Task Force
Swim Team
Social Committee
Play Group

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

BOARD MEETING MINUTES

To provide timely information to residents **unofficial Board Meeting Minutes** are published in each issue of the Herald. Official minutes are approved by the Board at a subsequent meeting and are available online and at the Business Office.

MOVING FROM HOMESTEAD?

If you move from Homestead but keep your home, you remain responsible for HOA dues. Please update the Business Office with your new address. Dues are due March 1 annually. If you rent your home, 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.

TABLE OF CONTENTS

ACC.....	27
Bear Alert.....	33
Fall Fest	19
Dumpster Day.....	13
HOA Information.....	7
Homestead Dash.....	5
Landscape Logic.....	11-12
Minutes.....	22-24
Salvation Army Donation Truck.....	16-17
Services.....	21
Serve Aces Tennis Tournament.....	19
Swim Team.....	18
Teen Services.....	21
Tennis.....	15
Welcome New Residents.....	9

CALL TO REPORT

Waste Connections.....303-288-2100

Trash pickup: Wednesday

www.wasteconnections.com

Airport Traffic Complaints.....303-790-4709

Centennial City Services (24/7).... 303-325-8000

Pot Holes.....303-325-8000

Street Light Problems: www.centennialco.gov

Report a street light outage

Arapahoe County Animal Control..303-325-8070

Barking Dogs

Arapahoe County Sheriff's Dept....303-795-4711

Non-emergency: vandalism/speeders

Graffiti.....303-795-4711

Hazardous Waste Pick-up.....1-800-449-7587

Water Breaks.....303-770-8625

Sewer Back-up's.....303-779-0261

Div. of Wildlife -Coyotes.....303-297-1192

Noise—Fiddlers Green.....303-486-8275



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!



**The Business Office
will be closed
on Monday, September 7th,
in observance of Labor Day**



7233 S. Niagara Circle

List Price \$2,195,000

Sold Price \$2,235,000



5835 E Kettle Place

List Price \$1,295,000

Sold Price \$1,310,000



Highest PSF Total in Homestead \$468

7173 S. Newport Way

List Price \$1,650,000

Sold Price \$1,645,000



7285 E. Fremont Place

List Price \$1,075,000

Sold Price \$1,100,000

- Homestead Resident since 1995 - 31 Years
- Past Homestead PTCO President, Swim Team Parent Rep & ACC Volunteer
- Highest Homestead Sale - \$2,250,000 @ 7205 S. Newport Way
- Top 5 Producer at LIV Sotheby's DTC - \$43 M Sold in 2025
- Ranked in the Top 35 Brokers in Denver
- Ranked in the Top 1% of Brokers Nationally
- 5280 Five-Star Realtor



KATE·PERRY
PROPERTIES

Kateperryproperties.com
303-810-0474 | kperry@livsothebysrealty.com





HOMESTEAD DASH

The Homestead DASH is
Thursday, September 10th!

Homestead Elementary students
run laps around a track to raise
funds that pay for:

Teacher Assistants
Classroom and School
Resources Community
Events
And More!



SCHOOLWIDE
GOAL
\$60,000

**Keep the tradition
RUNNING!
Your support makes
a difference.**

Detach for Check Payment

Name

Address

E-mail Address

Phone Number

Amount Donated \$ _____

Check Included: ☐

Please Make Check Payable to:

**Homestead
Elementary PTCO**

Drop Off or Mail to:

**Homestead Elementary PTCO
7451 South Homestead
Parkway Centennial, CO 80112**

Please note that your donation is tax deductible to
the full extent that the law allows. Please consult a
tax professional for advice.

PICO Tax ID: 84-1154568

THANK YOU!

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DONATIONS DUE BY SEPTEMBER 18, 2025



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LOCAL HOMESTEAD RESIDENT

KNOW YOUR HOA

Why We Have Community Standards

When each of us purchased our home, we also agreed to abide by the community's governing documents. These standards aren't intended to make life difficult—they exist to help preserve the appearance, quality, and value of our neighborhood. Well-maintained homes and common areas create a welcoming environment that benefits everyone and make our community safe, enjoyable, and desirable.

Why the Board Enforces the Rules

One of the Board's most important responsibilities is enforcing these standards fairly and consistently. This isn't about telling neighbors what to do; it's about ensuring that the same expectations apply to everyone. Consistent enforcement helps protect property values, promotes fairness, and preserves the character of our neighborhood for current and future residents alike.

Of course, a great community is about much more than rules. It's built by neighbors who care about one another and take pride in where they live. Something as simple as keeping your property well maintained, lending a hand to a neighbor, or being considerate of those around you contributes to the kind of community we all want to enjoy.

Get Involved

We encourage every homeowner to get involved. Attend a Board meeting, volunteer for a committee, ask questions, or share your ideas. Your participation helps shape the future of our neighborhood and ensures that our Association reflects the interests of the people who live here.

Thank you in advance for being a great neighbor and helping keep our community an amazing place to live!





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WELCOME TO Homestead



MEET THE VAN LEERS

*Kate, Kevin, Sydney (4), Hayden (1)
& their Bernese Mountain Dog, Mishka*



MOVED TO HOMESTEAD IN AUGUST
FROM DENVER'S HIGHLANDS NEIGHBORHOOD.

They love spending time outdoors,
hosting fun get-togethers, taking road trips,
and trying new adventures. Kate and Kevin
are both meteorologists—and even enjoy
storm chasing in their free time!

They can't wait to meet their new
neighbors here in Homestead.

OUR NEWEST NEIGHBORS



AUDREY GRACE
CORNELIUS

May 6
Parents: Jeff and Rachel



FLORENCE
NOELLE BREZINA

May 8
Parents: Marcus
and Madison



EHRET "WHITLEY"
FAIRCLOTH

May 26
Parents: Ehret and Kiki



SUNNY
SPINNER

July 12
Parents: Evan
and Maddie



REGINALD
"GEORGE" NORRIS

Aug 8
Parents: Reggie
and Brittany

We're so glad you're here.



Here's to building a wonderful community together!



Scott Scholbe

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5280 MAGAZINE



TEN-YEAR AWARD WINNER

Kentwood



LANDSCAPE LOGIC

By Nancy Bauer



Fall Lawn Repair & Overseeding in Denver

If your lawn has been stressed or damaged by the heat and drought conditions this summer, mid-August through mid-September is generally the best window for overseeding cool-season turf in the Denver area. Cooler temperatures and warm soil provide favorable conditions for seed germination and establishment. If you are considering overseeding this fall, the following steps can help improve your results while being mindful of water use:

- Prepare the lawn: Core aerate compacted areas to improve seed-to-soil contact and allow water and nutrients to reach the root zone. Mow the existing lawn slightly shorter than usual and remove excessive clippings and debris.
- Improve the soil: A thin layer of quality compost can be worked into the surface of the lawn after aerating. This can improve soil structure and help retain moisture, particularly in Colorado's dry conditions.
- Select appropriate seed: Choose a grass seed that is compatible with your existing lawn and the amount of water available. For traditional cool-season turf, a quality Kentucky bluegrass or turf-type tall fescue blend may be appropriate. For areas where reducing irrigation is a priority, consider whether a lower-water turf such as buffalograss or another Colorado-adapted grass would be a better long-term solution.
- Water carefully: Newly seeded areas require consistent moisture for germination. The goal is to keep the seedbed consistently moist, not saturated. Short, frequent watering cycles may be necessary during germination. Once the seedlings are established, gradually reduce frequency and increase the depth of watering.
- Be mindful of water restrictions: Before overseeding, make sure you can provide the

irrigation needed for successful establishment within the applicable watering restrictions and your property's water budget. Overseeding can require more frequent irrigation during the establishment period.

- Avoid pre-emergent herbicides: Do not apply pre-emergent weed control immediately before or after overseeding because it can prevent grass seed from germinating. Newly seeded areas may require some additional weed management until the turf becomes established.
- Continue establishment watering into fall: Newly established turf needs adequate moisture as it develops its root system. However, watering should be adjusted as temperatures cool and natural precipitation increases rather than continuing a summer watering schedule.

Consider the Long-Term Solution: If a lawn has repeatedly struggled because of heat, drought, or limited irrigation, overseeding may provide only a temporary improvement. Fall can also be a good time to evaluate whether portions of the lawn could be converted to lower-water landscape areas or more drought-adapted turf.

For homeowners considering overseeding, I recommend evaluating the condition of the existing lawn, available irrigation, and expected water requirements before investing in seed and additional watering.

September Landscape Tips:



What to Plant

With the soil still warm but the night temperatures declining, now is a great time to plant! Container grown and balled and burlapped nursery stock can be planted through October. The sooner things are planted in early fall will allow more time for strong root and healthy root development.

Trees and Shrubs:

Trees, shrubs and perennials settle in well and get their roots firmly anchored.

Perennials: If you're making new beds or borders this fall or renovating existing ones, perennials can be divided or moved. Use a digging fork or shovel to lift a clump. If you're dividing the plant, cut it in half or thirds with a quick thrust of a sharp blade.

Spring flowering bulbs:

Spring flowering bulbs need to get their roots established before subfreezing weather sets in for good. Water all bulbs in well as you plant to stimulate root growth.



What to Leave Alone:

Pruning: keep your fingers off the pruners and loppers. Perennials should be cut back or trimmed in late winter. Flowering shrubs should be pruned right after they bloom. Pruning now not only would cut off new buds that have formed but stimulate new growth, which is vulnerable to cold.

Tree limbs: An exception to the pruning rule: If you notice any limbs that vulnerable to snow damage, pedestrians or cars, deal with them now.

Roses: Roses are susceptible to late pruning and can often be killed by such treatment. Hybrid tea roses, however, will benefit from a mound of soil around the base of the plant. You can use potting soil from your patio containers.

Leaves: Although fallen leaves should be removed from walks, drives and gutters, there's no need to rake them out of perennial gardens. Shade plants and soil beneath trees are enriched by fallen leaves. Come spring, you might want to do a bit of

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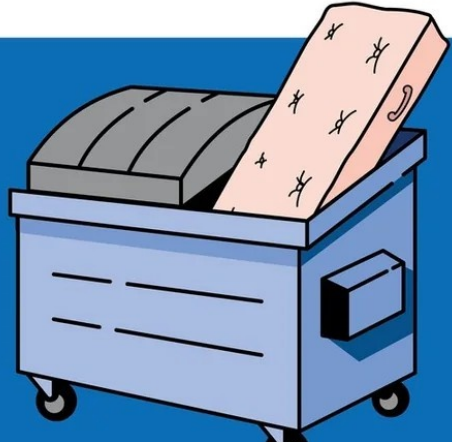
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Your neighborhood **Dumpster Day**



SATURDAY, SEPTEMBER 19TH

8:00 A.M. - 9:30 A.M. or until the dumpsters are full

NORTH POOL PARKING LOT

Acceptable Waste:

- 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 waste that will not be picked up: (this list is not all inclusive)

- Electronics, computer monitors, tv's,
- Batteries
- Anything with Freon or Gas/refrigerators/ freezers
- Florescent light bulbs
- Hazardous & Medical Waste
- Wet Paint
- Propane tanks
- Microwaves
- Dirt, rock, brick, cement etc.
- Tires/auto parts/oil/gasoline

If the dumpsters are already full when you arrive, even if it's before 9:30 a.m., please do not place items on the ground next to the dumpsters. The HOA has only two dumpsters available, and Waste Connections cannot empty overfilled dumpsters or make additional pickups for excess items. Thank you for helping keep the area clean and safe.



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- **HYPER-LOCAL KNOWLEDGE:** Whether you're eyeing a new home or looking to sell your property, Tina has a deep understanding of the local market trends to help you make informed decisions. She's lived in Homestead with her husband and 2 kiddos since 2012 and is passionate about the community.
- **SMOOTH TRANSACTION:** Buying or selling a property can be stressful, but not with Tina! She ensures a seamless and hassle-free transaction from start to finish.
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RED BALL

AGES 4.5-6.5 | WEDNESDAYS | 3:30-4:30 PM

Learn tennis through fun games and play. Build skills with lots of reps and positive coaching.

SESSION 1 | \$100 | AUG 26 | SEP 2, 9, 16

SESSION 2 | \$100 | SEP 23, 30 | OCT 7, 14

ORANGE BALL

AGES 7-10.5 | WEDNESDAYS | 3:30-4:30 PM

Build stronger strokes and rally skills. Learn through fun, focused reps and support.

SESSION 1 | \$100 | AUG 26 | SEP 2, 9, 16

SESSION 2 | \$100 | SEP 23, 30 | OCT 7, 14

GREEN BALL

AGES 11-12.5 | WEDNESDAYS | 4:30-5:30 PM

Gain confidence through reps and positive coaching.

SESSION 1 | \$100 | AUG 26 | SEP 2, 9, 16

SESSION 2 | \$100 | SEP 23, 30 | OCT 7, 14

HIGH SCHOOL / YELLOW BALL

AGES 13+ | WEDNESDAYS | 4:30-5:30 PM

Improve strokes, movement and point play. Get more reps in a fun, positive setting.

SESSION 1 | \$100 | AUG 26 | SEP 2, 9, 16

SESSION 2 | \$100 | SEP 23, 30 | OCT 7, 14

ADULT TENNIS

Open to players rated 2.5 and above. Register week by week.

CARDIO TENNIS

WEDNESDAYS | 6:30-7:30 AM

BEGINS AUGUST 26

\$25 PER CLASS

Movement, music and plenty of hitting.

LUNCH HOUR DRILL

FRIDAYS | 11:00AM-12:00PM

BEGINS AUGUST 28

INSTRUCTION + POINT PLAY

\$25 PER CLASS

Plenty of focused on-court reps.

START STRONG THIS FALL

Four players are required. Space is limited.

hello@advantageyou.org

SCAN TO REGISTER





DONATION DROP-OFF EVENT

In conjunction with the
Community Dumpster Day

**SATURDAY
SEPT 19, 2026**

8AM - 12PM

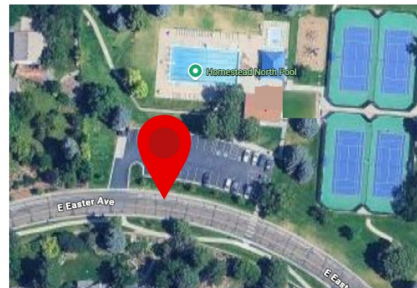
Clothing, shoes, accessories, housewares, small furniture, tools, books & more.

**Bring your donations to
this location:**

Homestead in the Willows

6767 E. Easter Ave.
Centennial, CO 80112

For more information, please
contact **Pennie Mitten**,
Donations Coordinator at
(602) 501-8405



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

For a complete list
of items we are
able or unable to
accept, please
scan the QR code.



YOUR DONATIONS TRANSFORM LIVES!

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

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.

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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



2026 Homestead Hurricanes Season Recap

As another memorable season comes to a close, we want to extend a huge thank you to our swimmers, coaches, volunteers, and parents who made the 2026 Homestead Hurricanes season so special.

From team tents and Monday Fundays to Tuesday night and Saturday meets, our summer was filled with cheers, smiles, friendships, and an incredible sense of community. **The Homestead Hurricanes truly are something special—and it's because of all of you!**

This season was packed with both long-time traditions and exciting new activities:



300+ Tuesday night time improvements and more than 550 best times at Saturday dual meets!

We raised more than \$5,000 for the Morgan Adams Foundation. Thank you to everyone who participated, donated, and helped make this fundraiser such a success.

A special thank you to the Arapahoe County Sheriff's Department for joining us and handing out "speeding tickets" and ribbons to our 8 & Under swimmers!



Movie Night at the Pool featuring Finding Nemo—a perfect night under the stars.

Blue Out the Pool for our final Tuesday night meet!



A fun Parent Party at Parry's Pizza: a chance to relax, connect, and celebrate together.

15 new swimmers joined our Category 1 program, welcoming new families into the Hurricanes community.

We auctioned off a front-row parking spot to help support the team.

The Pancake Breakfast included coaches making pancakes and swimmers leaving with smiles and full bellies.

Monday Funday continued as a beloved Hurricanes tradition—with games, donuts, and plenty of fun after successful Saturday meets.



Kona Ice helped keep our swimmers cool

While the times, races, ribbons, and victories are a huge part of summer swimming, what makes the Homestead Hurricanes truly special is the community we build together.

It's the friendships made in the team Tent... It's the cheers from the side of the pool.

These are the moments our swimmers will remember long after the season is over.

Congratulations, Hurricanes!

A special congratulations to **EVERY swimmer who participated this summer!** Whether you raced your first event, earned a new best time, learned a new stroke, cheered from the sidelines, or simply made new friends—we are incredibly proud of you.

Thank you for making the 2026 Homestead Hurricanes season one to remember. We can't wait to see everyone again next summer!

Missed out on all the fun? Don't worry—we WANT you to swim with the Hurricanes next summer!

Mark your calendars—Hurricanes fun starts in early May 2027!

REGISTER NOW!

September 12, 2026



THE 7TH ANNUAL HOMESTEAD IN THE WILLOWS SERVE-ACES TENNIS TOURNAMENT

\$40/team - open to all levels - brackets - food & drinks

To register your mixed doubles team or for more info contact

AK Riley - 720.289.2929 | ak@theakrileygroup.com



All are welcome!
This is a fun Homestead Community Event

Homestead Elementary Hosts
FALL FEST
Live Music, Games, Hayrides, Food & More!

**Ticket and
Volunteer Info**



JOIN THE FUN!



SEPTEMBER 25TH, 2026 4:30PM - 6:30PM <https://www.homesteadptco.org/fallfest>



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TEEN SERVICES

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BABYSITTING

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

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



POWERWASHING

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

HOMESTEAD IN THE WILLOWS HOMEOWNERS' ASSOCIATION

Regular Board Meeting – August 12, 2026, Unofficial Minutes

Call to Order

President Eric Kemp called the meeting to order at 5:35pm

Present: Member at Large Heather Rich; Secretary Stuart Siekmeier; Treasurer Steve Bell; Vice President Robb Origer; Business Manager Sherelle Horsfield; Landscape Manager Nancy Bauer; ACC Manager Emily Maxfield; ACC Coordinator Nancy Parker and Pool Manager Shannon Ricca.

Minutes from July 8, 2026, board meeting of Members were approved as read.

Appeals hearing results: Account 620 appeal was discussed. The ACC followed the Guidelines 100 percent, but a mistake was made by the residents. Steve moved and Stuart second the motion to agree to a solution.

Committee Reports:

Swim Team

No report

Social Committee

No report

Manager Reports:

ACC / Covenant Task Force

Driveway lists were given to Board members to double-check Taskforce volunteer's write ups.

Emily Maxfield discussed play structures in general. Questions were asked about a new structure going up at a property with a low picket fence making the structure appear taller than most. Similar structures have been allowed on other properties therefore it was approved.

A picture of a front door that had been retrofitted was shown, and everyone agreed it was a good option for residents who install non approved doors and need to get compliant.

Many homes are now in need of new siding as their homes age, which is very costly. Question was asked of the Board if they want to consider allowing more time for replacement, like we currently allow for Driveways. Homeowners cited for Siding replacement by the Taskforce will be dealt with on a case-by-case basis.

Pool

West Pool closes August 16 - No Doggie Day this year due to increased water costs and drought restrictions.

North Pool closes August 16 for regular pool hours, however Lap swim to continue to September 7.

South pool closes September 7.

Pool is open from 10am - 7pm daily. No lifeguard from 10am - 4pm. Residents may swim at their own risk. Lifeguards will staff the pool from 4- 7pm. The only late night will be Friday night from 7- 9pm

Shannon Ricca will document the furniture count in her closing report.

Tennis

No report

Landscape

Sprinkler damage from AT &T cable installation on Homestead Pkwy: Waterketch is doing multiple repairs on South Homestead Parkway and taking photos for documentation.

8/6/26 Willows Water Budget report:

Kgal=1000 GalYour water budget is: 11976 KgalYour meter reading was taken on:
08/06/2026Consumption since last reading: 1585 KgalTotal consumption to date: 7789 KgalPercentage of
water budget used: 65.04%K Gallons remaining in budget: 4187 Kgal(Negative = Kgal over budget).

WaterKetch has left enough wiggle room to continue to pick up watering as the weather gets hotter. WaterKetch are within the water budget and will remain so with increasing water for August. After mid-August, they will be looking at numbers and percentages for what the Fall season taper will look like, but they should be in good shape with the water we have saved so far.

North Rec Drainage:

Timberwolf are on track to start this project late in the week of August 24. Instead of using a typical five-person crew, they plan to use several crews simultaneously, totaling about 15-20 workers, reducing the time frame by two days. This will limit disruption to the areas where they will be working.

North & South Pool Dumpster Gates Update:

Production is running behind; gates are now scheduled to be fabricated week of 8/17/26 and installed the week of 8/24/26

Matt's Maintenance have completed current tree pruning requests.

Business

Three payment plans are in place, one for fence and two for dues.

The perimeter fence refund checks have now all gone out to residents who had paid the full \$3,100.

The last fence invoice has been waived and removed from the PayHOA platform for all homeowners who chose to pay in instalments.

ACES swim team will be hiring the North pool from September 8 to the end of October, weather permitting.

Dumpster / Donation Dayset for September 19.

The Business office received a lot of complaints about a handwritten letter that was posted in the August Newsletter. We would like to apologize to everyone for the oversight, and to ensure that we aren't planning on becoming the next 'Nextdoor'

The HOA has lodged a complaint with the City of Centennial about the pink AAA service truck parking on Easter Ave. City of Centennial in turn forwarded the complaint onto the Arapahoe County Sheriff's Office. No further updates have been received up to date.

Cameras at the North pool have now been upgraded to google cameras.

Old Business

The Board came to an agreement that there won't be weekend swim at the North pool after the pool closes.

New Business

Residents have asked to sponsor events in Homestead, the Board will considered this at a later date, more information is needed for policy and procedures with regards to this decision.

Adjournment & Next Meeting

The meeting adjourned at 7:59pm.

The next regular Board Meeting will be held Wednesday, September 9 at 5:30pm at the Business Office.

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Unofficial ACC Meeting Minutes

Date: July 21, 2026

Place: HOA Office

Time: 11am

13 applications reviewed

Approved: 6 paint, 1 deck, 2 front door, 1 roof, 1 landscape

Need more information: 1 shutters, 1 paint

Denied: 1 paint

Notice to Homeowners:

External grids are required on any front door windows. Internal grids are not allowed.

All trim must be the same color throughout the house. There should not be different color trim around front or garage doors, as well as porch posts.

Garage doors must be painted the body color of the home.

Next meeting dates: August 4 & 18

Unofficial ACC Meeting Minutes

Date: August 4, 2026

Place: HOA Office

Time: 11:30 am

14 applications reviewed

Approved: 1 sod, 1 roof, 1 walkway, 1 play equipment, 1 shutters, 1 back patio

Need more information: 1 shutters

Denied: 2 paint, 2 play equipment

Notice to Homeowners:

Play equipment must be natural colors of green or brown. Black and/or metal is not allowed.

AI renditions can be helpful when preparing for a home project. However, the ACC will expect the finished project to resemble the submitted rendering, whether AI or professionally done. If you come into problems while doing a project, you must first alert the ACC of any change request to receive approval that differs from what was already reviewed

Tahoma Bermuda grass is a grass that has been created to thrive on less water so is more drought tolerant. Homeowners are encouraged to consider this when replacing sod.

Next meeting dates: August 18, September 9 and 22 at 11:30 am in HOA Office.

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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.

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16-year Homestead Resident

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- Eyes: bags, circles, heaviness
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Deadline is the 15th of each month preceding publication. All display ads must be high resolution (300 dpi) pdf, jpeg, png or tiff 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.

MAIL THEFT ALERT



Residents are advised that there have been reports of outgoing mail being removed from homeowner mailboxes in the area near the South Pool.

For your protection, please avoid leaving outgoing mail in your residential mailbox whenever possible. The USPS strongly recommends depositing mail directly into an official USPS collection box or taking it to your local Post Office to ensure secure delivery.

COLORADO'S BEAR LAW HAS CHANGED



With continued bear activity in and around our neighborhood, we wanted to make residents aware of an important change to Colorado law.

As of August 12, 2026, Colorado's new bear-attractant law (HB26-1342) makes it a misdemeanor to knowingly leave food or edible waste outdoors in circumstances where there is a reasonable probability it could attract a bear.

What changed?

- Intent to attract a bear is no longer required.
- A warning is no longer required before a first offense.
- Repeat violations can result in increased fines — up to \$5,000 for a third or subsequent offense.

What this means for neighbors:



Please be especially mindful of unsecured trash, food, pet food and other potential bear attractants outdoors. When possible, keep trash secured and stored inside your garage until collection day.

Keeping attractants away helps protect our neighbors, our pets and the bears.

See a bear? Report sightings directly to Colorado Parks & Wildlife: 303-297-1192

Learn more: Colorado HB26-1342

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Architectural (ACC) Questions?

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