



Homestead in the Willows

Homestead Herald

APRIL 2019 Volume 43, #4

A Covenant Controlled Community for the Benefit of All

Answers to many of your questions can be found on the new HOA website at www.homesteadinthewillows.org.

Check it out!



NEIGHBORHOOD EVENTS:

The community garage sale is coming in May. See details on page 17

Find info about the Petri Dash (formerly Grace's Race) on page 5

SWIM TEAM INFORMATION NIGHT is Thursday, April

4th. See page 8 for details.

You can also sign up for **TENNIS PROGRAMS** that night.

Details on page 12



**Next Regular
Board Meeting
6:30pm
April 8, 2019**

**THE MAY
HERALD DEADLINE
IS
APRIL 15, 2019**





ASSOCIATION NEWS

MAY HERALD DEADLINE IS APRIL 15TH

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	Jaylene Jones	303-617-0221

BOARD OF DIRECTORS:

President		
VP/Pool	Jamie Von Feldt	303-881-5338
	jvfeldt@homesteadinthewillows.org	
Secy/Tennis	Emily Maxfield	720-220-5277
	emaxfield@homesteadinthewillows.org	
Treas./ACC	Bruce Thorne	303-437-1858
	bthorne@homesteadinthewillows.org	
Mem at Large/	Ross King	303-548-4300
Landscape	rking@homesteadinthewillows.org	

COMMITTEES:

ACC/Design Review; Covenant Review Taskforce
Swim Team, Tennis.

**All committee meetings are open to residents.
Call the Business Office for dates.**

CENCON REP: vacant

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 and Design Review Committee, Landscape, Pools, or Business Office, please, when you call and leave a message on the answering machine, include your name and telephone number so that we may return your call. **We cannot act on any call when the caller is not identified.**

Thank you for your help.

BUSINESS OFFICE HOURS

5896 E. Geddes Ave.

**Hours: Tuesday, Wednesday, Thursday
9:00am — 3:00pm**

Phone: 303-793-0230

Fax: 303-793-0109

www.homesteadinthewillows.org

BOARD MEETING

The next regular Board of Directors meeting for community input and manager's reports will be

Monday, April 8, 2019

West Office, 6:30 pm

Mark your calendars now. The board meetings are open to all Homeowners.

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 Association 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 March 1st. If you are a **Renter**, you should forward all notices to the Homeowner.

THE HOMESTEAD HERALD is published monthly for residents of Homestead in the Willows. **The Business Office is located at 5896 E. Geddes Ave., (West Pool House) Centennial, CO 80112.** News items or advertisements must be submitted by the **15th of the month prior to publication.** Email to the **Business Office.** Call 303-793-0230 for commercial rates, ad sizes or other information.

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HOMEOWNER EMAIL ADDRESSES

Does the Business Office have your email address? If you didn't receive an email about the cancellation of trash pickup after the March 13th blizzard, then the office doesn't have your email.

The office must have your written permission to include you in email blasts, so if you would like to be included in these notifications, please send a request to be added to the Homestead community email blast list to the Business Office at businessmgr@homesteadinthewillows.org.

Bring Your Own Basket!!!



SAVE THE DATE

**Annual Neighborhood
Easter Egg Hunt**



**When: Saturday, April 6th
(Rain Date: Sat, April 13th)**

Hunt Start Time: 11:00am Sharp!

Where: North Pool Grounds



**Age Groups: 2 & Under, 3-4 years, 5-7
years and 8-11 years**



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WILLOWS EXPERT**



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ACC UPDATE

ALL Roof Replacements

Effective 2/4/19 owners replacing roofs are required to provide the HOA a package label from the roofing material once it is delivered to avoid the possibility of the wrong material being installed.

This has, in fact, happened in the past and the homeowners were required to replace the roof with an approved material.

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**Sunday,
April 7th
9:00am**

**Homestead
Elementary**

7451 S. Homestead Pkwy
Centennial, CO
80112

**Adults: \$35
Youth: \$25
Seniors: \$25**

Petri Dash

A 5k for Kids' Cancer Research

The Petri Dash benefits The Morgan Adams Foundation, a local organization dedicated to raising money and awareness on behalf of kids with cancer. Working with leading physicians, The Morgan Adams Foundation funds critically needed pediatric cancer research projects intended to improve treatment effectiveness, outcomes, and improve the quality of life of children and young adults battling cancer.



CHUBB



**Register now!
petridash.org**



HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION
Annual Homeowner Meeting – March 11, 2019, 7:00 P.M. – Unofficial Minutes

CALL TO ORDER: Homestead Board President, Tim Nicknish, called the meeting to order at 7:05 p.m. Boy Scout Troop 373 performed the opening flag ceremony with recitation of the "Pledge of Allegiance." The honor guard included Ross Geissler, Seth McClendon, Nathan Keman, and Kurt Geissler who led the Color Guard. The audience thanked the Boy Scouts for their service to the community.

BOARD MEMBER INTRODUCTIONS: Mr. Nicknish welcomed the homeowners present and expressed appreciation for their interest in the community. He introduced Board Members Ross King, Jamie VonFeldt, Emily Maxfield and Bruce Thorne.

MANAGER INTRODUCTIONS: Mr. Nicknish introduced the managers employed by the Association: Katie Kidwell, Business Manager; Nancy Bauer, Landscape Manager; Jaylene Jones, Pool Manager with Front Range Recreation; and Jill Ellsworth, Tennis Facilities Manager.

COMMITTEE INTRODUCTIONS: Mr. Nicknish announced that the Association's new Tennis Pro, Mary Moses, and Homeowner Jane Robbins who was soliciting interest in Pickleball were in attendance. Homeowners interested in their programs could speak to them at the end of the meeting. He also explained that two committees operated under the Board's authority, the Architectural Control Committee (ACC) and the Covenant Review Taskforce. He expressed the Board's appreciation for these volunteers who spend many hours to ensure the neighborhood appearance is maintained.

PROSPECTIVE BOARD MEMBERS: The Association had one candidate running for the open Board position, Donald Luther. Mr. Nicknish asked that all homeowners pass their ballots to the center aisle where they were collected by the managers to be tabulated.

APPRECIATION OF OUTGOING BOARD MEMBER: Vice President Jamie VonFeldt thanked Tim Nicknish for his service over the last three years. Tim served as Treasurer and President and was such a great advocate for the Board and committees that he actually recruited many of the current Board and ACC members. Ms. VonFeldt remarked on Tim's integrity, objectivity and fairness as a leader praising his willingness to make changes that benefitted the HOA. She commented that his support of community projects extended from overseeing the installation of the shade awning at the North Pool to bringing his own tools to fix a vandalized bike rack. Tim has been a great steward of the Association's amenities and finances, his presence will be missed.

COMMENTS FROM THE PRESIDENT: Mr. Nicknish reported that the Board had been prudent in managing the community. Property values continued to increase which makes Homestead a desirable choice for new families. He remarked that he had enjoyed serving on the Board and thanked the members who attended the meeting encouraging them to continue to be good homeowners and neighbors. Mr. Nicknish announced the HOA had redesigned the HOA website which was now very user friendly and urged all present to read any mail that comes to them from the Association. Homestead is fortunate to continue to be self-managed and he credited the Association employee managers with doing the grunt work of caring for the community.

ARCHITECTURAL CONTROL COMMITTEE: Treasurer and ACC Liaison Bruce Thorne gave the Architectural Control Committee report. He explained that the goal of the committee was to implement the Homestead Colonial

Aesthetic and Residential Improvement Guidelines to maintain the harmony and consistency that make Homestead a pleasure to come home to for our families. He announced that the committee had lost many members in late 2017 and a previous ACC Chairperson stepped up to train and lead a new committee of six committed volunteers. The committee reviewed 226 applications in 2018 and made revisions to the entry and garage door guidelines as well as developing style boards of exterior paint combinations. They have implemented processes to ensure final inspections are completed in a timely fashion. Mr. Thorne reminded those present that the committee was always looking for more volunteers. He also announced that the Covenant Review Task Force was active with about 20 members who walk the neighborhood annually for the HOA.

FINANCIAL REPORT: Mr. Thorne spoke about the financial health of Homestead. He commented that as a community that is over 40 years old, there are now many capital projects needed to maintain the assets of the community. Mr. Thorne stated that the Association's reserve study includes capital improvements that total \$1.4 million over the next 15 years. Homestead sets aside \$137,000 annually to fund these projects and the balance in the Reserve Fund is adequate to fund repairs exclusive of the Perimeter Fence.

PERIMETER FENCE: Member at Large Ross King addressed the members about the condition of the fencing surrounding the community (Perimeter Fence). The fence was constructed in 2000 and the Association has been maintaining the fence annually by spending \$30,000 to replace failing posts, rails and paint. The fence should have had water-proofing surrounding the posts and the lack of waterproofing material contributes to the failure of the posts. The Perimeter Fence Amendment to the Governing Documents made a provision for a fence replacement reserve fund but no monies were ever collected separately for fence replacement. The Board has been researching options for replacement. One option is becoming a GID (Government Improvement District) through which the City of Centennial would rebuild the fence or possibly install a brick wall and fund the replacement via increased property taxes. The GID would only replace the exterior sections of Perimeter fencing and the HOA would need to take out a loan to pay for replacing the interior fencing with a trex type product that is longer lasting and lower maintenance than wood. That would cost at least \$800,000. Another option is for the HOA to obtain a \$2 million dollar loan to replace all sections of the Perimeter Fence with a trex type product. Mr. King then answered questions and heard comments from the members:

1. **Define the "Perimeter":** The six foot fencing along Arapahoe, Dry Creek, Quebec and Holly. The interior is the fencing along Homestead Parkway, Easter, Geddes and Costilla.
2. **Does a GID have Tabor implications and would it need a vote of the community?** Yes.
3. **What are the other implications of a GID? Would the Association have to open up the pools and tennis courts to any city resident?** Not anymore. The Association would have to grant a six foot easement, but that easement already exists as a utility easement.
4. **Do we need a solid fence? Could we put split rail in certain areas like the white paddock fencing seen on Homestead Parkway south of Easter Avenue?** The Association guidelines may not allow design changes to the existing perimeter fence.
5. **The cost of the fence doesn't make sense. If we pay \$30,000 annually for 30 years we are spending \$900,000. Isn't that the same as the \$800,000 you mentioned?** Our current practice of repairing and replacing isn't keeping pace with the deterioration of the fence posts. While not every post is failing right now, we face problems down the road as the posts fail and the costs increase. The existing fence will not last another 30 years.

(Continued on page 29)

2019 Hurricanes Event Schedule

Day	Date	Time	Event	Location
Thursday	April 4	6:00 – 7:30 pm	Information Meeting	Homestead Gym
Wednesday	April 10	9:00 pm	Registration begins	Team website
Mon – Tues	May 13-14	3:30 – 5:00 pm	New swimmer tryouts	North Pool
Wed – Fri	May 15-17	3:45 – 6:45 pm	Swim Practice	North Pool
Mon – Fri	May 20-24	3:45 – 6:45 pm	Swim Practice	North Pool
Friday	May 24		Registration closes	Team website
Saturday	May 25	6:00 am – noon	Intra-club Meet	North Pool
Monday	May 27	No practice	Last day for refunds	
Tue – Fri	May 28–31	7:00 – noon	Swim Practice	North Pool
Friday	May 31	6:00 pm	Pep Rally!!!	North Pool
Saturday	June 1	6:00 am – 2:00	Dual Meet HOM @ Sundance Hills	Sundance Hills
Mon – Fri	June 3-7	7:00 – noon	Morning Swim Practice	North Pool
Tuesday	June 4	6:00 – 8:00 pm	Star Meet (10 & under)	North Pool
Wednesday	June 5	7:00 – 8:00 pm	Stroke Clinic	North Pool
Saturday	June 8	7:30 am	Team Picture	North Pool
Saturday	June 8	6:00 am – 2:00 pm	Dual Meet Cherry Creek Vista @ HOM	North Pool
Saturday	June 8	6:00 am – 9:00 pm	Parent Party	North Pool
Mon	June 10	7:00 am-- noon	Swim-a-thon at regular practice time	North Pool
Tue – Fri	June 11-14	7:00 am – noon	Swim Practice	North Pool
Tuesday	June 11	6:00 – 8:00 pm	Star Meet (10 & under)	North Pool
Wednesday	June 12	7:00 – 8:00 pm	Stroke Clinic	North Pool
Saturday	June 15	6:00 am – 2:00 pm	Dual Meet HOM @ Stonegate	Stonegate
Monday	June 17	7:00 am – 11:15 am	Age Group Pictures (No swimming)	North Pool
Mon – Fri	June 17-21	7:00 am – noon	Swim Practice	North Pool
Tuesday	June 18	6:00 – 8:00 pm	Star Meet (10 & under)	North Pool
Wednesday	June 19	7:00 – 8:00 pm	Stroke Clinic	North Pool
Friday	June 21	7:00 am – noon	Pancake Breakfast	North Pool
Saturday	June 22	6:00 am – 2:00 pm	Dual Meet Heritage Greens @ HOM	North Pool
Mon – Fri	June 24-28	7:00 am – noon	Swim practice	North Pool
Tuesday	June 25	6:00 – 8:00 pm	Star Meet (10 & under)	North Pool
Wednesday	June 26	7:00 – 8:00 pm	Stroke Clinic	North Pool
Saturday	June 29	7:00 am – 2:00 pm	Dual Meet HOM @ Homestead Farm II	HFII
Mon-Wed	July 1-3	7:00 am - noon	Swim Practice	North Pool
Thursday	July 4	11:00 am – 3:00 pm	Fourth of July Party- No Swim Practice	North Pool
Friday	July 5	7:00 am – noon	Swim Practice	North Pool
Mon – Fri	July 8 – 12	6:00 am – 3:00 pm	RMSL Prelims	RMSL Pools
Monday	July 8	6:00 am – 3:00 pm	13-18	Ben Franklin
Tuesday	July 9	6:00 am – 3:00 pm	8 & Under	CCV
Wednesday	July 10	6:00 am – 3:00 pm	9-10 Prelims	North Pool - HOM
Thursday	July 11	6:00 am – 3:00 pm	11-12 Prelims	Heritage Greens
Friday	July 12		Potential Makeup Day for Postponed Prelims	RMSL Pools
Friday	July 12	6:00 pm	Pasta Pep Rally!	North Pool
Saturday	July 13	6:00 am – 3:00 pm	RMSL Finals	Stonegate
Sunday	July 14	5:00 – 7:00 pm	Award Ceremony	South Lawn
Sunday	July 14	7:00 – 8:30 pm	Pool Party	South Pool



Annual Information Meeting
Thursday, April 4th, 6pm – 7:30pm

*****UPDATED TIME*****

Homestead Elementary School Gym
New and Returning Swimmer Parents Meeting

Come learn about and join the summer neighborhood swim team! Parent Representatives and coaches will be on site to welcome you to this season, share plans and answer questions.

- Meet some of your coaches for this summer
- Learn how to register for swim team
- This is not a new swim suit season.* If you are a new swimmer to the team or need a new suit, representatives from MI Sports will be on site to get you fitted for your any Hurricanes swim suit needs.

Swimmer and Volunteer registration begins April 10th at 9pm!

If you have any questions about the swim team, please contact the parent representatives: Lauren Francis (720-333-0826), Carina Clancy (913-620-8827), Courtney Malnati (303-263-1012), Jill Smith (303-246-7028)

We are looking forward to another great summer!!
Go Hurricanes!!!!

Calling H2Os!

If you are interested in being an H2O for the 2019 swim season, please contact Carina Clancy for information. Deadline for application is April 27, 2019.

Clancy.Carina@gmail.com

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hello!



I am new to the neighborhood but not the industry!
Please say hello if you see me out and about or walking the dog.

I am so excited to be a part of this community.

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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.**
- Before the growing season actually arrives** is when 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.

(Continued on page 30)

Homestead in the Willows
2019 Junior Tennis Program

Evaluation and Parent Meet and Greet – April 6.

Mainly for new players or ones deciding between JTT and RTT

3:30 – 4:00 pm : 10 and under/12 and under

4:00 – 4:30 pm : Parent meeting

4:30 – 5:00 pm : 14 and under/18 and under

Junior Team Tennis (JTT) – May 28 to July 19. Additional practice for teams that qualify for State. No practices week of July 4th.

Practices: (Subject to change depending on numbers and ability)

10 and under (All levels) – Tues/Thurs - 8:00 – 9:00 am (\$300)

12 and under (All levels) – Wed/Fri. – 9:00 – 10:30 am (\$440)

14 and under (All levels) – Wed/Fri. - 10:30 – noon (\$440)

18 and under (All levels) - Tues/Thurs – 2:00 – 3:30 pm (\$440)

Junior Team Tennis Match Schedule: Every Mon. June 10 to July 22. State Aug. 2 – 4.

10 and under – 8:00 am

12 and under – 9:30 am

14 and under – 11:00 am

18 and under – 12:30 pm

Rookie Team Tennis (RTT) – 8 to 10 yr olds – June 5 to July 19. No practices week of July 4th.

This is for those juniors that are too old for the Little Lobbers yet not quite ready for JTT. This is the perfect “tweener” program that is a lot of fun and helps players gain confidence on the court. It’s also a great opportunity for parents to come watch their children as their team “competes”. This program is designed to prepare them to move onto Junior Team Tennis.

Wed/Fri – 8:00 – 9:00 am (\$250)

Competition dates in lieu of practices: 6/14, 6/28, 7/19

Little Lobbers: 6 to 8 yr olds – June 4 to July 18. No practices week of July 4th.

*10 % discount given if you register for more than one day. Minimum of 4 participants per session day.

Tues. only – 1:00 – 2:00 pm (\$150)

Wed. only – 1:00 – 2:00 pm (\$150)

Thurs. only – 1:00 – 2:00 pm (\$150)



HOMESTEAD in the WILLOWS
2019 Junior Tennis Registration Form

Name: _____ Child Phone: _____ Birthdate: _____

Parents Names: _____

Address: _____

Parent Phone: _____ Email: _____

Junior Team Tennis (JTT)

Registration deadline for Junior Team Tennis April 19

10 and under: _____ 12 and Under Boys: _____ 12 and Under Girls: _____

14 and Under Boys: _____ 14 and Under Girls: _____

18 and Under Boys: _____ 18 and Under Girls: _____

T-shirt size: (circle one) Y-med Y-lg A-sm A-med A-lg A-xlg

Please check dates you are **NOT** available for matches:

6/10 _____ 6/17 _____ 6/24 _____ 7/1 _____ 7/8 _____ 7/15 _____ 7/22 _____

State 8/2 – 8/4 _____

Rookie Team Tennis (RTT) _____

T-shirt size: (circle one) Y- sm Y-med Y-lg A-sm A-med

Little Lobbers: Tues. _____ Wed. _____ Thurs. _____

Please send form and payment to:

What About Tennis

7944 S. Bemis St.

Littleton, CO 80120

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THE COVENANT REVIEW TASKFORCE WALK IS LESS THAN TWO MONTHS AWAY

It is not too soon to start thinking about maintenance issues for the exterior of your home that you want to address this spring and early summer. As has been the process for the last few years, the Covenant Review Taskforce will be walking the community to review all homes and properties in late May and early June, helping to ensure that properties are maintained and high property values are retained.

The items that will be considered are:

HOUSE CONDITION:

Paint - faded or blotchy

- chipping and peeling

Siding - rotting or deteriorating

- holes in view

Window frames - rotting

- paint chipping
- missing or torn screens

Shutters - broken vanes

- paint chipping
- no shutters on the house.

Garage doors/Garage Door Trim

- paint peeling or chipping
- faded or blotchy
- broken, crooked, dented

Roof - missing shingles

- gutters missing or deteriorating

Driveway - heaved and buckled

- heavy oil stains

PROPERTY CONDITION:

Dead Branches & Trees - 30% or more

dead branches on one or more trees

Shrubs/Vegetation - dead and dying shrubs,

- overrun with weeds
- extending onto sidewalk
- extensive browning of junipers

Lawn - 30% or more weed infested (dandelions, etc.)

- dirt patches
- dead grass areas
- dry, burnt, in need of water

Fence - falling down

- missing or broken boards or rails
- pulling away from house

Trash cans -“ stored” in view

General debris -“ stored” around house or porch

Mail box—leaning or crooked

- in need of paint
- post or box deteriorating

Vehicles-Commercial or stored vehicles parked in view

- inoperable: flat tires, expired tags, non-working

ACC guidelines are outlined in the Homestead Colonial Aesthetic which can be found on the HOA website at: www.homesteadinthewillows.org>Home Improvements

All exterior changes to your home must be approved by the ACC. Applications are at the Business Office or online.



COMMUNITY NEWS

The Homestead Playgroup

- We provide meet-ups for ages 0-6.
- We connect new families & experienced families.
- We explore parks & activities around town.
- We are here for you & your young family!

Contact the New Member Manager: Olivia
@ oliviaphillips@gmail.com

If you or someone you know is expecting a child, undergoing surgery, or for any other reason may need a helping hand, please contact us.

CALL TO REPORT

Waste Connections	303-288-2100
(HOA Trash Co.—Pick-up day is <i>Wednesday</i>)	
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	1-800-895-1999
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
Noise—Fiddlers Green	303-486-8275

Help Protect the Willow Springs Open Space

Many of us enjoy the Willow Springs Open Space, a gem that we Homesteaders can almost call our own. Red-tailed and Swainson's hawks, American Kestrels, Great-horned owls, coyotes, rabbits, many song and migratory birds, beavers, and several other wildlife call it home. Flowers, both native and non-native bloom from Spring through Autumn. We are lucky to have it in our backyard.

However, one thing my wife and I have noticed is the increase in the amount of trash along the trails, in the creek, and in the grasslands. This trash can make wildlife sick, contaminate the creek, and looks unsightly. The trash comes from many sources but if it doesn't get cleaned up it will remain for many years (a plastic bottle up to 450 years and a plastic grocery bag up to 20 years), or it will end up in the creek where it could flow to the Platte River, to the Missouri River, on to the Mississippi River and finally into the Gulf of Mexico.

If all of us picked up at least one piece of trash (if you can do it safely) every time we walk, bike, run, snowshoe, or ski in the open space, we could prevent these impacts. Just stick the blue bag from the Centennial Citizen or the orange bag from the Denver Post in your pocket and carry it with you and use it to carry trash out of the open space. It will protect the wildlife, prevent contamination of the creek, and keep the open space looking better, keeping it a true amenity of our neighborhood.

Mike Thomas
27 Year Homestead in the Willows Resident



The Homestead Neighborhood Garage Sale
is coming soon!
May 10th and 11th
8 am - 2 pm

Please contact Krislyn Sayre to register!

Krislyn Sayre

Krislyn.Sayre@Coloradohomes.com

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ACC NEWS

ACC Advice -- Just because you see it, doesn't mean it's approved.

Whenever you are planning on changing anything external to your home or yard, you must get ACC approval as mandated in the Declarations & Restrictions of the Governing Documents.

OTHER ACC REMINDERS:

Homeowners are required to submit an "Application for Architectural Change" form to the HOA if you are planning to make updates, replacements or other improvements to the exterior of your home or property; even if you are replacing or updating with similar products or the same paint colors.

Applications should be accompanied by complete plans, sketches, samples, color chips and/or other pertinent information so that the ACC has as complete an idea of your project as possible.

When requesting fence changes, sheds, accessory buildings, or play structures, also submit a drawing of your yard showing the location of the fence or item and indicate the material, height and style of the proposed fencing, shed or structure.

Forms are available at the office or on the website at www.homesteadinthewillows.org.

Neighbor Acknowledgements: Residents who are requesting approval for remodels or landscape changes are encouraged to speak to every neighbor whose property they border. Advising your neighbors of proposed changes that will impact their view of your property or the enjoyment of their yards is a courtesy that promotes good neighbor relations.

If you submit an Application for Architectural Change to the HOA and include your email address on the application the ACC will contact you via that email.

Please add homesteadacc@gmail.com to your address book so our emails don't end up in your spam folder.

Final Inspections: Please email photos of your finished project to homesteadacc@gmail.com so that ACC volunteers may complete final inspections in a timely fashion.

Project Follow-up: When homeowner's don't call or email the Business Office to let the Architectural Control Committee know that work has been completed the ACC follows up via email if one is listed on the Application for Architectural Change.

The Architectural Control Committee discourages emailed applications.

The ACC needs original samples of paint colors, materials, drawings etc. to keep as part of our permanent files, therefore the committee requires all applications be submitted to the Business Office in person or via US Mail.

Also, please note that we cannot accept applications from a sub-contractor for a homeowner. Homeowners must submit their own applications with all pertinent information and signatures.

The Business Office has limited room for ACC applications but is required to keep them permanently. Therefore, the office will no longer accept paint samples on pieces of wood, paint sticks, a cardboard box or whatever other material you have on hand. Please submit 1 by 1 inch paint chips from the paint store that can be stapled to your application and filed.

**Thank you,
Architectural Control Committee**

Seek to keep your goals in mind and your portfolio one step ahead

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Resident Director
Portfolio Manager
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ARCJ/VPW | AD-01-19-2379 | 470965PM-0118 | 01/2019

SERVICES



Advertising in the Homestead Herald does not constitute an Association endorsement of services promoted. We strongly recommend before using any service homeowners contact references. Names listed have not be endorsed or evaluated

ARBORIST CONSULTANT: Jim McGannon.

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303-526-1118, coloradotreearborist.com..



William King ad—AG can you please insert the ad you re-designed for them?

I can't copy and paste in a pdf. Can you send it to me as a jpeg?

TEEN SERVICES

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WINTER SHOVELING/YARD WORK: High School Junior available to mow, rake leaves, and/or complete various yard projects during spring, summer and fall, as well as shovel driveways and walkways during the winter months.

Call Clay Cutter at (303)927-8247.



PETSITTING: Responsible 11th grader who loves caring for pets, I would love to take care of your pets while you are away!

Call Justin Rapp at (720) 234-1349.

PETSITTING: Reliable, thoughtful 15 year old girl available to walk you dogs and/or care for your pets while you are away.

Call Carli Tornambe (720)440-1145.



BABYSITTER: I am a 14 year old reliable freshman attending Valor Christian High School. I am a Red Cross certified babysitter and would love to prepare meals for, tidy up after, or even give homework help. I'm taking all honors classes and have a 4.0 GPA. I am available on the weekends and over Christmas break this coming season! Hope to help out soon!

Call Katie Greenfield at 303-720-3723.

BABYSITTER: Babysitter: Red Cross and Lifeguard certified 16-year-old Cherry Creek sophomore with drivers license will make sure your kids are safe and having fun. I enjoy all ages of kids and would love to help out your family! Available days, weekends and evenings. **Please call Halle Wist 720-409-9240.**

BABYSITTING: Reliable, thoughtful 15 year old, Red Cross certified girl available to babysit during the day or evening and weekends during the summer. Loves children of all ages. Will take great care of your kiddos. Will be a sophomore at Creek next school year.

Please call Carli Tornambe at (720)440-1145.

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SOUTH SUBURBAN NEWS

For more information on all events, programs and classes below, please visit ssprd.org.

Triathlon Training Clinic

Our clinic trains for all three components of a triathlon: Running, Swimming, and Cycling on each day for the week.

Who: Ages 16 and up

When: Mon, Wed, Fri, Apr 1 – 26, 6 – 7 am

Where: Goodson Recreation Center

Price: \$108 Resident, \$112 Nonresident

Parent-Tot Canvas and Cookies

Parent or guardian create a work of art on canvas to take home that day while enjoying time sharing juice and cookies. Price is per child, no charge for adults.

Who: Ages 5 and up

When and Where: 6:30 – 7:30 pm

Mon, Apr 1, Buck Recreation Center

Wed, Apr 10, Sheridan Recreation Center

Wed, Apr 17, Goodson Recreation Center

Price: \$14 Youth Resident, \$16 Youth Nonresident

Active Adult Weight Training

Incorporate machine weights, free weights, stretching/flexibility, balance and core training.

Who: Ages 18 and up

When: Mon and Wed, Apr 1 – 29, 10 – 11:15 am

Where: Lone Tree Recreation Center

Price: \$40 - \$45 Resident, \$55 - \$57 Nonresident

Adult Group Swim

Adults of all swimming abilities can gain the confidence to feel comfortable in the water. Learn the skills and techniques needed to swim for fitness and recreation. One-on-one instruction is also available through the private swim lesson program.

Who: Ages 15 and up

When: Tue and Thu, Apr 2 – 25, 5:45 – 6:30 pm

Where: Buck Recreation Center

Price: \$47 Resident, \$64 Nonresident

Dance It Out!

High energy dancing soothes anxiety and depression. Have fun grooving with youth Zumba® followed by a team huddle at the end of class.

Who: Ages 11 – 14, co-ed

When: Tue, Apr 2 – 23, 4:30 – 5:15

Where: Goodson Recreation Center

Price: \$22 Resident, \$25 Nonresident

Theater in the Parks – Auditions, Rehearsals, Performance

Perform in the latest spin on the classic Grimm's Fairy Tale; Rumpelstilzkin.

Who: Ages 12 - 18

When: Audition, Sat. Apr 6, 10 am - 12 pm

Rehearsals, Wed, May 4 – Jun 10, Sat 10 am – 12 pm

and Wed, 6:30 – 8:30 pm

Performances, Tue – Fri, Jun 11 – 14 in four South Suburban Parks

Where: Buck Recreation Center **Price:** \$82 Youth Resident, \$92 Youth Nonresident

Meditation and Mindfulness

Do you want to feel better? Do you want to experience more positivity in day-to-day life? This class is for you!

Who: Ages 18 and up

When: Sat, Apr 6, 10 am – 12 pm

Where: Goodson Recreation Center

Price: \$25 Resident, \$30 Nonresident

Rockin' on the River 5K

Run or walk along the beautiful South Platte River on the Mary Carter Greenway with live music from RedVine Conspiracy. After the race, enjoy our beer garden.

Who: Runners of all ages and abilities

When: Sun, April 7, 9 am

Where: Hudson Gardens & Event Center Mary Carter Greenway along the Platte River Trail

Price: \$20 for adults, \$10 for Ages 14 & younger

Vintage NIA Event

Go back to the 80s and dance to old NIA videos! Learn a

(Continued on page 27)



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CLEANING EXPERTS



(Continued from page 25)

little history, do a little dance, have some fun! Special video guests Debbie and Carlos Rosas. Wear your 80s fitness gear! Everyone is welcome, regardless of fitness level.

Who: Ages 13 and up, all fitness levels

When: Fri, Apr 12, 5 – 6:30 pm

Where: Buck Recreation Center

Price: \$4.50 – \$5.75 Resident, \$5.75 - \$7.75 Nonresident, drop-in fees

Theater - Play Acting for Young Children

Everyone has fun while learning to pretend on stage. Music and pantomime used to act out imaginary scenes and animals. Children have a chance to give a short presentation at the last class.

Who: Ages 4 - 6

When: Mondays, Apr 15 – May 20, 4:30 – 5:15 pm

Where: Buck Recreation Center

Price: \$32 Resident, \$33 Nonresident

BMX Champs Camp

Discover BMX and build confidence and technical skills.

Who: Ages 5 - 12

When: Mon and Tue, Apr 15 – 23, 5 – 6:30 pm

Where: County Line BMX Track

Price: \$69 Resident, \$75 Nonresident

Blood Screening

The University Hospital professional staff screens cholesterol and over thirty other blood components. Drop-in basis, no appointments needed. And a 12-hour fast required.

Who: Ages 18 and up unless accompanied by parent/guardian

When & Where: 7 – 9:30 am

Tue, Apr 16, Lone Tree Recreation Center

Wed, Apr 17, Goodson Recreation Center

Thu, Apr 18, Buck Recreation Center

Fri, Apr 19, Family Sports Center

Price: \$40

Wellness Workshop with Seasonal Support Essential Oils

Learn what oils can support our bodies as we endure the seasonal discomforts, including sensitivities to pet dander and fur. Topic: Seasonal Zen, a blend of oils designed to take the itchy, runny, annoying discomfort away.

Who: Ages 18 and up

When: Sat, Apr 27, 10 – 11 am

Where: Lone Tree Hub

Price: \$8 Resident, \$10 Nonresident

FREE 7th Annual Egg Scramble (sponsored by City of Centennial)

Meet the Easter Bunny, bring a basket or something to carry your eggs. No artificial grass or straw allowed. The event takes place rain or shine – it's indoors!

Who: Ages 12 and under

When: Sat, April 20, 8:30 - 11 am

9-9:30 am – 3 years and under; 9:30-10 am – 4 - 6 years;

10-10:30 am – 7 - 9 years; 10:30-11 am – 10 - 12 years

Where: Sports Dome

Price: FREE!

Pottery Guild Sales

Handcrafted pottery for sale by South Suburban Pottery Guild Members of the Goodson Clay Arts Studio. 15% of overall sales are donated back to the Goodson Clay Arts Studio.

Who: All ages

When: Mon – Wed, Apr 29 – May 1, 8 am – 8 pm

Where: Goodson Recreation Center

Price: Free admission

High Line Canal Run

The 38th annual race takes place along the scenic High Line Canal with an awesome post-race pancake breakfast and complimentary Breckenridge Brewery beer (only for those 21+) included with registration.

Who: Runners of all ages and abilities

When: Sat, May 11, 2019 8 am - 10K; 9 am - 5K

Where: deKoevend Park

Price: \$30 for adults, \$20 for youth

(Continued on page 28)

(Continued from page 27)

FREE Touch-A-Truck

Fun for the entire family! Climb high into the driver's seat and take the controls. Experience up-close a variety of emergency vehicles and more

Who: All ages

When: Sat, May 4, 9 am – 12 pm

Where: Sports Dome

Price: Free

FREE Active Adult Health and Resource Expo

Experience more than 60 excellent local resources and health screenings to improve your total well-being.

Who: Ages 18 and up

When: Fri, May 3, 9 - 11 am

Where: Buck Recreation Center

Price: Free

STAR (South Suburban Therapeutic Adaptive Recreation) Talent Show Fundraiser

Come to our 15th annual talent show that supports our STAR Programs. See a magic show, skits, fitness, cheerleading, singing, dancing and much more performed by our STAR talent. The event includes a silent auction, prize drawings and lots of fun!

Who: All ages

When: Fri, May 3, 6:30 pm

Where: Buck Recreation Center

Price: \$15

CITY OF CENTENNIAL NEWS

The Centennial Youth Commission and SAFEbuilt are recognizing exceptional young leaders through the Centennial Youth Achievement Award program. This recognition honors Centennial high school students who have made significant contributions to the City through service and outstanding leadership in school, community and the workplace. Students will have the opportunity to receive awards between \$500 and \$1,000 to be applied toward college tuition, fees, books and supplies required for course enrollment.

Eligibility:

To be eligible for a scholarship, you must:

Be a resident of Centennial and current student at a Colorado high school

Demonstrate outstanding achievement in school, community or work-related activities

Exhibit the ability to set and achieve goals

Selection Process:

Selection is based on demonstration of leadership in the community, outstanding achievement and career goals. Winning applicants will be notified by Monday, April 22, 2019. Recipients must be available to attend the Centennial City Council meeting on Monday, May 6, 2019 to receive their award.

Application Checklist:

☐ Completed application

☐ Short essay responses

☐ One letter of recommendation from an adult who can speak to your character, community involvement, and leadership skills. This adult must be unrelated to you and must also be one of the following:

☐ Teacher, Counselor or School Administrator

☐ Advisor

☐ Coach

☐ Employer

☐ Community Leader

Submit all application materials via email or mail to:

Centennial Youth Commission

Email: Youth@centennialco.gov

Mailing Address: 13133E Arapahoe Rd. Centennial, CO 80112

Please refer all questions and inquiries to:

Candice Giffin, Community Liaison

(303) 754-3316 or (720) 602-0196

(Continued from page 7)

6. **Comment:** There is so much traffic on Quebec and Dry Creek, replacing with split rail is unrealistic. It would make those properties less private and very noisy.
7. **If we go with a GID and our taxes increase by perhaps \$100, will they increase the next year to \$110 and so on?** The tax base for the fence is set at the time it's built. Other property taxes would still be based on the value of the property going forward.
8. **The GID would pay for and install the Perimeter Fence?** Yes, but the exterior sections only. This would have to be accomplished in stages. The HOA could first replace the exterior portion through the GID and then address the interior sections separately.
9. **Can the Board assess a special assessment on any given year or multiple years?** Yes, but the community has to vote to approve it.
10. **So, if the HOA does the 100% funded option what kind of time table are we looking at?** The GID is a long process and could take up to five years. It's not 100% funded because it does not include the interior sections of fence that the HOA would still have to finance.
11. **Who would shepherd all this?** Ideally a joint task force. We probably need to get a committee going. It's a very different type of loan.
12. **What will that do to our HOA dues?** We won't know until the bank responds to us with loan rates. Mr. King guessed that it would be \$100 to \$200 per year per homeowner for a 10year loan. That is just the fence portion, not the entire HOA assessment. Obviously the HOA would try to keep payments as low as possible while still paying down principle.
13. **And that increase would just be for the fence, not ongoing maintenance?** Correct.
14. **Comment:** The increase to our home values would be worth the \$200 investment.
15. **Where did the money go that was set aside for the reserve to replace the fence?** Over the last 19 years no monies have been set aside to fund a reserve fund to replace the fence.
16. **We have discussed a lot of points but it's hard to keep track of all the options. Will the Board put together a list of alternatives?** Yes, this is all preliminary and the Board will be exploring all options.
17. **Comment:** I would like to see that before a meeting like this.
18. **Comment:** Fox Ridge is going through the same thing. There are some sorry looking fences there and in Willow Creek. I think we need to get ahead of this.
19. **Comment:** Homestead is between Greenwood Village and Lone Tree. If we don't keep up our neighborhood we are going to look really tired. Let's do it right the first time.

SWIM TEAM: Mr. Nicknish introduced Lauren Francis, one of the 2019 Parent Rep's for Swim Team. Lauren gave a brief history of the Hurricane Swim Team noting the swim team had been operating for 41 years in Homestead and that all the coaches were kids who had participated on the team growing up. The Hurricane Annual Information meeting would be held in April and she encouraged everyone to attend and register for the summer. Information is available on the HOA website at www.homesteadinthewillows.org. Lauren also announced the formation of a Social Committee to organize and run community activities such as the July 4th event. Ten people have volunteered so far and the committee will look at other events for the community as well. The committee would love more volunteers to help brainstorm other activities. Please consider volunteering.

(Continued on page 31)

(Continued from page 11)

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

COVENANT EDUCATION

Section 2.48 of the Residential Improvement Guidelines (found under the Home Improvements tab on the HOA website) states in part:

“Homeowners are responsible for reasonable maintenance of their property. Landscaping, including lawns, should be sufficiently cut, pruned, weeded and watered to sustain property values and a pleasing environment for neighbors. Debris and dead foliage (bushes, branches or trees) should also be removed from the property.”



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½ page (6"x 3 ½")	\$ 90.00
Full Page (6 "x 7 ½")	\$155.00

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.**

(Continued from page 29)

COVENANT REVIEW TASK FORCE: Mr. Nicknish reminded the community that this committee also needed volunteers and to please sign up before they left the meeting.

HOMEOWNER COMMENTS/QUESTIONS:

1. **Is there any reason the Herald needs to be delivered and not emailed? Are the HOA financials audited and if so can they be posted?** Business Manager Katie Kidwell responded that the HOA financials were audited annually and the 2017 audit was currently available on the HOA website as were the monthly financials. The 2018 audit is underway. Ms. Kidwell explained that the Board had a duty under Colorado law to communicate to the membership. Homestead does so via the Homestead Herald which is hand delivered to each household, satisfying the Board's responsibility. The Herald pays for itself via advertising so it doesn't cost the Association to produce it. Emailing the Herald is feasible but the office only has emails for 234 of the 898 homes. The Herald is posted monthly on the website for those who prefer to read it electronically.

2. **Is there any way the HOA can facilitate monthly online payment of HOA dues?** The annual collection of HOA dues is mandated by the Governing Documents. The Association tried offering online payments through a portal on the website but only a few homeowners used it. The HOA can't accept credit cards because Colorado law does not allow the HOA to pass the processing fee of \$35 along to the homeowner. As a non-profit, absorbing the credit card processing fees is too expensive.

3. **Is there any chance the South Pool furniture will be replaced?** There are no plans to replace the furniture this year. The North Pool furniture was replaced in 2017 or 2018 and some of the South Pool furniture was replaced then as well. The West Pool is next on the list for replacement. Entire replacement of pool furniture is a \$25,000 expense.

4. **Are there any plans to get a shade awning at the South Pool like the one at the North Pool?** The Board plans to replace the South and West pergolas when they fail with awnings like the one at the North Pool.

ELECTION RESULTS: 110 Homeowners were in attendance but there were only 84 votes which does not satisfy the quorum requirement of 90. If you have a ballot you did not turn in, please do so. In the meantime the Board of Directors would appoint Donald Luther and wait for more proxies to be submitted to obtain the necessary 90 votes.

DRAWING FOR 50% REBATE OF ANNUAL DUES: Elizabeth Mellick was the recipient of the dues rebate.

CLOSING REMARKS: Mr. Nicknish thanked all homeowners for their attendance.

ADJOURNMENT: The meeting was adjourned at 8:07 p.m.

5280 Magazine

2011 DENVER FIVE STAR REAL ESTATE AGENTS



DAN DIXON

Sincerest thanks to my clients and friends for selecting me for this honor and for nearly 30 years of your referrals and your trust. Market knowledge, building relationships and attention to every detail will always be my highest priorities in my approach to this business. Thank you again.

- Five Star Professional surveyed Denver area residents who purchased a home priced at more than \$150,000 within a 12-month period (November 2009 to November 2010) and 5,000 subscribers of 5280 magazine. An additional 250 surveys were sent to mortgage and title companies.
- The final list of 2011 Denver Five Star real Estate Agents is a select group, representing less than 7% of real estate agents in the area.

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NOTE: The 2011 Five Star Real Estate Agents do not pay a fee to be included in the research or the final list.



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