



# HOMESTEAD FARMER'S ALMANAC

## BOARD MEMBERS

**President:** Clare Ambrose  
clareambrose@comcast.net  
**Vice President:** Jeff Muller  
jeffmuller22@aol.com  
**Treasurer:** William Anthes  
billanthes@msn.com  
**Secretary:** Karl Goeken  
goeken99@comcast.net  
**Member-at-Large:** Richard Shea  
rshea67@hotmail.com

## MANAGERS

**Association:** ACCU Inc.  
Property Mgr.: Cheryl Lynn 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:** Kathy Conrad

## MOMS GROUP

**Chair:** Kim Rouse  
303-763-8863  
**Co-Chair:** Stacey Crouch  
www.homesteadfarm.org

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Matt Farr  
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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 Eighty-Fifth Edition  
September 2008

## 2008 FALL FESTIVALS



### September 2008

Northern Colorado Sugar Beet Festival  
Mead  
<http://meadchamberofcommerce.com>

Oktoberfest on Larimer Square  
Denver  
[www.oktoberfestdenver.com](http://www.oktoberfestdenver.com)

Breckenridge Oktoberfest  
[www.gobreck.com](http://www.gobreck.com)

Telluride Blues & Brews Festival  
[www.tellurideblues.com](http://www.tellurideblues.com)

Tour of the Vineyards  
Grand Junction  
[www.emgcolorado.com](http://www.emgcolorado.com)

### October 2008

Annual Christmas Crafts Festival  
Palmer Lake

Great American Beer Festival  
Denver  
[www.beertown.org](http://www.beertown.org)

Jack-O-Launch at PumpkinFest  
Aurora  
[www.ci.aurora.co.us](http://www.ci.aurora.co.us)

Creative Crafters Fall Show  
Monument  
<http://ccsshow.com/>

Halloween with Horses  
Parker  
[www.coloradohorsepark.com](http://www.coloradohorsepark.com)

Pumpkin Festival  
Cortez  
[www.cortezculturalcenter.org](http://www.cortezculturalcenter.org)

Emma Crawford Coffin Race & Festival  
Manitou Springs  
[www.manitousprings.org](http://www.manitousprings.org)

# Minutes of the Board of Directors Meeting of Homestead Farms - August 25, 2008

Homestead Farm HOA Board of Directors  
Meeting 8-25-08

The meeting was called to order at 7:07 pm by  
Clare Ambrose.

Directors present: Jeff Muller; Clare Ambrose,  
Richard Shea & Karl Goeken  
Directors absent: Bill Anthes

Homeowners present: Judy Frasier, Carolyn  
Green & Jim Reed

Clare welcomed Cheryl Lynn Witt, our new  
property manager from ACCU.

## Homeowner's forum:

A homeowner proposed that residents can  
bring no more than two guests at a time to  
the pool. He reported that he was using  
the pool with his four-year-old daughter  
when a resident teenager came to the pool  
and brought 15 friends with him. He claimed  
they took over the shallow end of the pool  
for a water basketball game and no one  
else could use that end of the pool. After  
discussion a compromise to his proposal  
was reached wherein there would need to be  
adult supervision for situations like that, or  
unaccompanied children of residents have a  
limit of two guests. Richard moved to draft  
language for a pool rule for the board to  
consider for adoption. Karl seconded. This  
passed unanimously. It was further agreed  
that the pool rules be published on the new  
HOA website.

A homeowner reported that she has a dead  
Cottonwood tree on the greenbelt behind  
her house. She is afraid it will fall over onto  
her house. The subject of dead trees on  
common areas was discussed that last month  
and the board is having ACCU address this  
and schedule that to be taken care of.

An anonymous letter was sent to the board  
members by a homeowner regarding the pool  
staff setting trash out days before pick-up day.  
The board will bring this to the attention of  
the pool manager and instruct them to not set  
their trash out prior to the evening before the  
pick-up day.

A letter was sent by a homeowner regarding  
four trees that were removed and not  
replaced. The board has a tree replacement  
master plan and consideration will be given  
to move that address to the top of the list for  
future replacement.

**Topic 1 – Hearings/Violations:** Cheryl Lynn  
reviewed the board's May violation list then  
drove through the neighborhood on August  
22nd. She verified continued violations and  
noted other additions. The board approved  
the violation list and authorized Cheryl Lynn  
to send first notice letters.

**Topic 2 - Committee Reports:** Judy Frasier,  
irrigation committee: Waterketch continues  
to find problems with the sprinkling system.  
Mark Waterton is fixing breaks as they come  
up. Several of our irrigation lines were cut  
in the Fremont Street replacement project by  
PPI, the paving company. PPI has committed  
to pay the \$2200 repair bill. The board's  
action plan is to have PPI take care of it for  
now. However if 30 days elapse and they have  
not paid it the board will have the Waterketch  
bill paid and we will seek reimbursement from  
PPI directly or through their insurer.

**Topic 3 – Officers Reports:** Karl was given  
the ok to proceed with the tennis sign-up  
sheet board. No other reports.

**Topic 4 – Approval of July minutes.** Karl  
moved to approve the July minutes. Clare  
seconded. They were approved unanimously.

**Topic 5 – Approval of July financials.**  
Cheryl Lynn reported that their audit group is  
processing the records and bank statements  
that were recently received from ACM. Once  
they have the records processed she will be  
provide a detailed report. The July financials  
are not approved.

**Topic 6 - Old business:** The Colorado  
Business Bank account was closed and a check  
for the \$9709.40 balance will be deposited into  
the association's operating account.

In June and July there were 150 checks from  
homeowners for payment of their third  
quarter dues deposited directly into the  
associations lockbox for our account at the  
Castle Rock Bank. It is reported that there are  
15 homeowners who pay their dues through  
ACH charges. It was confirmed that no  
ACH payments were received in June or July  
from any of these homeowners. ACCU sent  
a welcome letter to homeowners addressing  
this issue. This leaves 86 homeowners  
who's third quarter payments cannot be  
accounted for. It is likely that some sent their  
checks directly to ACM and those checks  
will remain unaccounted for. The board

approved getting copies of the 150 checks to  
determine which homeowner's payments are  
unaccounted for. Those homeowners will  
be contacted and asked to put stop-payments  
on those checks and re-issue a new check for  
payment of their third-quarter dues. It was  
agreed by the board that the cost for the stop-  
payments may be deducted by the homeowner  
pending confirmation of that incurred  
expense.

The board voted to approve ACCU's \$500  
fee to bring our financials up to date. That  
is in addition to the cost to get copies of the  
third-quarter checks that were deposited into  
the account.

**Topic 7 – New business:** Checks from  
homeowners for the adult party.

Kathy Conrad will contact Cheryl Lynn regarding  
ACC issues.

The board voted against conducting fall  
aeration, an \$800 cost.

ACCU was asked to contact Groundmaster  
and request that they trim the bushes along  
the Glencoe entrance.

Clare will distribute information on  
Centennial's discussion for a proposed snow  
removal ordinance.

Richard reported that a contract from the  
auditor, Ken Biechle, was never presented  
for the association's 2007 audit. Cheryl Lynn  
will contact him and get the contract for us  
to sign, and get the audit report. In addition,  
Cheryl Lynn will begin searching for a reserve  
study analyst which is recommended to be  
completed by early 2009.

The AR aging report from June 30th shows a  
collective total of \$1300.00 in back dues owed.  
Of that amount, there are 11 homeowners on  
the list. Cheryl Lynn advised that under SB 100,  
once a homeowner has a balance of \$400.00,  
the matter can go to attorneys for collection.  
It was decided that the board will reconcile  
the 3rd quarter dues then send out letters  
to all homeowners who have not reconciled  
their 3rd quarter payments and include the  
outstanding balances beyond that to those  
homeowners.

The meeting was adjourned at 8:45 pm.

# Centennial Council of Neighborhoods

## August 25, 2008 Minutes

### Arapahoe County Sheriff [www.arapahoesherriff.org](http://www.arapahoesherriff.org)

#### Lt. Kevin Heaton

- The following incidents were reported: traffic fatality on August 2 at Arapahoe Road & Havana; caught burglars on Aug. 3 near Quebec and Mineral, 2 adults and 1 juvenile had broken into residential garages, etc.; arrested juveniles on August 14 near Hannibal Way after several burglaries –property items were recovered; an Arapahoe County inmate sent a letter containing powder to John McCain headquarters.
- Department is busy with DNC downtown. Modified shifts are in place to provide adequate coverage.
- First Bank at Holly & County Line Road was robbed today. No apprehension as of yet.
- Due to late night activity in parks on the west side of the community, numerous calls from HOA's have been received. Some kids were caught in the park in Palos Verdes.
- Fire ban has been lifted.

### Arapahoe Library District [www.arapahoelibraries.org](http://www.arapahoelibraries.org)

#### Eloise May, Executive Director

- The Annual Used Book Sale will be held Sept. 3-7 at Koelbel Library, check the website for hours.
- Terri Clark, Smoky Hill Library staff member, recently had her book, *Sleepless*, published. Available on September 1.
- September is Democracy @ Your Library month with featured programs and events based on that theme.
- Meeting rooms are in great demand. The new Southglenn library will have 2 meeting rooms. Those who have booked dates for a year often do not use the rooms. To resolve the problem, the Library Dist. is moving to having a scheduling for rooms 3 times/year.

### Fire Districts

#### Chief Jerry Rhodes, Cunningham Fire District

- The DNC has experienced no difficulties at this point. Even though lots of preparation has taken place, one point to remember is to prepare for an event of this size every 10 years.
- Fire Rescue International was held downtown and was successful event showcasing new equipment.
- Fire Prevention week is scheduled beginning October 9. Fire trucks will appear at the schools & in some cases, classes will come to fire stations. A safety campaign is involved.
- On Oct. 4, Annual Pancake Breakfast at Cunningham Fire Station 2, Smoky Hill & Buckley, 9:00-noon.
- During the DNC, the South Metro Fire

Administration Building will require a lengthy process to access the building. Contacts should be made by electronic means.

- Parker/South Metro Fire Station #75 (on Jordan Rd. between E-470 and Lincoln Ave) will hold an Open House on Explorer Program from 6:30-9:00 pm., Sept. 3. Contact the Parker Fire District at 720-274-3700. The Sheriff's Dept. has an Explorer Program for a badge in law enforcement for H.S. age youth. Fire Depts. are working with Boy Scouts and Girl Scouts on badge programs.
- On Labor Day weekend, firefighters will be out doing some fundraising for muscular dystrophy.
- [www.cfpd.org](http://www.cfpd.org), [www.littletongov.org](http://www.littletongov.org), [www.parkerfire.org](http://www.parkerfire.org), [www.southmetro.org](http://www.southmetro.org)

### Cherry Creek Schools

#### Wendy DeBell, Community Partnership

- Two September events: 8th annual Fitness Festival - registration needed. All Middle Schools & High Schools will host Congressional Medal of Honor recipients on Sept. 12.
- Augje Barber, School Board president, & Margie Adams, provided information on questions 3A and 3B on the November ballot. 3A would provide an additional \$18M for the operational budget. Issue 3B is a bond proposal of \$302.5M for renovations, capital improvements, safety improvements, global positioning system, 3 new elem. schools, and 3 new middle schools, etc. The mill levy increase will cost \$58/yr, or \$5/month for a \$336,000 home. More information at [www.VoteYes3A3B.com](http://www.VoteYes3A3B.com).

### South Suburban Park and Rec

#### [www.ssprd.org](http://www.ssprd.org)

#### Jean Flynn Ray, Community Relations

- Puppy Paddle, Sat., Sept. 6, at Holly Pool from 2 – 4:00 pm. Pre-registration is \$5 or \$7 at the entrance.
- NFL Punt, Pass & Kick competition for youth, 8-15, on Sept. 20 at David Lorenz Park. Birth certificate needed. Registration at 9:00 and the event at 10:00 am.
- Budget process is underway. Comments taken on Sept. 10, 7:30 pm. Hearing on fees is October 8, 7:30 pm.
- Tighten your Tummy: Extra punches on Punch cards when you register and 10% discount on your personal trainer.

### City of Centennial

#### [www.centennialcolorado.com](http://www.centennialcolorado.com)

#### Ron Weidmann, City Council, District IV

- Reorganizing the parks board as a Board rather than a committee.
- The budget process is underway.

- Survey on the snow shoveling ordinance is due back soon.

### Residential Building Fees

#### Wayne Reed & Tom Pitchford, Centennial Building Dept.

- Planning Dept. will do an RFP for a re-write of the land use code & for the Southglenn Sub-Area Plan.
- Tom Pitchford: A homeowner's seminar will bring homeowners up to speed on what the code requires, show the process, and address questions regarding building a deck in the City.
- Valuation Comparison with Neighboring Communities for building a deck: Homeowners should get the permit before buying material. The fee for the permit includes the Use tax. Show the copy of the permit to the vendor when purchasing construction materials for the project. You will be exempt from city and county sales tax on the purchase. Refund checks can be made under certain circumstances. If purchase is made outside of the City, then approach that particular city for a refund.
- Centennial fees are in the medium range compared to neighboring communities. Turn around time for a permit for a deck is 7.3 days. Use taxes are based on 50% of the valuation. In Centennial the average wood deck is \$14/sq. ft. Contractors should be licensed by Centennial. Benefit of having a permit: one gets a state certified inspector who has been trained on reinstallation and/or life safety function. Code standards change frequently. To get a license in Centennial a contractor must show he has liability insurance, the ability to provide workman's comp, and a test may be required. A permit is not required when replacing items in the home 'like for like' e.g. (sink for a sink) as it is considered maintenance. The code is never retroactive to work previously done.
- Neighborhood Resource Guide: If HOA is registered with the city, a free updated copy will be sent annually.
- Online Information: complete fee schedule and handouts available for decks, roofs, room additions, etc.

### CenCON

- DRCOG is sponsoring a Livable Communities Tour with a focus on housing for seniors in conjunction with the Home Builders, Oct. 18 for elected officials and planning organizations. A broad variety of housing will be included in the tour including Housing Authority projects & high end projects. Zoning codes often do not allow this construction.
- Resource Fair, October 10, 9:30-2:00, Buck Recreation Center – sponsored by Arapahoe County Council on Aging.

## Neighborhood Resource Guides are Available!

View important information at  
<http://www.centennialcolorado.com/>

On the first line of the City's home page, select "LIVING" and from the resulting drop down menu, select the "Neighborhood Resource Guide". This brings up a page that allows you to view and download/save a copy. This page is at: <http://www.centennialcolorado.com/DocumentView.asp?DID=1356> (takes a few moments to load). The booklet includes info on: Neighborhood Safety (graffiti, dispose of toxic waste, chemical spills, pollution, streetlights, traffic signals, potholes, etc.), Building & Zoning, Code Enforcement (inoperable/abandoned cars on public or private property, disruptive noise, home business), Neighborhood Assistance (trash, snow removal, animal control), City Contact Information, Other Important Contact Information, Senior Resources, etc.

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***Tighten your tummy*** this fall with South Suburban Parks and Recreation's September punch card special for daily admission.

In September, visit any of the three South Suburban recreation centers, Buck, 2004 W. Powers Ave. in Littleton; Goodson, 6315 S. University Blvd. in Centennial; or Lone Tree, 10249 Ridgeway Cir., and receive extra punches when purchasing a punch card for daily admission. Individuals purchasing a 15-punch card will receive two extra punches and those obtaining a 30-punch card will receive five extra punches. Punch cards include access to all facility amenities at all three recreation centers including state-of-the-art fitness equipment, leisure pool area, gymnasium and running track. Cardholders also have access to over 100 different drop-in fitness classes scheduled at a variety of convenient times. So don't settle for flabby abs, come to a South Suburban recreation center in September and receive some extra free fitness time.

The September punch card special has a two-card maximum. For facility amenity information and fitness class schedules, visit South Suburban at [www.sspr.org](http://www.sspr.org).

## Graffiti Grows at Taxpayer's Expense

During the first six months of 2008, South Suburban Parks and Recreation has recorded nearly 140 major graffiti incidents in the community's parks and trails system. The majority of incidents have occurred late at night along trail ways, in underpasses and in parks. This year, South Suburban has the highest recorded costs for clean up efforts ever accumulated exceeding \$31,000. The manner in which the graffiti is occurring hinders cleanup. Vandals are using permanent markers and paint which can be very difficult to remove depending on the surface on which it is placed.

Most municipalities have ordinances requiring property owners to remove graffiti. For example, in the City of Littleton cleanup is required within 48 hours. Arapahoe County Sheriff's Office is committed to clean up public property graffiti within one week using its community service workers. Additionally, the County offers rewards for information leading to the arrest and conviction of vandals involved in illegal tagging or graffiti activities.

Park signage as well as bike and hiking trails with underpasses are graffiti targets and law enforcement and South Suburban need help with catching vandals. Watch these areas and if suspicious activity is witnessed, please report the information to the appropriate law enforcement agency immediately, including the time, location of the activity and, if at all possible, a description of the individuals involved.

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Homestead Farm is a wonderful neighborhood to call home.

Ever since I moved into this neighborhood several years ago, we've felt this is a special community. It is a place where neighbors care for one another. Together we create a friendly, inviting extension of our families. I am proud to be a member of the Colorado Home Team of Prestige Real Estate Group.

With over 30 years combined experience in the local real estate market, I can provide you with exceptional service. Let me help you and your friends with your Real Estate needs, whether your plans are to move up, move out, or move in.



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## Community Classifieds

### **Baby-Sitting/House-Sitting/ Pet-Sitting**

I'm your girl!! My name is Alexis Dezaro, I am 15. I'm very mature and experienced, and I love children. I love to entertain and do arts and crafts. I can baby-sit any age. I can also take care of your house and pets while you're gone. References upon request. CPR trained. Call me at 303-902-9623 (cell) or 303-721-6159 (home).

### **Baby-sitting/Pet-sitting**

Hi! My name is Kristen Hosek and I am interested in baby-sitting or pet-sitting. I am 17 years old and Red Cross certified. Do you have a pet that needs care while you're on a trip? I also adore animals. Please call me at 303-740-7475.

### **Yard Work, Pet Sitting, and Babysitting**

Call Joey Wegman at 303-713-1979 for lawn mowing, trimming, raking, pet sitting and babysitting. I am a 13-years old and certified in Red Cross training.

### **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.

### **Babysitting & Pet Sitting**

Hi, my name is Becky Baltakis. I am 17 and would be interested in pet-sitting and house-sitting. Please call me at 303-741-3608 Thanks.

### **Baby Sitting**

Eileen Salzman is my name, babysitting is my game! Watching your children while you're away is what I love to do each day. At 17 years old, I've got the experience you are looking for! Please call me at any time. (303) 770-7317.

### **Yard Work, House & Pet Sitting**

Yardwork, house & pet sitting, and other misc. jobs. Call Mitchell Bowerman. I'll get the job done right! 303-221-3389 .

### **Red Cross Certified Babysitting**

"Hello! My name is Afton Wilson. I'm an 18 year old female, Sophomore student at CSU. I'm home for the summer and am interested in babysitting. I am available for weekend over nights or weekend days! I'm Red Crossed certified and have many neighborhood references available! Please feel free to call me at 720-629-4702!"

### **Babysitting & Pet Sitting**

Hi, my name is Becky Baltakis. I am 17 and would be interested in pet-sitting and house-sitting. Please call me at 303-741-3608 Thanks.

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### **Spanish Tutor**

Certified k-12 Spanish teacher working at CCHS willing to tutor middle or high school-age students with homework and study skills in Spanish classes.

I have taught levels 1-4 and Conversation Spanish. Clients limited during the school year. Call Ryan at 303-703-4677.

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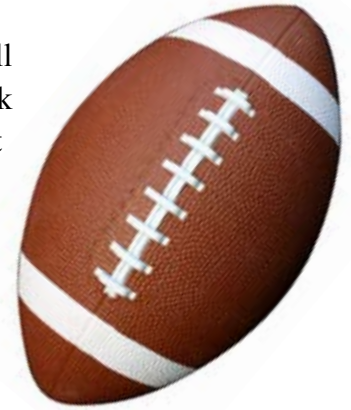
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### **South Suburban Hosts Youth NFL Pepsi Competition**

South Suburban Parks and Recreation will host the NFL Pepsi Punt, Pass and Kick Competition Saturday, September 20 at David A. Lorenz Regional Park, 8560 S. Colorado Blvd. Boys and girls, ages 8-15, are encouraged to register onsite starting at 9 am for this free event and compete at 10 am.

All participants will receive an official NFL certificate and first-place finishers will advance to the regional competition with the opportunity to qualify for the national competition. A copy of the participant's birth certificate and a parent/guardian's signature is required for registration.

For more information about this free football event contact South Suburban's Athletics Office at 303-798-7515. For other youth sports activities visit South Suburban at [www.sspr.org](http://www.sspr.org).



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 J. Grayson Robinson, Sheriff



**Sign Up Today**

The Arapahoe County Sheriff's Office encourages citizens to become aware and involved in crime prevention. The Sheriff's Citizens Notification is a resource designed to allow you to obtain timely information regarding Sheriff's Office activities, criminal bulletins, and public safety information in the county. Please visit our web-site at [www.arapahoesherriff.org](http://www.arapahoesherriff.org) and sign up for the Sheriff's Citizen Notification and help keep our communities safe.

**Arapahoe County Sheriff's Office**  
**To report a crime**  
**303-795-4711**

**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](mailto: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  
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## Things to Do in Our Area

### Chatfield State Park

303-791-7275

11500 N. Roxborough Park Rd.

### Denver Botanic Gardens at Chatfield

303-973-3705

[www.botanicgardens.org/ourgardensnew/chatfield.cfm](http://www.botanicgardens.org/ourgardensnew/chatfield.cfm)

### JungleQuest

303-738-9844

[www.junglequest.net](http://www.junglequest.net)

### Roxborough State Park

303-973-3959

4751 Roxborough Dr.

### The Wildlife Experience

720-488-3300

[www.thewildlifeexperience.org](http://www.thewildlifeexperience.org)

### Family Sports Center

303-708-9500

[www.ssprd.org](http://www.ssprd.org)

## South Suburban Celebrates Halloween With a "Spooktacular" Event



South Suburban Parks and Recreation will host the season's first Halloween celebration Spooktacular and Spooktoddler. Little ghosts and goblins, ages 11 and under, will delight in costume contests, carnival games, a haunted house, temporary tattoos, crafts and lots of treats on Friday, October 24, from 5:30 to 8:30 pm at Goodson Recreation Center, 6315 S. University Blvd. Prepay at [www.ssprd.org](http://www.ssprd.org) by 7 pm on Wednesday, October 22 and receive the discounted rate of \$4, fee is \$6 starting October 23. For more information call 303-798-2476.