



HOMESTEAD FARMER'S ALMANAC

BOARD MEMBERS

President: Karl Goeken

Vice President: William Anthes

Treasurer: Mark Wieber

Secretary: Jeff Muller

Member-at-Large: Holly Payne

MANAGERS

Association: ACCU Inc.

Property Mgr.: Cherylynn Witt

303-733-1121 ext. 130

cherlynnwitt@accuinc.om

Pool: Perfect Pools

COMMITTEE CHAIRS

CENCON Rep: Frank Green

303-770-1607

fegreen@q.com

Design Review: Tony Hjelmstad

MOMS GROUP

Chair: Kim Rouse

303-763-8863

Co-Chair: Stacey Crouch

www.homesteadfarm.org

NEWSLETTER

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Social Committee:

Cody Sherrod, Clare Ambrose, & Molly Maxwell

SWIM TEAM:

<http://www.rmsl.info/HomesteadFarm/>

Karen Dombowsky, 720-528-9968

Carol Hamilton, 303-796-7401

Anne Kochevar, 303-771-9153

Tennis: James McDougald 303-721-1947

Non - Emergency No:

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Two-Hundred and Ninety-Fourth Edition
August 2009

2009 ADULT POOL PARTY

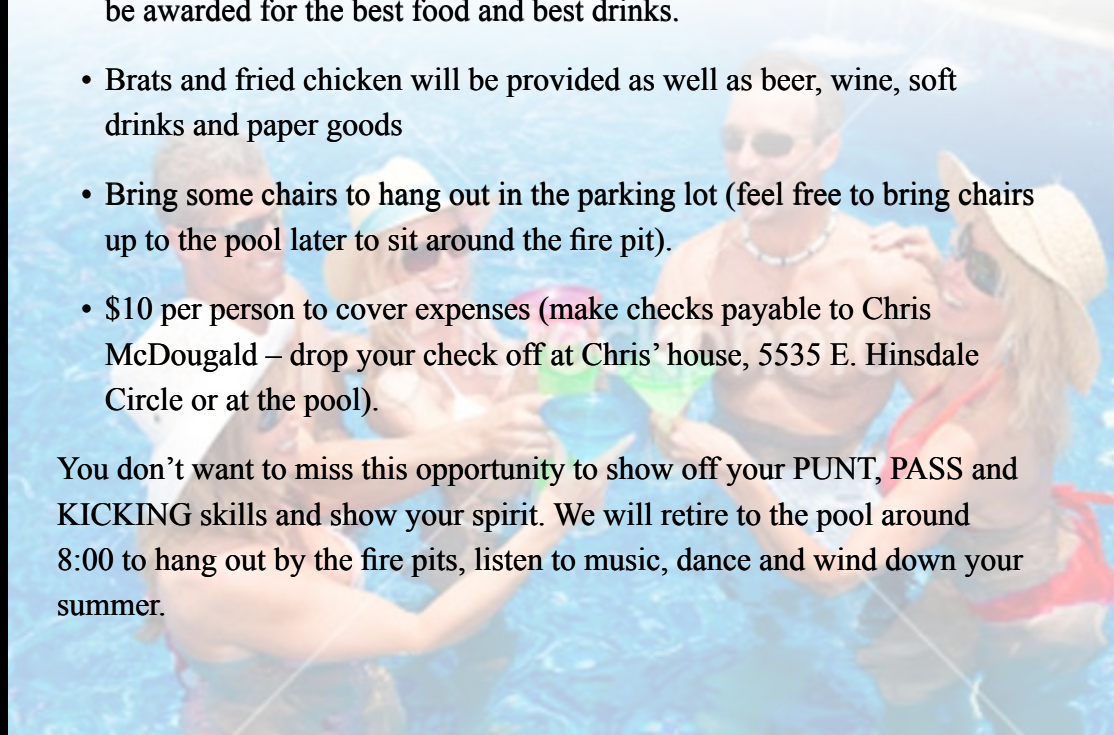
SATURDAY, AUGUST 22, 2009 – 6:30 p.m. – 11:00 p.m.

COME TAILGATE WITH YOUR NEIGHBORS TO KICK OFF
THE FOOTBALL SEASON

Join your neighbors on Saturday August 22 at 6:30 p.m. in the pool parking lot to bid adieu to summer, and hello to school, fall and all things football.

- Wear your favorite team's jersey, paint your faces, and drive your car down to the parking lot, decorated in your favorite team's full regalia. Feel free to pull together some friends to team up with you in your enthusiasm for whomever you will be rooting for this season (college, professional, high school). Even if you don't want to drive down, come join the party. Prizes will be awarded for best decorated fans/vehicle.
- Bring appetizers, desserts, and/or cocktails (mocktails) to be shared with fellow tailgaters. Your samplings will be shared and judged. Prizes will be awarded for the best food and best drinks.
- Brats and fried chicken will be provided as well as beer, wine, soft drinks and paper goods
- Bring some chairs to hang out in the parking lot (feel free to bring chairs up to the pool later to sit around the fire pit).
- \$10 per person to cover expenses (make checks payable to Chris McDougald – drop your check off at Chris' house, 5535 E. Hinsdale Circle or at the pool).

You don't want to miss this opportunity to show off your PUNT, PASS and KICKING skills and show your spirit. We will retire to the pool around 8:00 to hang out by the fire pits, listen to music, dance and wind down your summer.



Minutes of the Board of Directors Meeting of Homestead Farms - Monday, June 22, 2009

Attending: Goeken, Anthes, Muller, Wieber

Guests and Homeowners: Matt Farr, Jack Enger, Jennifer Campbell, Tony Hjelmstad, Judy Frazier, Patricia Henn, Mark Dunlap, Jenna Dunlap

Homeowner comments: Several homeowners expressed concern with speeding drivers and vehicle operators who park in cross walks and too near fire hydrants. The board encourages homeowners to actively participate in neighborhood safety by alerting the sheriff's department when traffic violations occur. Another homeowner questioned the HOA snow removal plan.

The opinion offered was that the HOA, by arbitrarily deciding which walkways to include in the snow removal plan may have in fact opened itself up to other potential legal liability should an injury happen on one of the uncleared walkways. The snow removal plan is an initiative taken by the board this past winter season to clear interior walkways on the greenbelts, and along the Holly, Easter and Dry Creek entrances. A homeowner expressed the view that the lifeguards, when temporarily closing the pool because of inclement weather, should also have authority to temporarily close the volley ball court as well. A member of the board expressed an opinion that such action would be outside the scope of the pool management company's contract. Another homeowner advised the board, anecdotally, of the need to keep HOA dues in-line with other associations in the area

The board voted to approve the May minutes.

Treasurers report: Operating budget is generally on target with some small variances. Water expenditure is down about \$3000 year to date thanks to mother nature. Tree Maintenance, after the most recent round of tree removal, will be

about \$2000 over budget.

The May financial statements were approved by the board.

Design Review Committee report: Tony Hjelmstad present. With the resignation of Kathy Conrad as committee chairperson, Tony has agreed to take over the four person committee. The board approved Tony's appointment. All requests for design approvals must first be directed to ACCU for tracking and monitoring purposes.

Pool Committee report: No committee representative present. Three members of the board, and the pool manager met with the pool repair contractor, Alpine Pools on 6/2/09. At this meeting it was agreed that the HOA would retain \$1500 against the Alpine Pools contract to cover a defect in the plaster work, and to remove and reinstall a 'no diving' tile that was incorrectly placed up side down. Additionally, the board has requested that Alpine Pools provide a bid to re-grout and caulk all the pool tiles after the end of this swim season.

Tennis Court Committee: No committee representative present. The board agreed to reimburse Clare Ambrose and James McDougald for purchase and application of a coating material to repair minor damage to the tennis court top coating. The damaged area is smaller than 8 square feet and will require no more than 1 gallon of material for the repair. Additionally, a portion of damaged netting will be repaired with zip-ties.

Irrigation and Landscape Committee: Judy Frazier present. The board will turn over sprinkler diagrams and landscape drawings to RockneCortay Design in preparation for the pre-design phase of the sprinkler and landscape design contract. By providing these drawings the HOA will save about \$1,000 in

pre-design expense. The board anticipates the sprinkler and landscape design work will be completed in late August for distribution to homeowners in September. A separate discussion followed on the merits of obtaining Worker's Compensation insurance for the HOA. Pursuant to existing HOA bylaws, and upon the recommendation of the attorney, it was agreed that a bid for this coverage should be obtained.

Social Committee: no representative present. The board received an email request from Cody Sherrod for payment of the committees \$1,500 stipend. This amount was approved by the board with the stipulation that Cody provide the board with year end accounting of expenditures.

Reserve Study: The board decided to 'table' formal acceptance of the 2009 reserve study by Bradley Consultants. In question is the length of time necessary to build-out the sprinkler and landscape design project as presented in the reserve study. The study presently contemplates an expenditure of \$280,000 over four years. Some on the board are recommending a more extended length of time to plan for the build-out. The board decided that it would prefer to have an opportunity to integrate the reserve study with the sprinkler and landscape design plan before formally accepting the 2009 reserve study. The reserve study, though complete, will require a modification in future dues calculations depending on the length of time of the 'build-out' period.

Energy Bill Regulation: The board postponed action on revising the wording of the existing guideline as it pertains to regulated energy conservation devices.

Minutes continue on page 3

For the Minutes of the Centennial meeting, please visit: www.cencon.net.

Board Minutes Continued.

Tree Removal: Removal of the dead or dying trees, and the trees identified as dangerous was completed by Matt's Maintenance Tree & Deck Service.

Sprinkler Valve/Back Flow Cover: Renewed Painting & Construction will build a heavy duty wooden cover to replace the existing back flow cover at Fremont & Grape. This work has been delayed because of a medical emergency with the contractor.

Website: Matt Farr presented the pros and cons to the HOA in keeping control over the content of its own website domain. Following a lengthy discussion the board decided to investigate several methods for maintaining and modernizing HomesteadFarm.org. The first idea pertains to the inclusion of a 'content management system' which would permit board members and/or the management company to post minutes, financial statements, forms, rules, and regulations changes to the website. The second idea concerns a password system to secure the confidentiality of HOA financial information. The final idea involves the incorporation of on-line discussion forums for the exchange of information by topic and category. Jeff, Mark, and Cheryl will work with Matt to incorporate some or all these changes to HomesteadFarm.org. In the mean time, homeowners will be able to find all current and updated information at www.accuinc.com under the Homeowners Services tab. A sign on is required.

Homestead Farm Entrance Sign and Monument: the HOA President confirmed that the repair contract includes the removal of all brick, cleaning of the brick, and reuse of the brick to keep the signs rustic look. It was also confirmed that the contract includes a new foundation to replace the original foundation which had cracked and shifted on impact by the vehicle. Additionally, it was noted that work on the contract had been stopped by the HOA over the weekend when contractor was apparently going to replace damaged and loosened bricks instead of removing all the brick to completely rebuild the wall. A contractors meeting was set for Monday June 22nd.

Pool house mulch and vegetation: this contract was tabled until Carolyn Green returns.

Meeting adjourned at 8:45pm

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Advertisements may be placed for any of the below number of issues. If any homeowner knows of a business that might want to advertise, please contact Tracy Bourque at 303-955-0882. Checks should be made payable to:

Homestead Farm Homeowners' Association
and mailed to:

Tracy Bourque
5536 E. Hinsdale Circle
Centennial, Co, 80122

If you have articles or ads for the next newsletter, please submit copy by the 25th of the previous month to:

Tracy Bourque
EMAIL: lbouque32@comcast.net

Display Ad Rates:

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Kenmore 30" electric cooktop. Color - white, 2004 model - \$530 new, selling for \$150

Both appliances are in good working order. These are coming from a Hamilton model kitchen. Contact Nancy Brown at 303-771-6951 or Nancyriesbrown@comcast.net

Pet-Sitting

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Hi, my name is Mason Ismert. I am thirteen years old. I am an experienced babysitter and would love to babysit, pet sit, do yard work and house sit for you. Please call me at (303)771-9456 or (720)255-6415.

Pet Sitting/ Mothers Helper

Hi, my name is **Grace Hollingsworth** and I am in sixth grade. I would love to care for your pets while you are away. I am very responsible, and have lots of experience with pets of all kinds. I am also an experienced mothers helper, and am available to keep your kids happy and entertained while you get things done at home! Please call me at 720.493.0373 or 303.771.5422 and let me know how I can help you!

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In-Depth Altogether Recycling™ Program Information

The Altogether Recycling™ program is the most comprehensive recycling program available. Here is a list of acceptable items that can be mixed "Altogether" in one container:

- | | | |
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| * Newspaper (including inserts) | * Corrugated Cardboard | * Office Paper |
| * Mixed Paper | * Chipboard (Cereal and Tissue Boxes) | * Brown Paper Bags |
| * Phone Books | * Plastic (#1 through #7) | * Aluminum |
| * Steel or Tin Cans | * Empty Aerosol Cans | * Glass Bottles and Jars |
| * Aluminum foil | * Pie Tins | * Detergent Bottles (Tide) |
| * Plastic Milk Jugs | * Magazines | * Bulk or Junk Mail |
| * Yogurt Containers | * Butter Tubs | * Vitamin Bottles |

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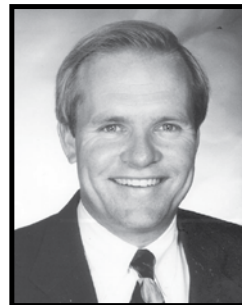
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