



HOMESTEAD FARMER'S ALMANAC

BOARD MEMBERS

President: Karl Goeken

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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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Karen Dombowsky, 720-528-9968

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303-795-4711

Two-Hundred and Ninety-Seventh Edition
November 2009

FINAL NEWSLETTER...

VISIT WWW.HOMESTEADFARM.ORG FOR
ALL COMMUNITY INFORMATION!!



The old Homestead Farm web site lasted nine years from 2000 to 2009.

After 10 years, it was time to update the web site. The new site has much of the same content, but is displayed using WordPress, a content management tool. The new tool will allow our management company and neighborhood volunteers to update the content of the web site without having to touch any HTML code.

Thank you Matt Farr for all your hard work on the new site!!! Our neighborhood really appreciates it!!!

This will be the final issue of the newsletter. All announcements, board meeting minutes, design review information, covenants, available babysitters/pet sitting etc., local advertisers and much more will all be available online.

The board would also like to encourage you to join the neighborhood email loop. Board meeting minutes will be sent via the neighborhood loop as well as many other announcements.

You can join the email loop on the website.

Keep up on the latest news about our community. It's free. No spam.

Visit www.homesteadfarm.org to join. It is located on the right hand column towards the bottom of the page.

Once you have joined you can receive or send emails to the neighborhood.

neighbors@homesteadfarm.org

You must be a member of the list to send an e-mail. If you would like to submit an announcement, update your child's babysitting or special offering, or advertise please submit your information to Tracy Bourque at lbourque32@comcast.net.

We would also like to provide you the link to the website that has all of the neighborhood's financials and more detailed information regarding governing docs, etc. accuinc.com

This is a great way to get up to date information about the neighborhood!!

Thanks for your support!

Minutes of the Board of Directors Meeting of Homestead Farms - Monday, August 24th, 2009

Homestead Farm HOA
Board of Directors Meeting
Holly Baptist Church (Easter St. and S. Holly)
Monday, August 24th, 2009
Attending: Goeken, Anthes, Muller, Wieber, Payne
Guests and Homeowners: Doug Rockne and Cindy Corty of RockneCorty Design, Carlyne Green, Tony Hjelmstad, and Kay Geitner
Presentation by RockneCorty Design: A presentation was offered to the board as a preliminary master plan for HOA landscaping and irrigation. The Denver Water Department will be asked to provide tentative approval of the plan. This approval will serve to document an anticipated future water savings of about 25% and provide for Denver Water and Willows Water to give significant financial incentives to the HOA for implementation of the plan. The board intends to provide homeowners with more specific details in the near future.

Homeowner Comments: Carlyne Green requested that the board take action on landscaping alongside the pool house. Following her request the board voted to approve a previously tabled bid by GroundMaster to remove the old mulch, spray for insects, place down a new weed barrier, and apply 2" of new mulch material. Additionally, there were general homeowner comments offered during a board discussion concerning how and when perimeter homeowners might be encouraged (all at the same time and using the same application method) to stain their fences.

July Minutes: Approved

July Financial Statements: The treasurer's report noted again this month that Pool Utilities expenses (gas&electricity) were significantly under

budget. The property management company will research why this expense has not been properly recorded in the income statement. It was noted that irrigation repair and maintenance appears to be on budget thus far this year. Tree maintenance and removal will be under budget for the year. The property manager confirmed that the HOA does not pay Royal Bank of Canada a management fees for maintenance of the HOA reserve account. July Financial Statements approved.

Design Review Committee: Tony Hjelmstad confirmed that the committee received and approved 9 homeowner requests. However, he did note that there is significant confusion by homeowners as to which website to use for submitting design review requests. A board member will talk with Matt Farr about the installation of a 'content management system' on the Homestead Farm Org website that will allow board members, or the management company, to post updated information directly onto the website. In the meantime, all financial information, minutes and design review requests are available on the ACCU.com website, under the homeowners tab (login is required).

Pool Committee: No representatives present: The property manager advised the board that Alpine Pools intends to return after the pool is closed this season to make final adjustments to the plaster repair work that they began in May. The HOA has withheld \$1,500 from that contract until this work is completed. Additionally, a board member confirmed that the pool manager will make a one time adjustment after the end of the season to account for labor cost savings as a result of pool closures this year.

Tennis Committee: No representatives

present: It was noted that the our homeowner volunteers have not yet re-coated a small section of the tennis court surface that is peeling.

Irrigation Committee: No representatives present.

Social Events: No representatives present.

Newsletter: No representative present. A board member requested that information be obtained and placed in the newsletter concerning the status of the vacant land formally known as the site for Lifetime Fitness. In particular, what can be done to clean up the site and cut down the weeds. A board member will discuss the subject with Gary Wilson, a member of Centennial City government.

Reserve Study: Action on reserve study was tabled pending results of discussion with the Denver Water Department on the proposed Landscaping and Irrigation plan.

Entryway Sign: Following a lengthy discussion on the failings of the contractor, Horizon Restoration Inc, the board voted unanimously to dissolve any and all agreements with the contractor; to implement removal of the defective sign; and to appoint a replacement contractor to complete the construction in a satisfactory manner.

Other business: There was a brief discussion concerning enforcement of HOA violations. The management company intends to follow up on existing violation letters over the next 30 days.

South Suburban

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

Celebrates Great Skate Month with FREE Classes

During November, South Suburban Parks and Recreation will celebrate Great Skate Month with FREE skating classes at both ice arena facilities, South Suburban Ice Arena, 6580 S. Vine St., and Family Sports Center, 6901 S. Peoria St. A free 30-minute skating class will be offered Saturday afternoons, November 21 and 28 at 1:30 pm at South Suburban Ice Arena and every Saturday in November, at 2:30 pm at Family Sports Center. Purchase a public skating admission for the 1 pm session, rent skates as needed and receive free instruction from an experienced coach. South Suburban will also sponsor a hockey puck shoot to win a free turkey at both ice arena facilities on Saturday afternoon, November 21.

For more information about Great Skate Month, Learn to Skate classes, Learn to Play Hockey or private lessons, call Gerry Lane at 303-798-7881 or visit www.sspr.org.

50¢ Recreation Commemorates South Suburban's 50 Years of Success

South Suburban Parks and Recreation celebrates 50 years of service to the community in 2009. On Friday, November 6, 50¢ Friday will be held at South Suburban Ice Arena, 6580 S. Vine St., in Centennial. Skating enthusiasts of all ages can attend the 10 am and 1 pm public sessions for 50¢ as well as rent skates for only 50¢. Glide on in and enjoy inexpensive winter fun. On Friday, November 27, visit any of South Suburban's four recreation centers all day for only 50¢. Check out the weight rooms or cardio equipment, shoot some baskets and enjoy some quality family time.

- Lone Tree, 10249 Ridgeway Cir., 5 am- 10 pm, 303-708-3500
- Goodson, 6315 S. University Blvd., 5 am- 10 pm, 303-798-2476
- Buck, 2004 W. Powers Ave., 5 am – 10 pm, 303-797-8787
- Sheridan, 3325 W. Oxford Ave., 8 am – 7 pm, 303-761-2241

Visit www.sspr.org and find more special holiday activities at South Suburban Parks and Recreation.

THE WRITING IS ON THE WALLS



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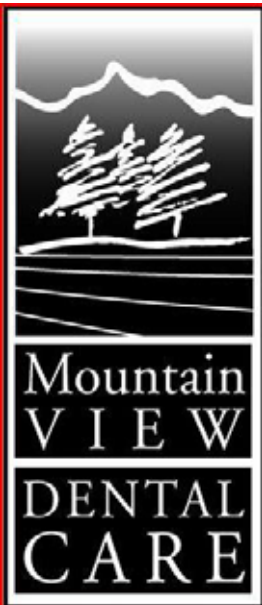
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Advertisement Rates

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
\$80 for 6 issues
\$45 for 3 issues
\$18 for 1 issue

Classified Ad Rates:

\$48 for 10 issues
\$30 for 6 issues
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Sunday Services

Morning Worship — 11:00 a.m.
Sunday School (all ages) — 9:45 a.m.
Awana Clubs (Age 3 — 7th Grade) — 5:45
p.m.

Youth Group — 5:30 p.m.
Wednesday Services
Bible Study & Prayer — 7:00 p.m.

For more information, call 303-773-1717

Community Classifieds

The Graham Boys (Mitch and Noah)

We are available for all kinds of work. Please call us for Baby Sitting, Snow Removal, Pet Sitting, House Sitting or Odd Jobs. We are great individually or as a team. Call us as 303-221-5616.

Pet-Sitting

Call Nick Ryan if you need someone to take care of your pets, water your plants or pick-up your mail while you are out of town. My number is 720-299-0254, please call me anytime.

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.

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!

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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www.elitchgardens.com

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Oct. 9-11

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www.greatamericanbeerfestival.com

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Oct. 10

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www.denverwinefest.com

Thornton

www.cityofthornton.net/rec/winterfest.asp

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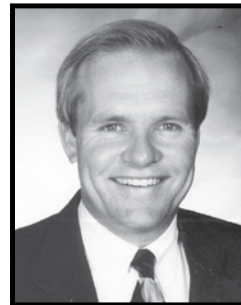
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