



Homestead in the Willows

Homestead Herald

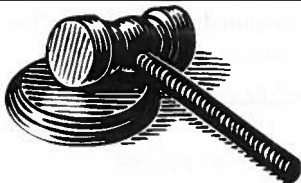
OCTOBER 2013

Volume 37, #10

A Covenant Controlled Community for the Benefit of All



Homestead dogs and their families enjoyed a swim and snacks
during Doggie Days at the West Pool



**Next Regular
Board Meeting
6:30pm
Oct. 8, 2013
West Pool Office**

**THE NOVEMBER
HERALD DEADLINE
IS
OCTOBER 15TH**





ASSOCIATION NEWS

NOVEMBER HERALD DEADLINE IS OCTOBER 15TH

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, Oct. 8, 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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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.**

CLASSIFIEDS:

For Sale: LeBlanc Bass Clarinet \$300. See photo @ <http://denver.craigslist.org/msg/4038294360.html>
Jessica McClintock Dress \$25. See photo @ <http://denver.craigslist.org/clo/4038314502.html>
Call 720-482-2717.

Adult Bicycle Wanted, Male or Female 26 inch. Light weight, in good condition, and reasonably priced. **Please call 303-771-8009 or email pri_fax@yahoo.com** with make, model, year, and price.

For Sale: Vision Fitness R2200 recumbent exercise bike, excellent condition. \$400 (orig. \$1500). Executive office desk, 36" x 72" and matching credenza. Medium tone oak. Great condition. \$200/set.
Call 303-793-0944.

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 3/4")	\$ 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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Homestead Directory

The Homestead Directory is published as a service to our residents. If you are already in the Directory, your listing will remain as previously published **unless you note changes or additions on this form**. If you know a neighbor has moved from Homestead, please note it on the form and return it to us so we can keep the Directory accurate.

Please consider giving your email address to the office so that we can quickly notify you of pertinent or even emergency information. We will not publish the email addresses of our residents.

The Directory is published every other year, so make sure you submit any changes before the deadline of **November 30th!!**

Complete the form below and leave it in the gray mail box in front of the office or send it to Homestead in the Willows HOA, 5896 E. Geddes Avenue, Centennial, CO 80112.

ADULT: LAST NAME, FIRST NAME

PHONE NUMBER

ADULT : LAST NAME, FIRST NAME

PHONE NUMBER

CHILDREN'S NAMES

ADDRESS

EMAIL ADDRESS (Please print legibly! - For office use only)

NOTE: No NEWCOMERS will be put in the Directory unless this form is filled out. This form is our permission to include you.

THANKS FOR YOUR HELP

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting September 10, 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 Buczyna and Cole Wist; as well as Pool Manager, Jaylene Jones; Landscape Manager, Nancy Bauer; and Business Manager, Katie Kidwell. Swim Team Parent Representatives Erik Steinberg and Gregory Steinmetz also attended a portion of the meeting.

MINUTES: The minutes of the August 13, 2013 meeting were approved as read.

SWIM TEAM: Parent Reps Gregory Steinmetz and Erik Steinberg reported that the Hurricanes had 236 swimmers in 2013. The July 4th and Movie Night events were well attended and successfully raised funds so that they expect to break even for the year. The Hurricanes plan some changes for 2014: they hope to develop the 6 & under segment of the team and make some minor changes to the Tuesday night STAR meets. They also plan to change their hiring process. The parent reps will hire a head coach first and include the head coach in the interviews for the remaining coaches. Hiring for the head coach will take place during the Thanksgiving break and all other coaches will be hired over the Christmas break. The parent reps are looking at new vendors for spirit wear and swim suits and are considering new software for registration. Cole asked if there were any concerns about the pool itself. Erik mentioned the Hurricanes needed new lane line ropes. The Board agreed to supply those for the swim team.

MANAGER REPORTS

1. **POOL:** Pool Manager Jaylene Jones reported that all the pools were covered. Some furniture remains on the decks and will stay there until the bathrooms are winterized. All the pergola covers have been removed and stored. Jaylene submitted a proposed 2014 budget noting that capital expense items had been prioritized. Most pressing were a new heater circulation pump and changing sand in the filters. Jaylene noted that the North Pool would also need a new boiler soon.
2. **LANDSCAPE:** Landscape Manager Nancy Bauer reported that she planned to plant two trees and install new sod in some areas. She has also refrained from planting a bed near the stairs at Costilla Avenue due to drought restriction, but would now proceed with planting. More perimeter fence painting would also occur in October. Nancy presented a proposed 2014 budget to the Board.

3. **TENNIS:** Tennis Manager Melissa Shuck was absent. Chris Raab reported that an engineering meeting was scheduled with LERenner Sport Surfaces for the week of September 9th and that demolition of the West Courts should begin the following week.
4. **BUSINESS:** Business Manager Katie Kidwell reported on the status of dues collection. She informed the Board that the Association's Collection Policy needed to be updated to conform to changes in Colorado state law. Cole moved and Mary Anne seconded a motion to have the Association attorney update the policy for a fixed fee of \$130. The motion passed unanimously. Katie presented her proposed 2014 budget to the Board.

FINANCIAL REPORT: No report was made as Treasurer Aloah Kincaid was not in attendance. Financial Statements for August are available at the Business Office for any homeowners who wish to review them.

HOMEOWNER COMMENTS: The owners of account # 420 approached the Board to appeal an ACC directive that they paint the trim of their house with the trim color approved by the ACC. The owners received approval for body, trim and accent colors but decided to paint the trim of their house with the body color because they believed it made their house look bigger. The ACC had approved the body color assuming it would be offset with a more neutral trim color and that the trim color would be applied in the same places that the trim existed before re-painting. Chris explained that the Board and ACC are often caught between being unambiguous in their communications and being perceived as overly picky or even hurtful by homeowners. The Board acknowledged that the ACC application was approved and did not contain specific language identifying which items were considered to be the trim which the homeowners would paint with the trim color. They asked if the homeowners were willing to accede to the ACC request that they paint their trim with the approved trim color. The homeowners did not want to do so. The Board discussed whether applications and approvals by the ACC would have to be revised to be more specific going forward if homeowners were going to rely on loopholes to circumvent ACC decisions.

OLD BUSINESS: A revised draft of the proposed Dispute Resolution Policy was reviewed by the Board. Cole moved to approve the policy as drafted. Mary Anne seconded the motion which passed unanimously. The Board discussed perimeter fence maintenance and reviewed a letter to send to homeowners who share the perimeter fence with the HOA. The purpose of the letter is to educate homeowners as to their responsibility for the maintenance of the perimeter fence and give them time to correct any landscaping that could damage the wood of the fence. The Board directed Katie to mail letters to perimeter fence homeowners immediately.

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CHERRY CREEK SCHOOLS

BACK TO SCHOOL BY THE NUMBERS

It's amazing what it takes to provide a quality education for 51,308 students! Here are some fun facts from the start of the 13-14 school year, as presented to the Board of Education on Sept. 9 by Dr. Scott Siegfried, Associate Superintendent for Educational Operations.

CCSD Students:

- 3,764 students start school July 8 at the district's five Four Track or year-round schools (Dakota Valley, Eastridge, Fox Hollow, Red Hawk Ridge and Village East)
- 3,879 students start school August 12 at six Transitional Calendar schools (Aspen Crossing, Black Forest Hills, Buffalo Trail, Creekside, Coyote Hills and Pine Ridge)
- 43,665 students start school August 19 at 46 traditional calendar schools (30 elementary, 10 middle and 6 high schools)

CCSD Staff:

- 3,804 Certified Employees (teachers, administrators, mental health team)
- 3,670 Classified Employees (secretaries, bus drivers, building engineers, security specialists, food service workers)

CCSD Schools and Programs:

- 41 Elementary schools
- 10 Middle schools
- 6 High schools
- 1 K-8 Magnet school (Challenge)
- 1 Charter school (Cherry Creek Academy)
- 1 Alternative 7-12 school (Endeavor Academy)
- 1 Expulsion program
- 1 Intensive care program (Joliet Center)
- 3 I-Team programs (Estate, Manor, Ranch)
- 1 Transition program

Transportation

- 294 buses (including 103 special needs buses)
- 1,240 daily routes
- 21,006 students transported daily
- 2,629,263 miles driven last year

Student Nutrition

- 4,138 breakfasts served daily; 720,021 annually
- 20,622 lunches served daily; 3,588,169 annually

AP/IB classes

- 12,460 total enrollment in Advanced Placement and International Baccalaureate classes

SUMMER BOND PROJECTS DONE; MANY MORE TO COME

Bond projects ranging from critical safety enhancements to much-needed mechanical, electrical and plumbing replacements were completed at one preschool, 10 elementary schools, one middle school, four high schools and Legacy Stadium during the summer of 2013, the first phase of the 2012 bond issue, approved by Cherry Creek voters last November.

2013 VETERANS WEEK IN CHERRY CREEK SCHOOLS

The Cherry Creek School District will again honor our nation's veterans and active duty military personnel with educational events and community celebrations at every school in the district. Mark your calendars now for 2013 Veterans Week – November 11-15. Watch this newsletter or check the Cherry Creek Schools website, www.cherrycreekschools.or, for a complete list of Veterans Week activities!

YOU'RE INVITED!

Cherry Creek High School

- | | |
|-----------|-------------------------------------|
| Oct 1 | 7 pm, Band Concert, FA Theatre |
| Oct 2 | 7 pm, Orchestra Concert, FA Theatre |
| Oct 16-19 | 7 pm, Fall Play, FA Theatre |

HOMESTEAD IN THE WILLOWS EXPERT



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LANDSCAPE LOGIC

By Nancy Bauer

Fertilize and aerate your lawn:

Cool season grasses will green up faster in the spring when they are fertilized in the fall. Use a lawn fertilizer that has plenty of nitrogen, less phosphorous and potassium. Some examples would be 20-10-5, 11-5-5, or 21-7-11. After the stresses of summer, grasses need to build carbohydrate reserves to endure the winter; it is nitrogen that is needed to promote carbohydrate production.

Aeration stimulates root growth and improves nutrient uptake. Aeration allows oxygen, water and nutrients to penetrate further into the soil, encouraging deeper roots and reducing soil compaction that restricts root growth.



Don't prune trees and shrubs:

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



Protect trees from sunscald

damage: 'Sunscald' is a term referring to dead tree tissue occurring from direct sunrays heating up tree tissue in mid winter and freezing nighttime temperatures that kill the activated tissue. This is a severe threat to newly planted trees; consequently, they should receive protection for at least (2) years.

Commercial tree wraps are an effective method of preventing sunscald damage. Starting at the trunk's base, overlap the wrap as it is applied upward to a point above the second branch. Attach the wrap at the top and bottom with a single tack or electric tape. This

wrap will need to be removed in mid April to prevent insect damage.

Early Frosts:

Now is the time to begin paying attention to the weather forecasts for predictions of early frosts. Cover plants if necessary.

It is also time to bring in your houseplants that have been outdoors for the summer. Clean them first by hosing them down with a **gentle** stream of water. This will clean the foliage and dislodge insect pests and their eggs. Check the underside of the containers for, earwigs, millipedes and other insects that can piggy back inside and become nuisance pests.



Don't Forget to Water:

Especially new plantings, but also anything in your landscape, water every 3-4 weeks throughout fall and winter if we have no snow cover. Our soils can become extremely dry during winter and roots still need to have moisture to survive.

Evergreens can also benefit from a 'water scrub'. Use a nozzle that will let you apply a strong, full force spray; start at the top of the plant and work downward. Scrubbing will remove summer's build up of dust and pollution, freeing up the little 'breathing holes (stoma)' in the needles. That leads to healthier trees with less stress. Water scrubbing also washes off insects such as aphids and spider mites, loose scale insects and eggs along with dead brown needles.



Faucet Fixes Conserve water:

Did you know that one drip per second of water equates to 220 gallons a month? So it makes sense to stop the drops wherever we can. Take time to inspect all your outdoor faucets and connections now as we face the freezing temperatures of winter. I feel better knowing I'm averting potential problems early and doing my part to save water!



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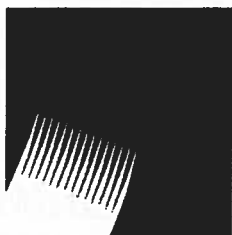


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ARAPAHOE COUNTY NEWS



More Than Just a Meal

Do you know a senior or homebound individual who would benefit from having a hot meal and a friendly word delivered to their home five days a week? For nearly 50 years TLC Meals on Wheels has been providing nutritious meals to seniors and others in the Littleton/Englewood/Centennial area.

For many, the delivery of a hot lunch is much more than just a meal. A friendly visit from our volunteer drivers gives the recipient a sense of security to know someone is checking in and also helps break the isolation many homebound people feel. As a result they maintain independence in the comfort and familiarity of their home.

There are no age or income criteria to qualify. Recipients pay based on their financial ability. So contact TLC Meals on Wheels if you or someone you know is in need of this kind of assistance.

For details please call 303-798-7642, or go to www.TLCMealsonWheels.or

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HOMESTEAD HURRICANES

During the 2013 Homestead Hurricanes Swim Team end of season celebration the coaches had the privilege of handing out the awards to each age group. The awards for each age group are for swimmers with the Highest Point accumulation throughout the season, the swimmer who was most improved during the season and the swimmer who showed the most spirit (Spirit of Homestead). Here are your community's award winners by age group:

6 and Under Girls

Hi Point – Ellie Halford

Most Improved – Izabella Getsch

Spirit of Homestead - Mia Pelligrino

6 and Under Boys

Hi Point – Eddie Chen

Most Improved – Jack Francis

Spirit of Homestead – Thomas Weissert

7-8 Girls

Hi Point – Teagan Steinmetz

Most Improved – Riley Snow

Spirit of Homestead – Devon Stern

7-8 Boys

Hi Point – Ben Steele

Most Improved – Cael Clancy

Spirit of Homestead – Owen Burke

9-10 Girls

Hi Point – Hannah Eckerman

Most Improved – Shayln Martinez

Spirit of Homestead – Maggie Goeglein

9-10 Boys

Hi Point – Josh Nieves and Zach Haines

Most Improved – Andrew Marocchi

Spirit of Homestead – Aidan Burke

11-12 Girls

Hi Point – Margaret Molke

Most Improved – Lucy Maloney

Spirit of Homestead – Dakota Sauerwein

11-12 Boys

Hi Point – Brendan Eckerman

Most Improved – Cody Kuptz

Spirit of Homestead – Declan Atwell

13-14 Girls

Hi Point - Meghan Atwell

Most Improved – Katie Plank

Spirit of Homestead – Molly Frommelt

13-14 Boys

Hi Point – Alex Sironen

Most Improved – Joe Morris

Spirit of Homestead – Carter Jaynes

15-18 Girls

Hi Point - Carrie Plank

Most Improved - Jordyn Colter

Spirit of Homestead- Julia Grogan

15-18 Boys

Hi Point - Sam Coffman

Most Improved - Larson Hanlin

Spirit of Homestead - Brady Zerr



COMMUNITY NEWS

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

CALL TO REPORT

Waste Connections 303-288-2100
(HOA Trash Co.—Pick-up day is *Wednesday*)
www.wasteconnections.com

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

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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

One-on-One

Reading Program



Time to give? Retired?

Make a huge difference in a

child's life! Homestead School's One on One

Reading program needs volunteers to read individually with 1st graders. We would love to

have you! Helping a young reader can be one of the most rewarding volunteer activities. A vol-

unteer training session will be held at Homestead Elementary on November 12th from 6:30

to 7:30 p.m. To sign up or to find out more, call Jane Newquist or Ken Wisler at 720-554-3700.

HAZARDOUS MATERIAL DISPOSAL

Common household hazardous materials (such as paint, automotive and garden products) that are not allowed in our dumpsters may be disposed of by contacting

www.wmatyourdoor.com.

Homeowners in the City of Centennial are qualified to have these materials picked up at their homes for a \$20 fee.

Details provided at the website.





Want to be the Head Coach for the 2014 Swim Season?

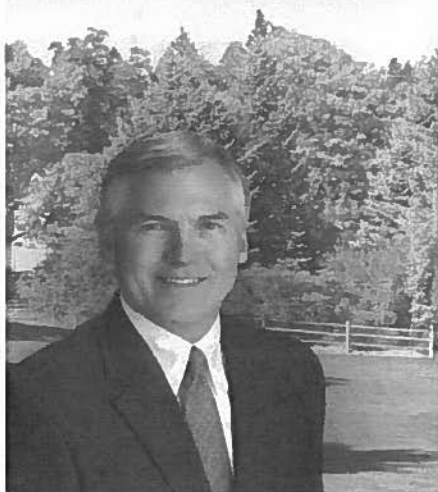
In an effort to maintain and improve upon the strong traditions of fun, sportsmanship, and competitiveness of the Homestead Hurricanes neighborhood swim team, we are now seeking applicants for 2014 Head Coach position.

The applicant selected as Head Coach will also participate in the hiring process for the age group coaches. If you have a relentless passion for helping others excel, both as individuals and as part of a team, and also have a strong desire to lead the Team of Hurricane coaches through an outstanding season, please call or email us.

Interested applicants will be interviewed over the Thanksgiving holiday break. Please contact Erik Steinberg for more information at 303-910-9802 or emse2008@gmail.com

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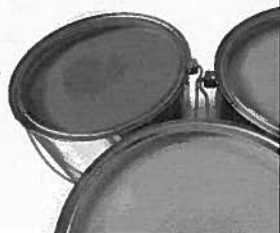
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SOUTH SUBURBAN NEWS

NEW! HoopCore Fitness-Hard Core Fun, Tuesday, October 15, 10 am, Buck Recreation Center, 2004 W. Powers Ave. Littleton

Remember how much fun it was to hula hoop as a kid? Now, hooping is part of the fitness movement for adults as a drop-in fitness class! Benefits are many and include: improved posture, increased strength and agility, stress reduction, weight loss and loss of inches from the waist, improved muscle tone and flexibility. Burn up to 400 calories an hour! Babysitting is available. **FREE Demo** held Tuesday, October 1, 10 am at Buck. For more information, call 303-730-4610.

NEW! TRX® Suspension Training, Tuesdays, Wednesdays, Thursdays, October 1-31, Goodson Recreation Center, 6315 S. University Blvd., Centennial

TRX is more than just the most versatile piece of exercise equipment available; it is a complete training system. Perform hundreds of functional exercises. Perfect for all fitness levels, it builds strength, flexibility, core stability and metabolic conditioning. Classes, one-on-one, and semi-private training are available. Register online at www.sspr.org and check for class times. For more information, call 303-483-7089.

Individuals Who Influence-Speaker Series, Thursday, October 17, 12-1:30 pm, Lone Tree Recreation Center, 10249 Ridgeway Circle, Lone Tree

They inform us, lead us and enlighten us. They've spent a lifetime in Colorado and they have unique stories, knowledge and perspectives to share. Come enjoy "Laughaceuticals: Laughter as Medicine" a delightful interactive workshop, presented by the Kaiser Permanente Education Theater Program, which shows the benefits of laughter and positive social interaction. Light refreshments served. Please call 303-708-3516, for more information.

Senior Resource Day, Friday, October 11, 9:30 am-2 pm, Buck Recreation Center, 2004 W. Powers Ave. Littleton, FREE.

Arapahoe Council on Aging presents Pathways to Wisdom. The Master of Ceremonies this year is Randy Penn, Mayor of Englewood. The Keynote Speaker will be Joseph Brady, MSTCM, L. Ac. Dipl. O.M, a nationally board certified practitioner of Oriental Medicine. Joe's humorous approach to health subjects makes him

a popular keynote speaker on Healthy Aging in Mind, Body & Spirit. Those attending this free event learn about resources related to healthy aging, enjoy free food and prize drawings. Service providers, local business and organizations will have the opportunity to share information regarding their products and services. For more information, call 303-273-2855.

Spooktacular, Friday, October 18, 5:30-8 pm, Goodson Recreation Center, 6315 S. University Blvd., Centennial,

A safe "trick or treat" experience for children up to 11 years. Come enjoy the Haunted House, Little Spook House, Cookie Walk, Arts & Crafts, Spooktoddler, Trick or Treat Street, Carnival Games and more! Event is in partnership with the City of Centennial. Register online at www.sspr.org. Prepay \$4 prior to 7 pm Oct 16. Fee: \$6 at door and beginning Oct 17. For more information, call 303-483-7062.

Hoofin' it Through the Hollows Run, Saturday, October 26, 5:45 pm, deKoevend Park, 6301 S. University Blvd.

Take a spooky sprint at dusk along the Highline Canal. Enjoy music, goodies and prizes for best costume! All ages and abilities are welcome. Costume contest at 5:30 pm before start of race. For information, call 303-798-7515. Register online: www.RunningGuru.com/Event/HoofinIt

Monster Mash, Halloween Bash, Saturday, October 19, 6-9 pm, Family Sports Center, 6901 S Peoria St., Centennial.

Come enjoy a spooky laser tag challenge, eXerGame Zone, inflatables, bumper cars and the climbing wall. From 8-9 pm, enjoy a Halloween skate and costume contest. Skate rental included. No masks due to safety concerns. For information, call 303-708-9500.

Blood Screenings, October 15-18, 7-9:30 am, Buck, Goodson, and Lone Tree Recreation Centers & Family Sports Center.

University Hospital professional staff screens cholesterol and over thirty other blood components. Appointments are available or on a drop-in basis. 12-hour fast required.

Lone Tree Recreation Center, 10249 Ridgeway Circle, Lone Tree on Tuesday, October 15.

(Continued on page 20)

(Continued from page 19)

- Goodson Recreation Center, 6315 S. University Blvd., Centennial on Wednesday, October 16.
- Douglas H. Buck Recreation Center, 2004 W. Powers Ave., Littleton on Thursday, October 17.
- Family Sports Center, 6901 S Peoria St., Centennial on Friday, October 18

For more information, call 303-730-4610.

Halloween Rec and Rock- *Night of the Living Dead*, Saturday, October 26, 7-10:30 pm, Lone Tree Recreation Center, 10249 Ridgeway Circle, Lone Tree.

Kids ages 7-14 come for crazy games, contests, concessions and costumes. For information, call 303-483-7036.

Buck Blitz, Friday, October 11, 7-10:30 pm, 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. Swimming is available. For information, call 303-483-7036.

Swisher Basketball Skills Clinics (Boys and Girls), Saturdays, October 5-26, 9:15-10:15 am or 10:15-11:15 am, Douglas H. Buck Recreation Center, 2004 W. Powers Ave., Littleton.

Clinics will focus on ball handling, dribbling, passing, shooting, and rebounding. Basic offense, defense and rules covered. Come prepared to practice; players are encouraged to bring their own basketball. Tennis shoes required. All clinics are on Saturdays, for ages 6-8 or 9-12. For more information, call 303-798-7515.

***Frankenstein Slept Here* – A Youth Theater Production, Saturday, October 26, 7 pm and Sunday, October 27, 3 pm at Buck Recreation Center Theater, 2004 W. Powers Ave., Littleton**

Please join us for this youth full-theater Halloween production complete with costumes and sets. Purchase tickets online at www.ssspr.org, at the front desk of the Buck Center, or at the door. For more information, call 303-730-4612.

Passionately Pink BMX Race, Sunday, October 6, Register at 10 am, County Line BMX Track, 8650 S. Colorado Blvd, Centennial, 80126.

Show your passionate support for the Susan G. Komen for the Cure ®! **Pink** your BMX bike, your gear, your tents, your car, your family and friends. A prize will be awarded to the rider decked out in the most **Pink!!!** Fees \$10 (\$5 of every registration will be donated to Susan G. Komen for the Cure ®). Have fun and support a great cause to end breast cancer forever.

Glenn Miller Collection, Friday, October 11, 6-8 pm, Lone Tree Recreation Center, 10249 Ridgeway Circle, Lone Tree

Alan Cass, professor at the University of Boulder and curator of the Glenn Miller collection, will share some historic samples from the Glenn Miller Archive, a place that preserves the unique American music art form that was the soundtrack for one of the most significant historical periods in our nation's history. Light refreshments will be served.

Register at www.sspr.org. Special pricing for seniors. For more information, call 303-708-3516.

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.

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PIANO TUNING: Take NOTE! Call Ed Howes Piano company for tuning, repair, and concert rentals. Tuning info **call 303-986-0867 office, 720-333-0959 cell, or 303-987-8044 residence.**

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CHILD CARE/BABYSITTING: Retired 20-year resident of Sturbridge, I'm readily accessible to Homestead. Date night, errands, time away? I'm available! P/T employee at 2 local churches in their nurseries. Specialize in newborns & infants. Superior references **Call Jackie 720-301-0966.**



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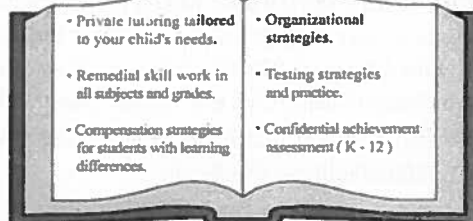
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TEEN SERVICES

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.

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 7th 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.**

KIDDOS 'N KERIANN: Lots of fun, lots of experience! Call me to keep your kiddos happy and safe while you enjoy a day or evening out. Red Cross certified, sophomore in HS.

Call Kerriann at 720-570-6625 or 303-741-1393.

'SITTER SISTERS/TUTORS: Red Cross Certified and fun-loving, we are responsible honors high school students with experience in babysitting toddlers to school-aged children. We also offer tutoring services for classes up to 10th grade. We can't wait to meet you and your child(ren)!

Call Sydney & Jessie at 303-221-6468.

BABYSITTER/PETSITTER: Responsible, Red Cross certified 15 year old who enjoys playing games and making crafts with kids. Loves pets & kids! **Please**

contact Jenny Siekmeier at either 720-284-7511 or at jsiekmeier@comcast.net

SWIMMING LESSONS: Only \$15 for 30 minutes of private quality swim instruction for all ages and skill abilities. Red Cross certified lifeguard, and water safety instructor. . **Contact Kaylee at 303.854.8145 (cell); 303.791.4233 (home); kayleehandwork@aol.com**

BABYSITTER OR LAWN CARE: 17 years old with over 4 years of babysitting experience. Eagle Scout in the local Troop 373 and is certified to babysit through the Red Cross. Great with kids of all ages. Also able to mow lawns and other yard work—can provide own lawn mower if necessary. **Contact Jensen at 303.549.5712 (cell); 303.791.4233 (home); footplay2@aol.com**

BABYSITTING AND PETSITTING: I am a loving, caring, Red Cross Certified 8th grader who loves kids and animals! **Call Makayla Rapp at (303) 771-6416 or (303) 895-6159**

BABYSITTER: I'm almost 17 and am looking for summer babysitting jobs. Available day and night. I am gentle, love kids arts & crafts and playtime. I have a car, volunteer at Children's hospital weekly and am experienced with babies. Numerous references available **Call Kaitlin Harmon at 303-773-8833 or 720-425-9004.**

EXPERIENCED BABYSITTERS/NANNIES: The Watson Girls: We are four sisters ages 14 – 20 and we have lived in Homestead our whole lives. We have lots of experience and love children/pets. We are centrally located across the street from the south pool. **Please call us! Lindsey, Erin, Kylie and Jamie at 303-771-8974 or 303-919-1372.**

MUSIC LESSONS: CCHS Sophomore with years of experience with guitar and vocals. Kids ages 5 – 12

(Continued on page 24)

(Continued from page 23)

come have fun learning the basics and playing your favorite songs! Small group or private lessons available.

Call Danny Guarino @ Cell# 303-915-2057 or

E-Mail: dannyguarino33@gmail.com

CAT/DOG SITTER: I am 13 years old, in 8th grade, and I would like to take care of your pets when you are on vacation. I have experience taking care of cats & dogs. I have 2 dogs at home. I will feed them, love them and play with them. **Please call me. Molly L @ 720/202-1095 (cell) or 303/759-8830 (home)**

LAWN MOWING SERVICE: 17 yr. old with 4 years of experience mowing lawns in Homestead. Will mow and trim yard all summer. Cross cuts yard and cost \$20 to \$25 a week depending on the size of the lawn. **Please call Peter Bell at 720-378-3748 or pbell0702@comcast.net.**



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CEMTENNIAL NEWS

Council approves ballot question for November election

(Centennial, COLO) Last evening, the Centennial City Council decided to include a question relating to the City's ability to use its existing fiber optic network on this November's ballot.

This November, Centennial voters will elect a mayor and one city council member from each of the City's four districts. Additionally, there will be a question on the ballot which relates to the City's ability to use its existing fiber optic network. This question will read as follows:

SHALL THE CITY OF CENTENNIAL, WITHOUT INCREASING TAXES, AND TO RESTORE LOCAL AUTHORITY THAT WAS DENIED TO ALL LOCAL GOVERNMENTS BY THE STATE LEGISLATURE, AND TO FOSTER A MORE COMPETITIVE MARKETPLACE, BE AUTHORIZED TO INDIRECTLY PROVIDE HIGH-SPEED INTERNET (ADVANCED SERVICES), TELECOMMUNICATIONS SERVICES, AND/OR CABLE TELEVISION SERVICES TO RESIDENTS, BUSINESSES, SCHOOLS, LIBRARIES, NON-PROFIT ENTITIES AND OTHER USERS OF SUCH SERVICES, THROUGH COMPETITIVE AND NON-EXCLUSIVE PARTNERSHIPS WITH PRIVATE BUSINESSES, AS EXPRESSLY PERMITTED BY ARTICLE 29, TITLE 27 OF THE COLORADO REVISED STATUTES?

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION, INC.

POLICY REGARDING DISPUTE RESOLUTION

Adopted September 10, 2013

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

Purpose: To provide a more efficient means of resolving disputes or claims involving the Association and/or the Association's governing documents and to reduce the costs and fees associated with dispute resolution.

WHEREAS, the Colorado Common Interest Ownership Act, in C.R.S. 38-33.3-124, encourages common interest communities to adopt protocols that make use of mediation in resolving disputes between the Association and one or more unit owners.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy governing the resolution of disputes:

1. Dispute Resolution Procedures. Except as otherwise provided in this policy, the following procedures will be followed in all disputes or claims involving the Association and/or the Association's governing documents.

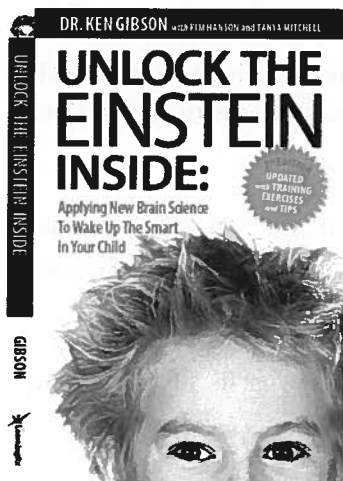
A. Prior to proceeding with any claim, the party asserting the claim ("Claimant") shall give written notice of such claim to all opposing parties ("Respondent"), which notice shall state plainly and concisely:

- (i) the nature of the claim, including all persons involved and Respondent's role in the claim;
- (ii) the legal or contractual basis of the claim (i.e. the specific authority out of which the claim arises); and

(Continued on page 27)

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As covered in the New York Times, 5280 Magazine, NPR, 9 News and the Denver Post.

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(iii) the specific relief and/or proposed remedy sought.

B. After the Respondent receives the notice of claim, the parties shall make every reasonable effort to meet in person and confer for the purpose of resolving the claim by good faith negotiation. Such efforts may include inspections of the Claimant's or the Respondent's Lot for purposes of evaluating any alleged violation. Any party may be represented by attorneys and independent consultants to assist in the negotiations and to attend meetings.

C. If the parties do not resolve the claim through negotiations within sixty (60) days after submission of the claim to the Respondent, the parties shall make a good faith effort to submit the claim for mediation. In the event the parties are unable to agree on a mediator, a mediator shall be appointed upon application of either party to the District Court of Arapahoe County. In such event, the claim shall be deemed to be submitted upon filing the petition for appointment of the mediation.

D. Any settlement of the claim through mediation shall be documented in writing by the mediator and signed by the parties. If a termination of the mediation occurs, the mediator shall issue a written statement advising that the parties are at an impasse.

E. Unless otherwise agreed, each party shall bear its own costs of the mediation, including attorneys' fees, and each party shall share equally all charges of the mediator.

F. Upon termination of mediation if no resolution is reached, if Claimant desires to pursue the claim, Claimant shall thereafter be entitled to file an action in any court having jurisdiction in Arapahoe County for final resolution of the claim.

G. In any action, the court shall award the substantially prevailing party its reasonable costs and attorneys' fees.

2. Exclusions. Unless all parties to the actions outlined below otherwise agree, the following disputes or claims shall not be subject to the provisions of this policy:

A. An action by the Association relating to the collection or enforcement of the obligation to pay assessments or other charges set forth in the Association's governing documents; and



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- B. An action by the Association to obtain a temporary restraining order or preliminary or permanent injunction (or equivalent emergency equitable relief) and such other ancillary relief as the court may deem necessary in order to enjoin any immediate threat to persons or property; and
- C. Any action between or among unit owners that does not include the Association as a party, if such action asserts a claim which would constitute a claim for relief independent of the Association's governing documents; and
- D. Any action in which any indispensable party is not the Association, its officers, directors, or committee members, or a person subject to the Association's governing documents, or their officers, directors, partners, members, employees and agents; and
- E. Any action involving the Association or the Association's governing documents with a claim value that is less than \$7500; and
- F. Any action to enforce a settlement agreement made under the provisions of this policy.

3. Judicial Enforcement. If the parties agree to a resolution of any claim through negotiation or mediation in accordance with this policy, and any party thereafter fails to abide by the terms of such agreement, then any other party may file its action in court to enforce such agreement without the need to again comply with the procedures set forth in this policy. In such event, the party taking action to enforce the agreement shall be entitled to recover from the non-complying party (or if more than one non-complying party, from all such parties as the court may determine) all costs incurred in enforcing such agreement, including without limitation, reasonable attorneys fees and court costs.

4. Statute of Limitations. The Claimant need not follow the procedures set forth above if the Claimant would be prejudiced by the running of or lapse of an applicable statute of limitation or statute of repose. In addition, no claim may be initiated after the date when institution of legal or equitable proceedings based on such claim would be barred by the applicable statute of limitation or statute of repose.

5. Interaction with Enforcement Policy. It is not the intent of this policy to supersede any of the provisions of the Association's Enforcement Policy. Nor is the intent of this policy to require the Association to

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FOR INFORMATION CALL ONE OF THE HOMESTEAD EQUITY TEAM MEMBERS

Equity

LeeAnne Faulkner
303-359-9990

Matt Guarino
303-885-1644

Jay Clark
303-775-0417

We Unlock Your Equity!

(Continued from page 29)

follow the procedures set forth herein before having the ability to bring enforcement action or impose fines or other sanctions under the Enforcement Policy.

**HOMESTEAD IN THE WILLOWS
HOMEOWNERS ASSOCIATION, INC.**

(Continued from page 7)

NEW BUSINESS: The dumpster at the South Pool is not being put back properly by Waste Connections and is currently too visible from the street. The Board agreed the ACC should submit plans to build an enclosure for the dumpster. Mark Peterson of WaterKetch, the HOA irrigation contractor, introduced himself to the Board and gave a brief history of his work for Homestead. He noted that when he was first hired at Homestead he spent all his time repairing the system. Since the Association made the commitment in 2008 to renovate sections of the system, the repair work has decreased accordingly. As Homestead renovates sections of the irrigation system, the repair costs decrease and the Association is able to keep the turf green with less water. Mark proposed reducing the repair & maintenance budget and increasing the renovation budget. He also stated it was better for him to renovate during the fall because of weather conditions than try to renovate in the spring when weather remained volatile and systems needed to be turned on. He asked that he be allowed to start the 2014 renovations in the fall of 2013, delaying payment to WaterKetch until 2014. The board made no decision on the reallocation of funds but did agree that Mark should be paid for renovation when he did the renovation and not have to wait for payment until the next year.

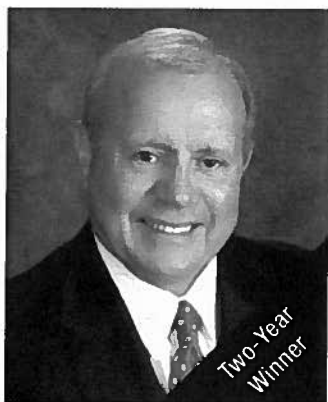
Mary Anne moved and Cole seconded a motion that the Board convene in executive session at 9:17 p.m. for the purpose of discussing privileged legal matters as permitted by C.R.S § 38-33.3-308(4). Motion passed unanimously.

Cole moved and Mary Anne seconded that the Board adjourn executive session and return to regular session at 9:36 p.m. Motion passed unanimously.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 9:38 p.m. The next regular Board Meeting will be on Tuesday, October 8th at 6:30 p.m. at the Business Office.

5280 Magazine

2011 DENVER FIVE STAR REAL ESTATE AGENTS



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- 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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