

Homestead in the Willows

Homestead Herald

OCTOBER 2026

Volume 50 | Issue 10

A Covenant Controlled Community for the Benefit of All

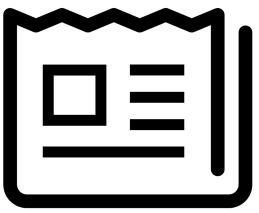
www.homesteadinthewillows.org



Inside this issue:

Centennial Adopts New Regulations for E-Bikes, E-Motorcycles and Other High-Powered Electric Vehicles. Details page 9

Travelin' Tom's Coffee @South Pool parking lot! See page 27



NOVEMBER HERALD

Article Deadline
October 15, 2026

BOARD MEETING

Wednesday
Oct. 21, 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.

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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



Community Reminder: Leash Your Dogs & Use Waste Bins Properly

We love seeing neighbors out enjoying the community with their pets, but we ask that everyone please follow a few important guidelines to keep our shared spaces safe and pleasant for all.

- Keep Dogs Leashed. While your dog may be friendly, not everyone is comfortable around dogs. Some residents may have dog-aggressive pets, fear dogs, or be unsteady on their feet. A dog rushing up—even playfully—can be frightening or hazardous. Please keep your dog leashed and under control at all times in common areas.
- Use Dog Waste Bins for Dog Waste Only. Please dispose of dog waste in the designated dog waste bins only. These bins are not designed to hold regular trash like takeout containers, kitty litter, or coffee cups—the liners are too flimsy and tear easily, creating messes and extra work for maintenance.

Let's work together to keep Homestead in the Willows clean, safe, and enjoyable for everyone

YOU'RE INVITED: HOMESTEAD PUMPKIN PATCH

WHY GO TO THE GROCERY STORE?

PUMPKINS, FALL FUN, & NEIGHBORS!

Hello Neighbor,

Please stop by my front yard (7013 S. Locust Circle) on **Saturday, October 10th OR Sunday, October 11th** for a little fall fun!

We're setting up a mini pumpkin patch and would love to share a free pumpkin with our neighbors. Come pick out a pumpkin (or two!), say hello, and enjoy a little taste of the season right here in the neighborhood.



We'll have:

- 🎃 A mini pumpkin patch
- 🍂 FREE pumpkins for neighborhood families to take home
- 📸 A fun spot for a fall photo
- ☕ A few fall treats & refreshments

Whether you're looking for the perfect pumpkin for your front porch, something fun for the family, or just an excuse to get outside and say hello, we'd love to see you!

Stop by between **2:00pm and 4:00pm on 10/10 or 10/11**. Bring the whole family and come enjoy a little fall fun with your neighbors.

Please RSVP via text to Kyle Malnati (303-358-4250) by Sunday 10/4

See you around the neighborhood!



Sponsored by Kyle Malnati
Homestead REALTOR
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Malnati@Kentwood.com

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THANK YOU

The Board of Directors extends a heartfelt thank you to our Social Committee for a wonderful summer of community events! From Food Trucks and Music on the Green to Movie Night, you created so many opportunities for neighbors to gather and enjoy time together.

We appreciate all the time and effort you put into making our community a great place to live!

Thank you for a fantastic summer!
The Board of Directors



Families enjoyed one final summer evening with friends, fun, and a movie under the stars

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JUNIOR + HIGH SCHOOL TENNIS

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RED BALL
AGES 4.5-6.5
WEDNESDAYS | 2:30 -3:30 PM
SESSION 2 | $100 | SEP 23, 30 | OCT 7, 14

ORANGE BALL
AGES 7-10.5
WEDNESDAYS | 3:30-4:30 PM
SESSION 2 | $100 | SEP 23, 30 | OCT 7, 14

GREEN BALL
AGES 11-13
WEDNESDAYS | 4:30-5:30 PM
SESSION 2 | $100 | SEP 23, 30 | OCT 7, 14

HIGH SCHOOL / YELLOW BALL
AGES 14+
WEDNESDAYS | 4:30-5:30 PM
SESSION 2 | $100 | SEP 23, 30 | OCT 7, 14

ADULT TENNIS

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Saturdays | 9:00 -10:00 AM
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Saturdays | 10:00 - 11:30 AM
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Centennial Adopts New Regulations for E-Bikes, E-Motorcycles and Other High-Powered Electric Vehicles

This week, the Centennial City Council adopted Ordinance 2026-O-13, establishing new regulations for the use of high-powered electric vehicles and bikes on public property, including electric motorcycles, Class 3 electric bicycles, toy vehicles and off-highway vehicles.

These regulations are effective immediately and provide greater clarity for riders, pedestrians, cyclists and other community members as electric bikes and other electric-powered vehicles become increasingly common throughout Centennial. The regulations establish where different types of electric transportation may be operated and set safety requirements designed to help protect everyone who uses the City's streets, sidewalks, trails and other public spaces.

Under the new regulations, Class 3 e-bikes and electric motorcycles are prohibited on sidewalks and trails and may be operated on City streets in accordance with applicable traffic laws and requirements. The ordinance also establishes regulations for other high-powered electric vehicles and recreational devices on public property.

Key provisions include:

Minimum age of 16 to operate an electric motorcycle.

License, registration and insurance requirements for electric motorcycles, as applicable.

Helmet requirements for riders under age 18.

Restrictions on modifying standard e-bikes to exceed the manufacturer's designed or specified speed.

Enforcement provisions, which may include fines, parental liability and impoundment for violations.

The City developed the regulations in partnership with the Arapahoe County Sheriff's Office (ACSO) and the City's park and recreation districts. The collaboration is intended to promote consistent expectations across streets, sidewalks, multi-use paths, parks and other public spaces.

For more information, including e-bike classifications and information about where different types of e-bikes may be operated, visit.

FRIENDLY REMINDER: Homestead has long prohibited motorized vehicles on the community greenbelt walking paths for the safety of all pedestrians, young and old alike. Please do not use any motorized vehicle on the greenbelt paths!

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LANDSCAPE LOGIC
By Nancy Bauer



Getting Ready for Winter

The plants in our gardens are undergoing a lot of change, transferring energy to their root systems, preparing for winter and getting ready for spring growth. We can take a lesson from our plants, by getting our gardens ready for the onset of winter. By planning now, we can help plants get off to a good start next spring. The following suggestions may help you develop your own winter preparation.



Lawns

• Mow at a two-to-three-inch height. No scientific evidence justifies mowing your lawn shorter in late fall. Research shows that mowing to less than two inches can result in decreased drought tolerance and higher incidence of insects, diseases and weeds.

• During extended winter dry periods, it is good practice to water the lawn once per month, if the ground is thawed and will absorb water. Pay particular attention to exposed slopes, sites with shallow soil, and south- or west-facing exposures. Excessively dry areas may be prone to spider mite infestation.

• Winterize your lawn by applying fertilizer. Use a lawn fertilizer that has plenty of nitrogen, less phosphorous and potassium. Some examples would be 20-10-5, 11-5-5, or 21-7-11. Aerating helps improve the root zone by relieving soil compaction while controlling thatch accumulation. Aeration can also be done in April.



Trees

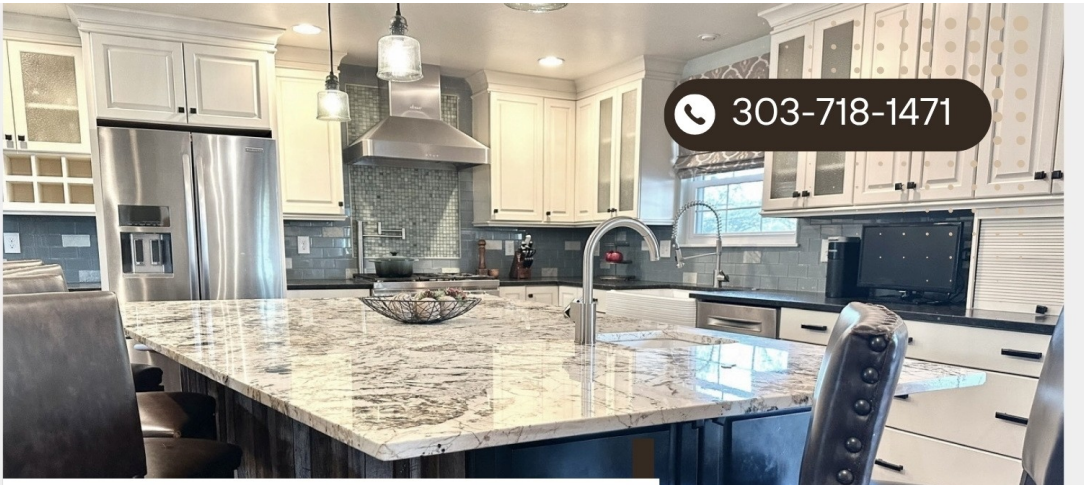
• Avoid the temptation to prune trees and shrubs in late fall. Deciduous trees and shrubs, as well as evergreens, do not have the ability or time to close wounds when they are dormant or semi-dormant. Heavy pruning should be accomplished in mid to late spring, when plants can rapidly heal pruning cuts.

• If you compost yard waste, consider saving some raked leaves to add to your compost pile in the spring. Whole leaves are better than leaves that have been shredded or mulched with a lawn mower, because finely chopped leaves may restrict air circulation needed for effective decomposition.

• Dispose of diseased leaves, especially if you had insect or fungal diseases over the winter and re-infect your plants in spring.

• If possible, water trees once per month, but only when air temperatures are above 40 degrees. Water at mid-day to allow adequate saturation before freezing at night.

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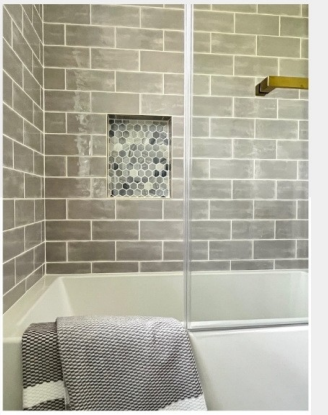


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continued from pg 11



Perennials

• Perennials that provide winter interest or seed for the birds should be left standing until early spring, which also protects the crowns from ‘winter kill’. Coneflower, butterfly bush, sage, hyssop and yarrow are examples of plants that can be left alone until spring.

• Ornamental grasses add texture, as well as food and cover for birds in the fall and winter. Plan to cut these plants back in early spring, before new growth emerges.

Mulch

• With roses, it is important to protect the crowns, where the main canes emerge, before the first hard freeze occurs. A mixture of soil and leaves or pine needles covering the first six to eight inches above ground will work well.

• After the soil has frozen, mulch other flowerbeds and specimen plants. Shredded wood products or leaf compost makes good mulch. Be sure to keep mulch six inches away from the trunks of trees and shrubs, to avoid creating a cozy winter nest for insects.



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HOMESTEAD
Swim HURRICANES Team

CELEBRATING THE 2026 SEASON

A note from your Neighborhood Community Parent Reps & Coaches

We are so proud of each and every Homestead Hurricanes swimmer for their dedication, hard work, and incredible team spirit this season.

Thank you to our amazing families, volunteers, and coaches for making this such a memorable summer.

We look forward to the 2027 season and continuing the tradition!

Go Hurricanes!

PROUD OF OUR HURRICANES!



HOMESTEAD HURRICANES
END-OF-SEASON AWARDS

Age Group	Gender	High Point	Most Improved	Spirit of Homestead	Sportsmanship
6 & Under	Boys	Rigby Walton	Thatcher Faircloth	Jacob Storm	Asher Kaplan Hulings
6 & Under	Girls	Eliza Dulik Sela McKinnell	Remi Walton	Adrienne Hull	Maddie Norris
7 – 8	Boys	Hal Radigan	William Gorski	Emerson Eustis	Asher Sampson
7 – 8	Girls	Sylvie Hogan	Jade Faucheux	Mary Grace Norris	Olivia Leinwand
9 – 10	Boys	Mackson Phillips	Briggs Kiphart	Mac Lawless	Robert Deng
9 – 10	Girls	Caroline Leinwand	Caroline Lawless	Tate Long	Noah Kaplan Hulings
11 – 12	Boys	Michael Parsons	Andrew Dulik	Blake Ricci	Lou Merpi
11 – 12	Girls	Eden Carroll	Emy Ibrahim Shah	Marisa Gorski	Kaya Sevier
13 – 14	Boys	Lincoln Huston	Peyton Sevier	Henry McCleary	Maddox Phillips
13 – 14	Girls	Stella Schladetzky	Elsie Lawless	Britta Duitsman	Reagan Hein
15 – 18	Boys	Jack Snow	Kyle Roosa	Mason Phillips	Henry Malnati
15 – 18	Girls	Bea Early	Maria Marotto	Hailey Smith	Braelyn Ward

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IMPORTANT NOTICE!

Effective immediately, all ACC applications MUST include the following information. Applications that do not contain all required items will be automatically REJECTED.

- •Current photos of the home
- •Photos must clearly show the entire area affected by the proposed changes.
- •Minimize obstructions such as trees, shrubs, or other landscaping whenever possible.
- •Specifications for all new elements
- •Provide detailed descriptions on materials, colors, dimensions, glass types, and any other relevant specifications.
- •Clearly identified locations of proposed changes
- •It must be clear where each change will occur.
- •Label photos and corresponding specifications whenever possible (for example, number windows on the photos and match those numbers on the specification sheet).

If your application is rejected due to missing information, you will need to resubmit a complete application with all required documentation. It will not be accepted if you only submit the missing information and expect it to be attached by staff.

Unofficial ACC Meeting Minutes

Date: August 18, 2026
Place: HOA Office
Time: 11:30am

20 applications reviewed

Approved: 7paint, 1 siding, 2 windows, 1 playset, 1 shutters, 1 landscape, 1 backyard putting green, 1 retaining wall, 2 fence

Need more information: 1 deck, 1 paint, 1 landscape

Denied: 0

Notice to Homeowners:

Xeriscape does not mean ZERO-scape! Living material is mandated in front yards. 50% of the permeable front yard should be sod. Mulch is encouraged around plants and bushes; rock attracts heat. If xeriscaping, plant size will be taken into consideration and layout will be important for future growth. Colorful and all-season plants are highly encouraged.

Landscape plans must be detailed as to sizing and material. Widths of paths and walkways must be included. Size and color of rock must be included. AI renditions ok if the homeowner is truly following the photographic result.

Next meeting dates:

September 9 and 22 at 11:30 am in HOA Office.

Unofficial ACC Meeting Minutes

Date: September 9, 2026
Place: HOA Office
Time: 11:30am

23 applications reviewed

Approved: 1 major addition, 3shutters, 7 paint, 4 landscaping, 1 garage door, 1 deck, 1 fence, 1 patio, 2 windows, 1 porch

Need more information: 1 storage addition, 1 siding, 1 landscape

Denied: 1 landscaping, 1 front door

Notice to Homeowners:

Landscaping must look intentional, professional and properly maintained. When removing landscaping that has died or is overgrown, homeowners need to repair or replace the space with sod or a cohesive planting bed.

Reminder that front doors must have raised panels. Craftsman style is not approved.

Wood Allegro-style shutters with individual horizontal louvers are the only type of shutters approved on homes. Board & batten or paneled shutters not approved.

Next meeting dates:

September 23 at noon in HOA Office.

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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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SERVICES

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TEEN SERVICES

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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.

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HOMESTEAD IN THE WILLOWS HOMEOWNERS' ASSOCIATION

Regular Board Meeting – September 9, 2026,Unofficial Minutes

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

Present:Vice President Robb Origer; Member at Large Heather Rich; Treasurer Steve Bell; Business Manager Sherelle Horsfield; Landscape Manager Nancy Bauer; ACC Manager Emily Maxfield; and Pool Manager Shannon Ricca. Also in attendance were Cindy Gorski, John Snow and Michael Garnsey representing Swim Team.

Minutes from August 12, 2026,board meeting of Members were approved as read.

Appeals hearing resultsNo appeals

Committee Reports:

Swim Team
Reps; John Snow, Michael Garnsey and Cindy Gorski attended the meeting. They asked the HOA to consider appointing a Head Coach for Swim Team. They would like an adult to oversee the coaches and to provide instruction at a higher level. They will provide the Board with a job description to consider.

Social Committee
No report

Manager Reports:

ACC / Covenant Task Force
The Board and Manager Emily Maxfield discussed the next steps on how to deal with residents who repeatedly continue to have the same Covenant Violations, and what steps could be taken.

Dates for Appeal hearings set for October 1 and November 5

Pool
Shannon confirmed the West pool is closed and winterized, the South pool is also closed, estimated winterization date 9/22.

North pool closed for regular pool hours. Lap swimmers have access in the morning.

Pool remains open through 10/31/26 for Aces Swim Team. FRR will continue with daily maintenance.

Pool closing report attached. Will provide Pool usage and Furniture counts by 9/15/26.

Tennis

Jill submitted a written report. Damaged windscreens and center nets showing wear have been replaced.

The adult USTA season is complete. New USTA ratings will be published in the first week of December.

Youth tennis and other programs will continue through October. Other opportunities will continue through the winter, weather permitting. For programming information, please contact Kristi Janos at Advantage You at 720-239-3365.

Jill would like to purchase new benches for outside the tennis courts, starting with the north courts and replacing benches at the other courts in the future as needed.

To prepare for winter, the court divider nets and the windscreens on the north and south sides of the courts will be rolled up, this allows more sunlight to reach the courts and helps snow melt for winter play. Raising the court divider nets keeps them from freezing to the court surface and helps them last longer.

Landscape

Nancy Bauer reported that Sprinkler Damage from AT &T cable installation on Homestead Pkwy was for an amount of $6,224.58 and has been submitted on 8/20/26 for reimbursement.

Willows Water will be prohibiting lawn watering after 9/30/26, but because Homestead is under a Water Budget contract, they will honor 10/31/26 as the final day. Troy thinks that we are in pretty good shape due to cooler nights and recent rain events.

North Rec Drainage – updateProject was completed on Saturday 8/29/26. Videos show before and after new drain was installed by Timberwolf Builders, proving that the new drain system is working! There are two new catch basins that will need to be cleaned out occasionally to keep system operating properly.

Dumpster replacement gate production is running behind; waiting for installation update from Split Rail.

continued on page 24

continued from page 23

Rose pruning and miscellaneous projects/clean-uphave been completed throughout the property.

Crack/Seal at North and South parking lots will happen this Fall.

No Tree replacements, due to uncertainty of being able to water them until the end of October.

Business

Manager Sherelle Horsfield reported on collections and confirmed all 2026 Dues payments are now paid.

There is one instalment left on a payment plan for the fence assessment.

ONEPro (previously Snowology) contract has been signed for snow removal 2026/2027.

All Playgrounds inspections are complete and minor issues like stickers needing to be replaced will be addressed.

Old Business

No old business

New Business

No new business

Adjournment & Next Meeting

The meeting adjourned at 7:18pm.

The next regular Board Meeting will be held Wednesday, October 21 at 5:30pm at the Business Office.



ADVERTISING RATES

Personal Ads (30 words or less)	$ 20.00
Commercial Ads (30 words or less)	$ 25.00
Display Ads:	
1/8 page (2 ¾ x 1 ¾")	$ 48.00
¼ page (2¾ x 3½")	$ 70.00
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Full Page (6 "x 7½")	$200.00

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.



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October 9 & October 23

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Matthew Thibodeau uses Hourglass Wealth as a marketing name for doing business as a representative of Northwestern Mutual. Northwestern Mutual is the marketing name for The Northwestern Mutual Life Insurance Company (NM) (life and disability insurance, annuities, and life insurance with long-term care benefits) and its subsidiaries. View detailed disclosures for Matthew at hourglasswealth.nm.com.

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- Neck concerns
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HOMESTEAD BUSINESS OFFICE

Office Hours

Monday | Wednesday | Friday
9:00 a.m. - 3:00 pm

Contact us

303-793-0230

businessmgr@homesteadinthewillows.org

5896 E Geddes Ave.
Centennial, CO 80112

Architectural (ACC) Questions?

acc@homesteadinthewillows.org

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