



HOMESTEAD FARMER'S ALMANAC

BOARD MEMBERS

President: Karl Goeken

Vice President: William Anthes

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Secretary: Jeff Muller

Member-at-Large: Holly Payne

MANAGERS

Association: ACCU Inc.

Property Mgr.: Cherylynn Witt

303-733-1121 ext. 130

cherylynnwitt@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

Editor, & Submissions:

print@colorproductive.com

303-400-3653

Advertising: Tracy Bourque

303-955-0882

Lbourque32@comcast.net

Distribution: Kristi Piazza

303-689-0829

Webmaster for

Homestead Farm Website:

Matt Farr

matt@rustybrain.com

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:

303-795-4711

Two-Hundred and Ninety-Fifth Edition
September 2009

Thanks to all who made the Adult Party such a great success! We had a great time planning it - and as usual, you all rose to the challenge. There were several creatively decorated cars, lots of great tailgate food, some delicious drinks, and fun was had by all who participated in the Punt Pass and Kick competition.

The party went to 11:00 p.m. and the sprinkler system so kindly marked the end of the evening (sounds familiar, doesn't it?). There's nothing quite like packing up lights, and electrical cords with the water all around.

The following people won prizes:

CSU Car won for overall FANFARE - Ambroses, Blackfords, Campbells, Maxwells, and Sherrods

Best Appetizer - Stephanie Ismert

Best Drink - Glen and Wendy Davis

Punt, Pass and Kick - Mens Division - Jason Maxwell, Dan Kimpton, Scott Adkins

Women's Division - Cheryl Klosterman, Therese Saurber, Monica Adkins

Every winner received a gift card to neighboring restaurants including:

Farro - Holly & County Line , Italian Food

Sunset Grill - Holly & County Line (W. of Los Dos Potrillos) - Great Burgers and sunsets

El Senor Sol - Holly & County Line - Mexican food in the old Copper Fox spot - great Margaritas

Rice Bistro & Sushi Bar - Holly & Orchard - Asian Cuisine and sushi bar, offering happy hour M-Sat. until 6:00 p.m. with discounted well, wine and draft, as well as sushi specials

Mel's - Holly & Orchard - Happy Hour 3-6 p.m. - piano in the bar
Thursday - Saturday; \$6 lunch specials; 3-course \$52.80/couple menu
Thursday - Saturday

Thanks so much to these restaurants for donating gift cards for our neighborhood Adult Party. Be sure to stop by one of these restaurants next time you are heading out for dinner.

Chris McDougald & Kari Graham

Minutes of the Board of Directors Meeting of Homestead Farms - Monday, July 27, 2009

Attending: Goeken, Anthes, Muller,
Wieber, Payne

Guests and Homeowners: Judy Frazier,
Yolanda and Michael Bryant

Homeowner comments: A homeowner requested a second bench for the tennis courts. Additionally, clarification was sought regarding the tennis sign-up board and the corresponding court numbers. It was determined that court number one is on the left as you walk through the gate. There was concern expressed that admission to the pool is not being adequately supervised. The board intends to review existing admission procedures with the pool management company. A discussion followed regarding the implementation of a 'sign-in' sheet and a weekly membership list for the lifeguards to use at the main entrance beginning next swim season. There was also concern raised that the volleyball court is becoming a late night staging point for non-members. One board member recommended that homeowners call the sheriff's office to report noise or curfew violations.

June Minutes were approved.

Financial Statements: The year-to-date pool utility expense is under budget. It was determined that the HOA has not yet received any billing from Excel Energy for this season. Water usage is also under budget. This is attributed to timing of the bi-monthly billing statements and to an abundance of cool weather this season. Tree maintenance is completed for this season and the total spending should come in about \$3,000 under budget. The Treasurer's report was approved.

Architectural Committee, no representative present: The board voted to accept as presented the report of architectural activity.

Pool Committee, no representative present: Plumbing work and electrical work described as routine maintenance was completed in the bathrooms and in the pool house. Additionally, the board was advised that certain tile repairs will need to be made prior to closing the pool this season. The pool management company is expected to provide a proposal for re-grouting the water-line pool tiles. Alpine Pool Company, the plaster contractor, was also asked to provide a quote for the tile work. The board was reminded of a potential water problem from an underground spring that could possibly jeopardize the pool plaster repair, as well as void the warranty on the plaster work. The board president intends to discuss this matter with RockneCortay Design to obtain a professional third-party opinion concerning the ground water condition. Another board member expressed concern about the existing pool management contract and the frequent pool closures for inclement weather. The opinion was expressed that the contract should provide for a reduction in HOA cost when the pool is closed because of bad weather. If there is not an existing weather contingency in the contract one should be added for next year. The board will ask ACCU for opinion on the pool management contract.

Tennis Courts: no representative present: It was reported that the sign-up sheet has been repaired. Also, zip ties were successfully used to repair one of the tennis court nets. It was noted

that the board has not yet received an invoice for the top coating repairs that were done by Clair and James.

Irrigation and Landscape: Judy Frazier present. RockneCortay Design is expected to present the board with the Irrigation and Landscape Design plan in late August. This plan will then be incorporated into the 2009 Reserve Study. The board intends to solicit homeowner comments on the plan prior to the November annual meeting.

Social Committee: no representative present: It was confirmed that the board had issued a \$2,000 stipend to the committee. This was done with the stipulation that there be an accounting of committee expenditures by 12/31/2009.

Homestead Farm Org website: no representative present: The board continues to look into linking www.accuinc.com /Homeowners Services tab to the Homestead Farm Org website. Additionally, the board will ask Matt to help implement a 'content management system' on Homestead Farm Org to facilitate routine maintenance to the site.

Other business: Entrance sign at Fremont & Holly. Several issues remain open. The board has been asked to accept two change orders by the contractor. First, a change order was requested by the contractor to remove the old brick and rebuild the sign wall with new brick instead of using the old brick as was quoted. That request was approved by an email vote of 4 in favor, one opposed. That vote was ratified. Secondly, the contractor had

Minutes continue on page 3

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

Board Minutes Continued.

revised its original quote by electing to retain the existing foundation instead of pouring a new replacement foundation. After the old brick had been removed, the contractor determined that the existing foundation had not been damaged and that it would not be necessary to replace the foundation as had been originally quoted. Regarding this second change order the board determined that a vote approving the change order would not be necessary. However, with the related savings to the contractor, several board members opined that some of that savings should instead be used to add mulching and repair plants and shrubs that were damaged during the wall construction. In addition to these change orders, the board continues to have ongoing discussions with the contractor concerning problems with the alignment and appearance of the wall sign lettering. The board expressed the unanimous opinion that some money needs to be held back from the contractor until these concerns are satisfactorily addressed. No formal vote was taken as to a dollar amount to be held back.

Mulch and shrubs for pool house: With a vote of 2 directors in favor, 2 directors opposed, and one director abstaining, the board failed to accept a \$700 bid by GroundMaster to remove and replace the mulch on the east side of the pool house. Instead, several board members intend to propose at next months meeting an end of season pool clean up party by homeowner volunteers. These board members anticipate a savings of several hundred dollars to the HOA after materials and transportation costs are considered.

A homeowner initiative to replace trees on HOA property along Holly St: The board will defer action on this request until consulting with RockneCortay Design concerning the new Irrigation and Landscape plan.

The discussion of open violation letters was tabled until next month when the property manager will be available for this discussion.

Meeting was adjourned at 8:30pm.

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Advertisement Rates

The Almanac is published ten times a year, March through December. *Line ads* offering items for sale, garage sales, lost and found, and for youngsters seeking baby-sitting or other miscellaneous jobs are a free service to homeowners.

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:

All ads are 4" x 5"
\$130 for 10 issues
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p.m.

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For more information, call 303-773-1717

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FOR SALE

Kitchen Appliances

Kitchen Aid 27" double wall oven, both self-cleaning, top oven convection. Color: bisque, 2004 model - \$2100 new, selling for \$350

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

Hi, I'm Tess Goeken. I'm 10-years-old and would love to pet sit for you. I am also available to be a mother's helper. Please call me at 303-796-7458 and allow me to get to know you and how I can help you with your needs.

Babysitting

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.

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ALTOGETHER RECYCLING™

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:

- | | | |
|---------------------------------|---------------------------------------|----------------------------|
| * 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 |

You No Longer Have to Sort – To prepare your items to be recycled, please rinse out containers to remove as much of the food residue as possible. Also, please discard lids, caps, and pumps on bottles. In addition, please make sure there are **NO PLASTIC BAGS** mixed in your recyclables.

Fall Fun at Cornerstone Batting Cages and Goodson Recreation Center 50¢ Friday



South Suburban Parks and Recreation's 50th Anniversary celebration continues with 50¢ Fridays at the Cornerstone Batting Cages, 5098 S. Windermere St, Englewood. On both Friday, October 2 and 16, baseball and softball enthusiasts will enjoy 16 pitches for only 50¢ from 4-9 pm.

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Telluride

www.tellurideblues.com

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Sept. 19

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www.belmarcolorado.com

OCTOBER

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Oct. 3-Nov. 1

Elitch Gardens Theme Park

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Great American Beer Festival

Oct. 9-11

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www.greatamericanbeerfestival.com

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Oct. 10

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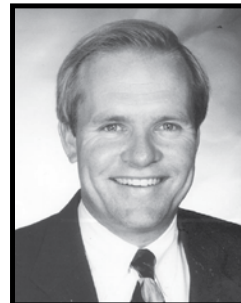
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