



Homestead in the Willows

Homestead Herald

DECEMBER 2013

Volume 37, #12

A Covenant Controlled Community for the Benefit of All

**WISHING ALL
HOMESTEAD RESIDENTS
PEACE AND JOY DURING
THE HOLIDAY SEASON**



HOMEOWNER DUES ASSESSMENTS

will be mailed the first week of January and will be due March 1, 2014. Please contact the office if you do not receive your assessment by mid January



HOLIDAY TRASH PICKUP

details can be found on page 5



**Next Regular
Board Meeting
6:30pm
Jan. 14, 2014
West Pool Office**

**THE JANUARY
HERALD DEADLINE
IS
DECEMBER 13TH**





ASSOCIATION NEWS

JANUARY HERALD DEADLINE IS DECEMBER 13TH

MANAGERS:

Business Office	Katie Kidwell	303-793-0230
	businessmgr@homesteadinthewillows.org	
Landscape	Nancy Bauer	303-241-6212
Tennis Facilities	Melissa Shuck	303-819-3953
Pool	Jaylene Jones	303-617-0221

BOARD OF DIRECTORS:

President	Chris Raab	720-427-6799
	craab@homesteadinthewillows.org	
Vice Pres.	Mary Anne Buczyna	303-793-0230
	mabuczyna@homesteadinthewillows.org	
Sec/Treasurer	Aloah Kincaid	303-932-7926
	akincaid@homesteadinthewillows.org	
Mem/Large	Cole Wist	303-793-0230
	cwist@homesteadinthewillows.org	

COMMITTEES:

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

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: Monday, Wednesday, Friday
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

Tuesday, Jan. 14, 2013

West Pool 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.** Deliver or mail to Business Office. Call 303-793-0230 for commercial rates, ad sizes or other information.

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**The Business Office will be
closed on Wednesday,
December 25th and
Wednesday, January 1, 2014.**

CLOTHING DRIVE FOR CHILDREN

Andrew Tuitele, 9th grader at CCHS, is doing a clothing drive for Clothes to Kids of Denver (CTKD). They provide new and quality used clothing to low income, school-aged children, free of charge. CTKD needs used and new clothing, shoes & coats, all sizes, all types - infant to adult. Please drop off anytime at 6703 S. Locust Ct., or put outside your door & let Andrew know and he will pick up. tuitele@gmail.com, 720-422-3000 <http://clothestokidsdenver.org/>. Leave a note or e-mail, and he will send you a donation receipt. Thank you.

BOARD POSITION OPEN

Have you thought about serving Homestead by volunteering on the Board of Directors? Becoming involved is a great way to meet some new people, lend your skills and talents to the community in which you live and to better understand why certain guidelines and policies are in place. It's an opportunity to be part of the decision-making process in our community. Since your home is probably your biggest investment, why not be involved in shaping the decisions concerning your neighborhood? Board members serve a term of three years and are elected at the Annual Meeting in March. If you'd like to learn more, please call any of the Board Members whose contact information is on page two of this publication.

If not YOU, then WHO?

ADVERTISING RATES

Personal Ads (30 words or less)	\$ 5.00
Commercial Ads (30 words or less)	\$ 12.00
1/8 page (2 3/4 x 1 1/4")	\$ 25.00
1/4 page (2 3/4 x 3 1/2")	\$ 40.00
1/2 page (6"x 3 1/2")	\$ 70.00
Full Page (6 "x 7 1/2")	\$120.00

Deadline is the 15th of each month preceding publication. All ads must be high resolution jpeg or tif files. Photographs to be used must be half tone. **Pay for three months at the time you place the ad and you will receive the 4th month free.**



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 Cell: 720-937-8238
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720-438-1993
www.yourtaskmasters.com

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 Debbie Martini, Homestead Resident

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HOLIDAY INFORMATION FROM WASTE CONNECTIONS

(our trash and recycling company)

Trash and recycling services will be one day later due to the Christmas and New Year Holidays. Your trash and recycling will be picked up on Thursday, December 26th and Thursday, January 2nd. Waste Connections will also dispose of Christmas trees during the month of January provided the trees are cut to 4 foot lengths to make them more manageable for the drivers.

Holiday tips are greatly appreciated by the drivers. You may give them cash or gift cards directly or you may mail them to Waste Connections at 5500 Franklin St., Denver, 80216, attention Ryan Gatewood, Operations Manager.

Make sure your gift is marked Homestead in the Willows HOA so that it can be given to the appropriate driver. Homestead has one driver for trash and a separate driver for recycling. **No gifts of alcohol please as it can't be carried on the truck.**

To obtain a pick-up schedule for 2014 go to : www.wcdenver.com. Click on "residential" and then click on "pick-up schedule". Homestead is "A" week for trash and recycling.

CLASSIFIEDS:

NANNY WANTED: Homestead family looking for a part-time nanny for Mondays and Tuesdays. Infant experience required. We would also be interested in a nanny share with another family. **If you are interested please call Angie at 303-733-6574.**

FOR SALE: Lifecore 900 recumbent bike.. Compact step through design. Ergo mesh seat. Low profile console. Tech display of programs. Like new—used only a dozen times. \$600 (orig \$1300). **Call 303-721-1913.**

FOR SALE: Plantation Shutters for first floor of Hamilton model. White, 3 1/2 inch , \$500 for all. **Call 303-549-9797.**

FOR SALE: Used Baby Taylor acoustic guitar. 3/4 size, great for kids, beginners or travelers. \$275 **Call Dave at 720-971-0294.**

Holiday Help!

- Wrapping presents
- Cooking
- Babysitting
- Holiday shopping

Anything to help you during this busy time of year!



Alisha Lowry
720-270-2577
Alishalowry88@gmail.com

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting November 12, 2013 – Unofficial Minutes

CALL TO ORDER: President, Chris Raab, called the meeting to order at 6:36 p.m. Board Members present were Mary Anne Buczyrna, Aloah Kincaid and Cole Wist; as well as Business Manager Katie Kidwell.

MINUTES: The minutes of the October 8, 2013 meeting were approved as read.

SWIM TEAM: No report

MANAGER REPORTS

1. **POOL:** Katie reported vandalism at the West Pool. Someone had spray-painted graffiti on the tennis courts and broken the sliding glass door to the lifeguard office. Katie filed a police report and arranged for the glass to be replaced. The Board asked Katie to publish a reminder to homeowners to call the police if they see or hear vandalism in the neighborhood. They also asked Katie to obtain quotes for motion sensitive lighting and surveillance systems for the pool areas.
2. **LANDSCAPE:** Chris Raab reported that Landscape Manager, Nancy Bauer, was obtaining estimates to have sod or cobble laid next to the sidewalk on the south side of the West Tennis Courts to transition the drop from the sidewalk to the greenbelt.
3. **TENNIS:** The South Court gate lock has been repaired.
4. **BUSINESS:** Katie Kidwell updated the Board regarding the remaining HOA accounts that were still unpaid. The Board instructed Katie to let those homeowners know that covenant fines would have to apply if the funds were not collected by December 15th. Katie and the Board discussed new legislation that will require all community managers to be licensed by the Department of Real Estate effective July 1, 2015. The Board decided to investigate the costs and services provided by professional management companies and present options to the community at the Annual Meeting in March, 2014.

FINANCIAL REPORT: Aloah reviewed the October financial statement for the Board remarking that the Association was well above budget goals at the end of October. Expenses for October totaled \$58,836 and included \$17,734 for land maintenance, \$26,838 for trash and utilities and \$6,726 for pool expenses.

HOMEOWNER COMMENTS: The owner of account # 371 met with the Board to request an extension for work cited by the Covenant Review Taskforce.

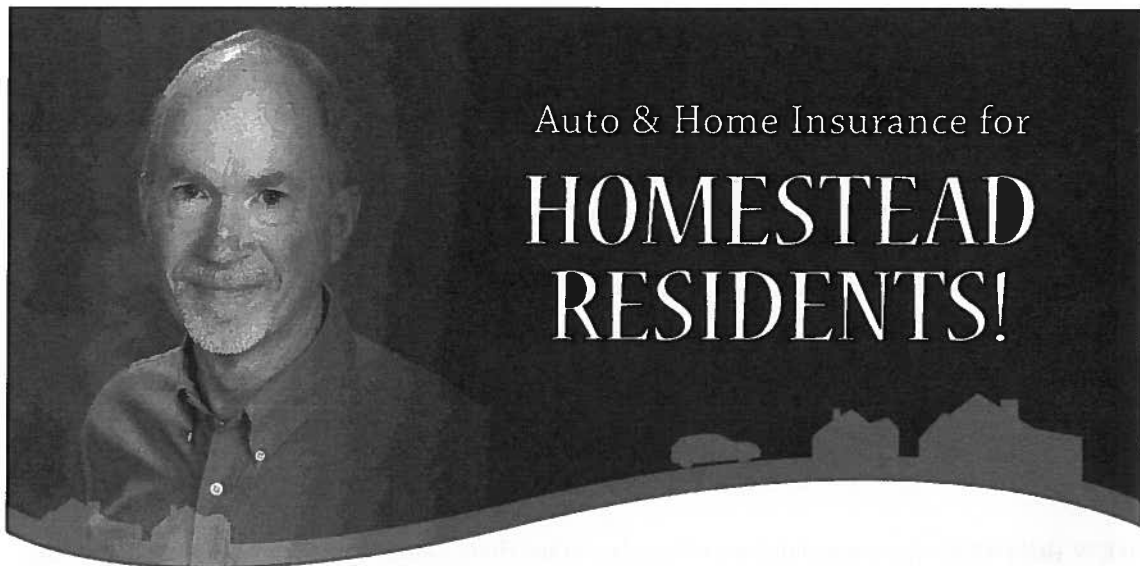
OLD BUSINESS: Aloah presented the proposed 2014 budget to the Board. Under the proposed budget dues would remain at \$879 for the single family homes and \$383 for the Village I townhomes with an approximate \$140,000 deposit to the reserve fund in 2014. The Board reviewed the capital expenditures submitted by the managers in accordance with the reserve study and calculated that all proposed repairs or replacements could be funded. Aloah moved and Mary Anne seconded that the Board approve the proposed 2014 budget and reserve fund expenditures. The motion passed unanimously. The Board reviewed the Collection Policy which had been revised to comply with legislative changes effective January 1, 2014. Mary Anne moved and Aloah seconded a motion to adopt the revised Collection Policy now in line with Colorado statutes. The motion passed unanimously.

NEW BUSINESS: Katie noted that the office copy of the Home Occupation Policy was unsigned. Mary Anne moved and Aloah seconded a motion to ratify the Home Occupation Policy established in 2007. The motion passed unanimously and the Board signed the policy. Aloah proposed the Board find a new accountant to conduct the annual Association audit because the present auditor was failing to respond in a timely fashion to calls, emails and the completion of the audit report. Aloah interviewed two candidates and recommended one to the Board. Cole moved and Mary Anne seconded that the Board engage Frank Sassalino to conduct the 2013 audit. The motion passed unanimously. Mary Anne reported to the Board that she had discussed property line marking with the City of Centennial. Currently there are "X's" that mark property lines in the original sidewalks. As the City replaces sidewalks, they are not preserving those markers. Centennial suggests that all homeowners pay for a survey when considering fencing.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:43 p.m. The next regular Board Meeting will be on Tuesday, January 14th at 6:30 p.m. at the Business Office.

ATTENTION HOMEOWNERS:

Homestead has been experiencing vandalism at the West Pool. If you see or hear anything unusual please contact the Arapahoe County Sheriff at their non-emergency number, 303-795-4711 immediately so they can send a patrol to the neighborhood. If you see evidence of vandalism please let the Business Office know at 303-793-0230.



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ARAPAHOE LIBRARY PROGRAMS

CHILDREN (ages 5—11)

Building Blocks: A Family Play Series (ages 1-5) – Parents and children will enjoy our series. See how playing can build language, literacy and active learning skills. Take home free books and materials so you can continue to play and learn. (December 1, 8 and 15)

Doggie Tales (ages 6-10) – Improve your reading skills by reading to a dog. Register for a 30-minute session. *We have teamed up with Have Paws Will Travel, the Guide Dog Puppy Raising Club of Arapahoe County.* (December 14)

Elvenses (ages 9-12) – If you have hairy feet and eat 6-7 meals a day, you just might be a hobbit. Join us for a traditional elvenses (that's the meal between second breakfast and luncheon). Of course we'll eat, but we'll also have a scavenger hunt and a beard contest. Come dressed in your finest hobbit gear – pointed ears and hairy feet are welcome. (December 27)

Kids' Chess Club – Join us to play chess, the game of kings! Bring your own chess set or use one of ours. (December 8)

Stories and More – Are you caring for young children ages 0-5? Join us for a special storytime with extended activities for you to do at home. *Sponsored in part by the Arapahoe County Early Childhood Council.* (December 3, 6, 9, 12, 13, 18 and 20)

TEENS (ages 11—17)

Bottom of the Inkwell – Join us for our monthly meeting to strengthen your craft and meet other writers. (December 14)

Crystal Snowflakes – Make a shimmery snowflake using crystal beads. Then take it home to hang in a window for some wintertime sparkle. (December 2, 3, 4, 5, 9 and 11)

Game On! – Play computer games and video games – you never know what games you'll get. Come find out and have fun playing! *Video games are rated E – Everyone through T – Teen. For information, visit esrb.org.* (December 6, 13 and 20)

ADULTS

Bonfils Blood Drive – Call 303-363-2300 to schedule an appointment through Bonfils Blood Center for your donation at Smoky Hill Library. (December 19)

Classic Film Series – Watch and discuss the classic film, *Out of the Past* (1947, rating unavailable). (December 12)

Goggle at Google Glass – Peek into the future with a look at the Library District's very own pair of Google Glass. What is Glass? It's a computer that a user wears like eyeglasses. You can't buy them yet, but we have a pair and we want to share them with you. (December 7, 12 and 21)

New American Support Services – Jewish Family Service of Colorado offers free guidance and counseling to new Americans who have lived in the United States for less than three years. To register, call 303-LIBRARY (303-542-7279). *Russian speakers should ask for Inna Oganessian.* Dec. 3, 10, 17

Writers Circle – Do you have a creative voice inside you? Join us for encouragement to strengthen your writing craft. (December 11)



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CHERRY CREEK SCHOOLS NEWS

For information about Cherry Creek Schools, visit www.CherryCreekSchools.org

For questions or concerns about Cherry Creek Schools, contact Tustin Amole, Director of Communications, at 720-554-4475.

CCSD NEWS DELIVERED TO YOUR EMAIL BOX

Get the latest news from Cherry Creek Schools by signing up for the monthly Cherry Creek Schools Community eNewsletter. Subscribers will also receive occasional 'eBlasts' containing breaking news and emergency information. Go to www.cherrycreekschools.org and click on "eNewsletter" in the left hand column.

CCSD MOVES CLOSER TO GOAL OF ACCREDITATION WITH DISTINCTION

The most recent academic growth and achievement data shows that the Cherry Creek School District is making steady progress toward its goal of becoming the first large, diverse district in the state to be Accredited with Distinction by the Colorado Department of Education.

That's good news for students, parents and the Cherry Creek Schools community because it means the district – which is already a high-performing district – continues to make progress in raising the achievement of all students, closing the achievement gap, increasing the number of students who graduate on time and ensuring that graduates have the skills they need to succeed in college or other post-secondary training, the military or the workplace.

In order to be Accredited with Distinction, the district must earn 80 percentage points on the state rubric, which covers academic achievement, academic growth, growth gaps, and post-secondary and workforce readiness, which includes graduation rates. In 2013, the district earned 74.4 %, up 2.9 % from the previous year, and just 5.6 % away from the target of 80 %.

The district also increased the number of schools in the top accreditation category (Performance) has only one school in the second category (Improvement) and no schools in the bottom two categories (Priority Improvement and Turnaround).

The academic growth and achievement data shows that Cherry Creek Schools students continue to outpace their peers on several measures. For example:

In 2013, 80% of Cherry Creek third graders scored Proficient or Advanced on the TCAP test, compared to 73% statewide.

	CCSD	State	Nation
SAT Composite Score, 2012* graduating seniors	1791	1718	1498
ACT Composite Score, 2012* graduating seniors	22.1	20.6	21.1
ACT Composite Score, 2013 11 th graders	21.6	20.1	**
On-time graduation rate			

**Most recent data available. **There is not a national average for 11th grade ACT scores. As of 2001, Colorado law requires all 11th graders to take the ACT test.*

(Continued on page 13)

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TUTORING

Kathy B. Russell, M.A.
Learning Specialist
 303-850-9623
 Homestead Resident

Parents

Are your children receiving the support they need to ensure your child's success?

I Can Help

I am fully licensed and have had extensive training, knowledge and experience in both regular and special education.

I Can Provide

- Private tutoring tailored to your child's needs.
- Remedial skill work in all subjects and grades.
- Compensation strategies for students with learning differences.
- Organizational strategies.
- Testing strategies and practice.
- Confidential achievement assessment (K - 12)

24 Hours to Give Where You Live!

Support Cherry Creek Schools Foundation on Colorado Gives Day! On Tuesday, December 10, 2013, Coloradans will come together again to raise millions of dollars for nonprofits like ours. Last year, a remarkable \$15.4 million was distributed to over 1200 Colorado nonprofits.

- 100% of your donation will come to Cherry Creek Schools Foundation.
- When you give online anytime on December 10, the value of your donation will be increased by the FirstBank Incentive Fund.



GIVINGFIRST.ORG

A PARTNER OF COMMUNITY FIRST FOUNDATION

For more information please contact Ashley Sommers at asommers@cherrycreekschools.org or 720.554.4429

www.coloradogives.org/CherryCreekSchoolsFoundation/overview

(Continued from page 11)

In 2012, more than 87% of Cherry Creek seniors graduated in four years, up from 84% in 2011. That compares to a statewide on-time graduation rate of 75% and a national rate of 72%.

PARENTS COUNCIL LEARNS ABOUT COLORADO ACADEMIC STANDARDS; COMMON CORE

A better understanding of the new Colorado Academic Standards and the Common Core, and how they will benefit students, was the focus of the October 14 Parents' Council meeting.

Dr. Floyd Cobb, executive director of Curriculum and Instruction for Cherry Creek Schools, explained that the Common Core is a set of voluntary standards, adopted by nearly every state in the nation, that define what students should know and be able to do at every grade level in English Language Arts and Mathematics. They provide a "common floor" or a minimum level of expectations for all students. They do NOT provide a common curriculum; districts and teachers will continue to develop their own curriculum and teaching strategies.

This short video explains more about the Common Core: <http://vimeo.com/51933492>

In Colorado, the Common Core was integrated in to the new Colorado Academic Standards, which go beyond the Common Core. The Colorado Academic Standards were adopted by the Colorado Department of Education in 2010 and are being implemented this year. As a result, parents and students will see some changes in Math and English Language Arts classes.

For example, some math content is being moved down one grade level, so students will be able to learn and master certain concepts sooner. Some Pre-Algebra content previously taught in eighth grade will now be taught in seventh grade, and some Algebra I content previously taught in 9th grade will now be taught in eighth grade.

Students will also be doing more nonfiction reading in English Language Arts and other classes to help them be more prepared for college and the workplace.

Along with the new standards come new assessments. 2014 will be the last year for the Transitional Colorado Assessment Program or TCAP tests. They will be replaced by new assessments that are aligned with the new standards and will help insure that, at each stage of their educational journey, students are truly being prepared for success in college and careers.

Get more information about the Colorado Academic Standards and the Common Core at <http://www.cherrycreekschools.org/CurricDev/CommonCore/Pages/default.aspx>.

YOU'RE INVITED!

Cherry Creek High School

Dec 3	7 pm, Orchestra Concert, FA Theatre
Dec 12	3:30-5:30 pm, Empty Bowls, West Café
Dec 17	7 pm, Jazz Band & Choir Concert (combined), FA Theatre
Dec 18-19	7 pm, Choral Concert, FA Theatre

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**Drop in to our Centennial Branch or call us at
303-770-4468 to learn more**

Metrum Community Credit Union

303-770-4468
www.metrumcu.org
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Centennial, CO 80112

*3.75% is floor annual percentage rate and is subject to change without notice. \$20,000 minimum and \$100,000 maximum loan amount. 60% maximum loan to value. Escrow funds may be collected at closing. With approved credit. Existing MCCU mortgages do not qualify. Sample monthly payment: \$100,000 at 3.75% for 120 months=\$1,000.79.



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SOUTH SUBURBAN NEWS

Annual Christmas/Customer Appreciation Sale, December 5, 5 – 8 pm Lone Tree Golf Club & Hotel Clubhouse, 9808 Sunningdale Blvd., Lone Tree.

This is your opportunity to receive great prices on all your golfing needs and apparel. There will be specials on food and drinks in the Out of Bounds Grill. Enjoy a Holiday evening with your friends and fellow golfers. For more information, please call 303-790-0202.

Healthy Benefits of Dark Chocolate, Thursday, December 12, 1:30-3 pm, Lone Tree Recreation Center, 10249 Ridgeway Circle, Lone Tree.

Jacque Maldonado, MS, RD, CDE; registered dietitian, weight management/sports nutrition, population and prevention services will talk about the benefits of chocolate. Presented by Kaiser Permanente. For more information, call 303-708-3516.

Rec and Rock and Buck Blitz, 7-10:30 pm; December 7, Goodson Recreation Center, 6315 S. University Blvd., Centennial and December 14, Lone Tree Recreation Center, 10249 Ridgeway Circle, Lone Tree, Friday, December 13, Douglas H. Buck Recreation Center, 2004 W. Powers Ave., Littleton.

Youth have fun with friends, ages 7-14 and enjoy games and contests while listening to their favorite beats played by a live DJ. Concessions and swimming are available. Must bring own bathing suit and towel. For more information, call 303-483-7036.

Thursday Lunches in December, Doors open at 11:30 am, Lunch served at noon, Douglas H. Buck Recreation Center, 2004 W. Powers Ave., Littleton.

Enjoy the best weekly Lunch Deal in town! December 19 is the Holiday Lunch and after lunch stay for entertainment provided by the Willow Children's Learning Center. New Year's Brunch reservations on January 2 must be made by Tuesday, December 31 at 12 pm. No meal served on December 26. For all reservations and

more information, call 303-730-4605 by Wednesday at 1 pm.

Parents Night Out, Friday, December 20, 6-9 pm, Goodson Recreation Center Gymnastics facility, 6315 S. University, Centennial.

Kids 5-12 years enjoy a night out in a safe environment and are entertained in our state-of-the-art gymnastics facility. For more information, contact Ashleighk@sspr.org. Please feed children before arriving at the gymnastics facility or send a snack. No food or beverages supplied.

New Year's Eve Extravaganza, Tuesday, December 31, 8-11 pm, Family Sports Center, 6901 S Peoria St, Centennial.

Ages 9-14 celebrate the start of 2014 by enjoying laser tag, eXerGame Zone, inflatables, bumper cards, ice skating, toasting sparkling cider while watching the ball drop at midnight in New York's Time Square at 10 pm Mountain Time. Light snacks provided. Fee: \$15 online through Dec 24, \$20 December 25-31, class # 4890012. For more information, contact Michelle Collette at 303-754-0552 or michellec@sspr.org.

Pancake Breakfast with Santa, Saturday, December 7, 8:30 and 9:30 am seating, Douglas H. Buck Community Recreation Center, 2004 W. Powers Ave., Littleton

Children will be invited to write letters to Santa, and make an arts and craft project. Photos with Santa will round out the morning. Bring the whole family to this event sponsored by the Littleton Rotary. Seating is limited, registration required. For more information, call 303-347-5999.

FREE Holiday Ice Shows at 2 locations

Bring a canned or packaged food item for our annual food drive benefitting Inter-Faith Community Services.

(Continued on page 19)



COMMUNITY NEWS

THANK YOU

Thanks to the unknown Homestead neighbor who found my lost earring and placed it on our mailbox.

From

A thankful Homestead
resident



CALL TO REPORT

Waste Connections 303-288-2100

(HOA Trash Co.—Pick-up day is *Wednesday*)

www.wasteconnections.com

Airport Traffic Complaints 303-790-4709

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

Vandalism or Speeders

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

Street Light Problems 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

STREET SIGNS

All street signs in Homestead will be replaced
by the City of Centennial in 2015

HOMESTEAD PLAYGROUPS

For more information, please contact:

<u>Age</u>	<u>Contact</u>
0-3	Rachel Bandy robbandrach@yahoo.com
3-4	AK Cotton ak_cotton@yahoo.com

ARCHITECTURAL CONTROL NOTICE

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.** Anything visible on the outside of your house or within the yard must be submitted for approval to the Architectural Control Committee (ACC) as our covenants require.

Applications must 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.



Want to be a Coach for the 2014 Swim Season?

Join the tradition! Join the fun! For the past 36 years our community has been fortunate to have wonderful coaches from our neighborhood who have been excellent teachers and role models for our swim team. If you would like to be a coach, submit your application now to be considered for an interview over the holiday break in December.

Please contact Erik Steinberg for more information at **303-910-9802**
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(Continued from page 15)

- **South Suburban Ice Arena**, 6580 S Vine St., Centennial on Friday, December 20, 6 pm & Saturday, Dec 21, 3:15 pm. For more information, call 303-798-7881.
- **Family Sports Center**, 6901 S Peoria St., Centennial on Sunday, December 22, 4:30 pm. For more information, call 303-708-9500.

Skate with Santa at 2 locations

- **South Suburban Ice Arena**, 6580 S Vine St., Centennial on Friday, December 20, 7:45 pm & Saturday, December 21, 2:15-3 pm. For more information, call 303-798-7881,
- **Family Sports Center**, 6901 S Peoria St., Centennial on Saturday, December 21, 1-1:45 pm, Sunday, December 22, 3:15-4 pm. For more information, call 303-303-708-9500. Public Skating fees apply.

FREE Snowman Building Event, Saturday, December 21, 2-4 pm, Family Sports Center, 6901 S Peoria St., Centennial.

Come after **Skate with Santa**. All participants enjoy FREE hot chocolate. For more information, call 303-754-0552.

FREE Coffee & Chats, Monthly: 2nd Tuesday at Goodson Recreation Center, 6315 S. University, Centennial, and last Tuesday at Lone Tree Recreation Center, 10249 Ridgeway Circle, Lone Tree.

Gain information about various topics, such as services & community organizations for adults 50 and over. Enjoy light refreshments and socializing. For more information, call 303-708-3516.

FREE Holiday Party, Tuesday, December 10, 11:30 am – 12:30 pm at Goodson Recreation Center, 6315

S. University, Centennial and Tuesday, December 17, 11:15 am -12:15 pm at Lone Tree Recreation Center, 10249 Ridgeway Circle, Lone Tree.

Adults 50 and over come listen to and sing along to holiday music, and enjoy friends and neighbors in the community. For more information, call 303-708-3516.

A Lone Tree New Years Eve 2013, Tuesday, December 31, 2013, 8:30 PM to 1:00 AM, Lone Tree Golf Club & Hotel, 9808 Sunningdale Blvd., Lone Tree

Dance the night away and ring in 2014, \$160 per couple, plus tax. Enjoy heavy hors d'oeuvre's and a holiday dinner including: smoked salmon, carved beef and leg of lamb, amazing dessert display, party favors, cash bar, and a midnight champagne toast. Stay overnight on New Year's Eve and includes a New Year's Day hot breakfast:

- Standard Room - \$120.00 per room, plus tax, max. two (2) guests
- Lone Tree Suite - \$169.00 per room, plus tax, max. two (2) guests

For more information and advanced reservations, call 303-790-0202.

FREE Denver Nuggets Skills Challenge, Saturday, December 7, Douglas H. Buck Community Recreation Center, 2004 W. Powers Ave., Littleton.

Boys and girls ages 7-14 test dribbling, passing and shooting skills. Top boy and girl in each age group may have the opportunity to attend a statewide event. Pre-registration is not required; please bring a copy of your birth certificate to register at the event. For more information, call 303-798-7515.

Ages 7-10 Registration 9-9:30

am

Event begins at 9:30 am

Ages 11-14 Registration 10:30-11

am

Event begins at 11 am

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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 been endorsed or evaluated in any way.

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HOMESTEAD ELEMENTARY TEACHER specializing in K-2 reading/writing/math. Available for private tutoring. Keep your child challenged or help them catch up. **Call Jennifer at 303-523-4174.**

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TEEN 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 been endorsed or evaluated in any way.

BABYSITTER: Red Cross certified 8th grader and honor roll student at West. I love kids and will entertain them with games and boost their imagination. Call Anna Pentermann: 720-488-5447

SNOW SHOVELING/ House sitting/Cat sitting / Rake leaves. Andrew Tuitele, 9th grader at CCHS & Eagle Scout, is available to check on your house during vacations, water plants, check mail, and/or feed your cat(s). He is also available to rake leaves and shovel snow. tuitele@gmail.com, 720-422-3000.

TUTORING: Tutoring available in all subjects for kids 8th grade or younger. I am an Honors student in 9th grade at CCHS. I can work with your child at any location and am Red Cross certified. Call Meghan Decker @ 720-482-2717.

BABYSITTER/MOTHER'S HELPER: I am a 8th grade Red Cross certified babysitter and experienced with ages 2 – 8 years plus some experience with babies. Also I am experienced with babysitting 2 to 3 kids at a time. I am an honor roll student and would love to help your kids with their homework. I love kids and love to do arts & crafts and outdoor activities to keep your kids from getting bored. Call Camille Harmon at 720-425-5954 or 303-773-8833.

CENTENNIAL NEWS

Finance Committees Vacancies

(Centennial, COLO)The City of Centennial is currently accepting applications to fill openings on its three Finance Committees:

Audit Committee - Reviews Staff recommendations based on the City's process for requesting proposals and interviews to select an auditor or auditing firm to perform the annual audit required by City Charter; receives and reviews the findings and reports of such auditor(s); and presents the annual or other audit report(s) to the City Council.

Budget Committee - Promotes citizen involvement in the budgeting decisions of the City by studying all phases of the budget process and makes recommendations to City Council based on these studies.

Investment Committee – Routinely reviews the City's investment policy and makes recommendations to City Council for revisions when deemed necessary; receives performance reports of the City's investments; and periodically reports the performance of the City's investments to City Council.

Terms are for a three year period. Meetings take place at the Centennial Civic Center, 13133 E. Arapahoe Road, Centennial, CO 80112. Candidates with relevant experience may obtain further details and application forms on the City website, www.centennialcolorado.com, or from the City Clerk, 303-754-3302.

Application deadline: Wednesday, December 11, 2013 at 5:00 p.m.

Interviews will be scheduled for December 18, 2013.



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HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION, INC.

COLLECTION POLICY

Adopted February 13, 2006

Revised July 14, 2009

Revised November 12, 2013; Effective January 1, 2014

The following procedures have been adopted by Homestead in the Willows Homeowners Association, Inc. ("Association") pursuant to C.R.S. 38-33.3-209.5, at a regular meeting of the Board of Directors.

Purpose: To establish a uniform and systematic procedure for collecting assessments, other charges and fines of the Association. Effective collection ensures sufficient funds to maintain the community property and on-going community activities and ensuring the financial well being of the Association.

Collection Philosophy: All Homeowners are obligated by the Declaration of Restrictions of Homestead in the Willows Homeowners Association ("Declaration") to pay all assessments and charges in a timely manner. Failure to do so jeopardizes the Association's ability to pay its bills to maintain community property and assets and is also unfair to the Association's other Homeowners who do. Also, fines may be charged for severe violations governing covenants, policies and procedures as outlined in the "Covenant Enforcement Policy and Procedures" document. Accordingly, the Association, acting through its Board of Directors, must take steps to ensure timely payment of assessments, charges and fines.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following procedures and policies for the collection of assessments and other charges of the Association:

1. Due Dates.

- a. Statements for the payment of the annual dues assessment shall be mailed to Homeowners by first-class mail no later than January 15th in the year they are due. The annual dues assessment, as determined by the Association Board, shall be due and payable upon receipt of the statement and no later than the first (1st) day of March or they shall be considered past due and delinquent.
- b. Other special assessments for capital improvements, voted on and approved by the members according to the Declaration shall be due and payable upon receipt of the statement and must be paid no later than 45 days of the original statement date or they shall be considered past due and delinquent. Statements shall be mailed to homeowners 45 days prior to the due date.

- c. Fines for severe violations of covenants, policies and procedures follow the schedule as published in the Covenant Enforcement Policy and Procedures policy and are due and payable upon receipt of notification.

2. Late Fees and Interest.

- a. Any annual dues assessment shall be past due and delinquent if not paid by March 1st. The Association then shall be entitled to impose a late charge of twenty-five dollars (\$25.00) on each delinquent account. Additionally, the amount due shall bear interest at a rate of ten percent (10%) per annum from March 1st until paid. All late charges and interest charges shall be due and payable immediately, without notice, in the manner provided for payment of assessments. Any dues and late charges not paid in full by April 15th will incur an additional twenty-five dollars (\$25.00) administrative fee plus the stated interest.
- b. Other special assessments shall be past due and delinquent if not paid on or before 45 days of the original statement date. At that time, the Association shall be entitled to impose a late charge of twenty-five dollars (\$25.00) on each delinquent account and bear interest at a rate of ten percent (10%) per annum from the 46th day past the original statement date forward until paid. If the assessments and charges remain unpaid for an additional 45 days, a total of 90 days past the original statement date, an additional twenty-five (\$25.00) late charge will be imposed.
- c. Fines are due and payable upon receipt of notification.

3. Return Check Charges. A twenty dollar (\$20.00) fee shall be assessed against an owner in the event any check or other instrument attributable to or payable for the benefit of such owner is not honored by the bank or is returned by the bank for any reason whatsoever, including but not limited to, insufficient funds. Such amount shall be in addition to any charges made by the bank due to the dishonored check. Notwithstanding this provision, the Association shall be entitled to all additional remedies as may be provided by applicable law. If two or more of an owner's checks are returned unpaid by the bank within any twelve (12) month period, the Association may require that all of the owner's future payments, for a period of one (1) year, be made by certified check or money order.

4. Attorney Fees on Delinquent Accounts. The Association shall be entitled to recover its reasonable attorney fees and collection costs incurred in the collection of assessments or other charges due the Association from a delinquent owner, together with post-judgment and appellate attorneys' fees and costs incurred.

5. Application of Payments Made to the Association. The Association reserves the right to apply all payments received on account of any owner first to payment of any and all legal fees and costs (including attorney fees), then to costs and expenses of enforcement and collection, late charges, interest, returned check charges, lien fees, and other costs owing or incurred with respect to such owner, and any remaining amounts shall be applied to the assessments or other charges due with respect to such owner. For purposes of collecting an outstanding judgment, the Association may, but shall not be required, to first apply payments received following entry of a judgment towards post-judgment attorneys' fees and costs and/or assessments and other charges coming due following the entry of the judgment.

6. Offer of Payment Plan. Subject to the following requirements and conditions, the Association shall offer a payment plan to any delinquent owner and make a good faith effort to coordinate a payment plan with the owner:

- a. The payment plan must allow the delinquent owner the right to pay off the delinquency in equal installments over a period of at least six (6) months;
- b. No payment plan need be offered if the owner does not occupy the unit and has acquired the unit as a result of:
 - i. a default of a security interest encumbering the unit; or
 - ii. foreclosure of the Association's lien;
- c. The Association is not required to offer a payment plan or negotiate such a plan with an owner who has previously entered into a payment plan with the Association;
- d. The owner's failure to remit payment of an agreed-upon installment, or to remain current with regular assessments as they come due during the period of the payment plan constitutes a failure to comply with the terms of the payment plan; and
- e. The Association may pursue legal action against the owner if the owner fails to comply with the terms of the payment plan.

7. Collection Letters.

- a. After an installment of an assessment or other charge owed to the Association becomes 30 days past due, and before the Association turns the delinquent account over to a collection agency or refers it to the Association's attorneys for legal action, the Association shall cause a Notice of Delinquency to be sent to the owner who is delinquent in payment. The Notice

of Delinquency will be sent to Homeowners by April 2nd of each year. The Notice of Delinquency shall specify the following:

- a. the total amount due, including any fees that will accrue within the next 30 days and the date on which such fees will accrue, with an accounting of how the amount was determined;
- b. whether an opportunity to enter into a payment plan exists under the requirements and conditions set forth in Paragraph 6 above, and the instructions for contacting the Association or its manager to enter into such a payment plan;
- c. the name and contact information for the person the owner may contact to request a copy of the owner's ledger in order to verify the amount owed;
- d. that action is required to cure the delinquency and the specific action required to cure the default; and
- e. that failure to cure the delinquency within 30 days may result in the delinquent account being turned over to a collection agency or the Association's attorney, acceleration of the balance of the assessment or the installments of the assessment for the then current fiscal year, a lawsuit being filed against the owner, the filing and foreclosure of a lien against the owner's unit, or other remedies available under Colorado law.

The Notice of Delinquency shall be mailed to the owner at the Homestead in the Willows unit address unless the owner has given notice, in writing, of an alternate address. The Association may, but shall not be required to, send periodic follow-up notices to the owner for as long as amounts remain past due on the owner's account.

- b. If payment in full is not received within 30 days after the notice of delinquency (May 1), the Association shall send a notice of pending default to the Homeowner notifying them of an additional administrative fee, continuing interest charges and that a lien will be filed against their property if all charges are not paid in full by May 31.
- c. After other special assessments owed to the Association are 30 days past due, the Association shall send a Notice of Delinquency to the Homeowner, as set forth above, indicating that an additional administrative fee and interest charges will accrue if the payment is not received within 45 days past the original statement date. If these charges owed to the Association become 60 days past due, the Association may cause, but shall not be required to send a notice of pending default and that a lien will be filed against their property if all accrued charges are not paid in full by the indicated deadline, which shall be 90 days after the original due date.

- d. Fines for severe violations of covenants, policies and procedures follow the schedule as published in the "Covenant Enforcement Policy and Procedures" policy, are due and payable upon receipt of notification.

8. **Liens.** If payment in full of any assessment or other charge is not received by the deadline stated in the Notice of Delinquency, the Association may cause a notice of lien to be filed against the property of the delinquent owner. The lien shall include assessments, fees, charges, late charges, attorney fees, fines and interest owed by the delinquent owner. A Homeowner who accumulates the full amount of three fine assessments for severe violations of covenants, policies and procedures will be subject to a lien filed against their property.

9. **Referral of Delinquent Accounts to Attorneys.** After the deadline stated in the Notice of Delinquency has expired, the Association may, but shall not be required to refer delinquent accounts to its attorneys for collection. Upon referral to the attorneys, the attorneys shall take all appropriate action to collect the accounts referred. After an account has been referred to an attorney, the account shall remain with the attorney until the account is settled, has a zero balance, or is written off. All payment plans involving accounts referred to an attorney for collection shall be set up and monitored through the attorney. After consultation with the Board of Directors or the Association's managing agent, the attorneys shall be entitled to exercise all available remedies to collect the amounts due, including judicial foreclosure and appointment of a receiver of the delinquent owner's property.

10. **Foreclosure of Lien.** Notwithstanding any provision of this policy to the contrary, the Association may only foreclose the lien if:

- a. The balance of the assessments and charges secured by the lien equals or exceeds six (6) months of Common Assessments based on the periodic budget adopted by the Association; and
- b. The Board of Directors has formally resolved, by a recorded vote, to authorize the filing of a legal action against the specific owner's unit on an individual basis.

11. **Referral of Delinquent Accounts to Collection Agencies.** The Association may, but shall not be required to assign delinquent accounts to one or more collection agencies for collection, subject, however, to the same terms and conditions as specified herein, including the payment plan and foreclosure authorization requirements.

12. Waivers. Nothing in this policy shall require the Association to take specific actions other than to notify owners of the adoption of this policy. The Association has the option and right to continue to evaluate each delinquency on a case-by-case basis. The Association may grant a waiver of any provision herein upon petition in writing by an owner showing a personal hardship, which the Board defines as a sudden disruption in case flow including, but not limited to, loss of a job, death in the family, severe medical condition, and bankruptcy. Such relief granted an owner shall be appropriately documented in the files with the name of the person or persons representing the Association granting the relief and the conditions of the relief. In addition, the Association is hereby authorized to extend the time for the filing of lawsuits and liens, or to otherwise modify the procedures contained herein, as the Association may determine appropriate under the circumstances except as may be prohibited by Colorado law.

13. Order of Remedies. Subject to the restrictions contained in paragraph 10 above concerning foreclosure, the Association may pursue any actions or remedies, including, but not limited to, actions for personal judgment, foreclosure or receivership, to collect amounts owed in any order or contemporaneously, and cumulatively, and in the case of a foreclosure by the holder of another security interest in the owner's property, may immediately proceed to file actions for personal judgment, foreclosure or receivership (on an ex-parte basis or otherwise) without the necessity of following the procedures set forth above.

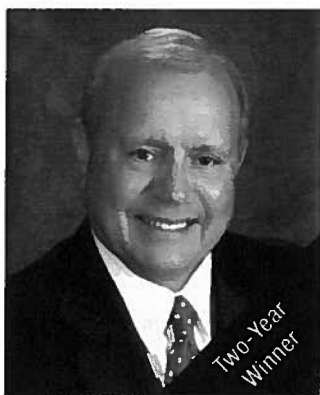
14. Delinquencies Constitute Covenant Violations. Any delinquency in the payment of assessments or other charges shall constitute a violation of the covenants contained in the Declaration, and following notice and an opportunity to be heard, the Association shall be entitled to impose sanctions on the delinquent owner consistent with the Association's Notice and Hearing and Enforcement Policy and Procedures.

15. Superseding Previous Policies. This policy shall replace and supersede any previous rules and regulations of the Association addressing the collection of past due assessments.

HOMESTEAD IN THE WILLOWS
HOMEOWNERS ASSOCIATION, INC.

5280 Magazine

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- 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.

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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