



HOMESTEAD HOA NEIGHBORS
2022 Spring Edition

President’s Report, Roy Atwood

Thanks to all who participated in The Homestead at Carrollton’s Annual Meeting. It was an interesting weather evening and for a while I thought we might all be conducting the meeting from our safe spaces in our homes. Fortunately, the weather passed us without any serious damage in the neighborhood.

It is my honor to serve once again as your Association President. I am excited to have some new Board members who have not served before and are more recent transplants to The Homestead. It will be great to get more people involved and to get new perspectives. If you missed the meeting, the HOA is in very good shape. Given all the improvements to Primrose Park last year, we finished the year below our budgeted numbers, but we had the cash available and remain in very good position through the first quarter of 2022. It is great to see so many, especially the youngest of our neighbors, enjoying the Park.

With Spring weather upon us, many of us will be out and about going for walks, runs or rides or just working in the yard. I encourage you to say “hello” and learn the names of your fellow Homestead residents as people pass by. Keep your eyes out for our upcoming social events. We can make The Homestead not only one of the most beautiful neighborhoods in the area, but also one of the friendliest if we just reach out to our neighbors.

Roy T. Atwood | P.C.

ACC Requests and Spring Projects
Article by Patty Cash, HOA Administrator

Winter is over and time for fun projects! If you have dead bushes from 2021 winter or this past winter, it is time to get them taken out and replace with other bushes or plants. Fences might have been damaged which need to be repaired.

As you decide on a Spring project this year, be sure to submit an ACC Approval Request Form found on our website homesteadatcarrollton.com under Documents. An approval is required from the ACC before any changes can be made to the exterior of your property. This includes, painting, fences, roofs, window replacement, tree removal, tree replacement, landscape redesign, patio extension or patio cover. If you are unsure if a request is required, it is better to verify with the ACC or the HOA Admin before beginning your project.

When submitting your ACC request, supporting documents are required. Pictures of the current location for update, details on the proposed project, names and pictures of materials to be used. In some cases, a plot layout of your property must also be included. The ACC Approval Request Form has all the required details.

Any questions?

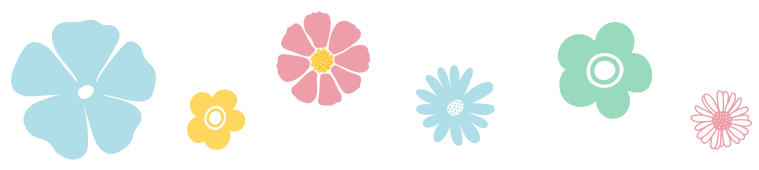
Contact your HOA Administrator at homesteadatcarrollton@gmail.com or (972) 261-9841.



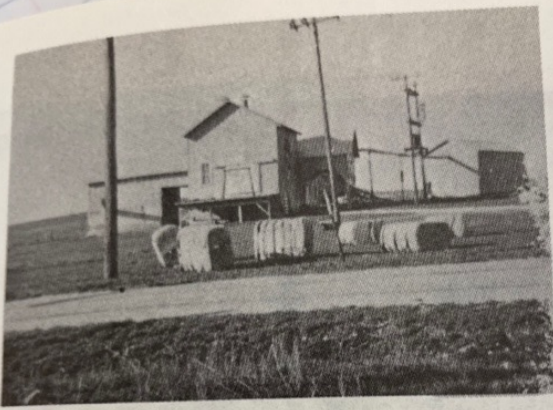
A HUGE Thank You!

Shout to John Waida for painting the drop box at the clubhouse to match all of our mailboxes. Thank You John for all you do for The Homestead!!

Have a Newsletter Idea?
Contact Kelsey Purswani at HomesteadatCarrollton@gmail.com



A Little Homestead History...



One of Hebron's Three Cotton Gins

In July 1953, the Davis family bought a 165-acre farm located in the town of Hebron which later became our Homestead Community. This was a working farm which grew cotton until 1968 followed by wheat and oats. The cotton was taken to the cotton gin which was located near Hebron Baptist Church (Hebron & Charles St.) Cattle and sheep roamed the land where we all live now. Living here at the time was Maude Davis, her daughter Betty and son Calvin. Betty drove 25 miles each way to Southwestern Bell Telephone (now AT&T) by driving Denton Drive and Harry Hines Blvd. Rabbit Run was a simple dirt gravel road with no development on it. When they first moved here, Betty drove to pick up their mail at a central location located on the north side of Rosemeade and Cemetery Hill which was always delivered by 9 am. Later it was moved to their own mailbox located on Rabbit Run. Calvin served on the Hebron City Council for 20 years. Maude Davis died in 1976 and Calvin Davis died in 1980. August 29, 1981, Betty married Isaac (Ike) Toews and they continued living on the farm. In 1995, they sold the land to a developer which is now The Homestead. Ike Toews passed away in 2002 soon after houses were being constructed. Maude Park at the corner of Countryside and Morning Glory is named after Maude Davis, Betty Toews' mother. Mrs. Toews still lives in The Homestead. She isn't able to get out any longer, but feel free to drop her note (1822 Countryside)!

Landscape Update

The last freeze is behind us and leaves will start popping out soon. Now is the time to trim those trees while they are still dormant – 7 feet above sidewalks and 12 feet above streets. Also be sure to look for any mistletoe in your trees and get it cut out to keep your tree and your neighbor's trees healthy – it spreads. If your whole tree is leafless but for a cluster of green, you have mistletoe. Our Arborist has trimmed our HOA trees and then came back out to knock out some mistletoe that showed up this year.

Speaking of freezes, if you have plants (and I think all of us did) that did not survive the big freeze of 2021, this Spring is the time to complete any replacements you have been putting off. The HOA has been patient, but this Spring is the time to make sure all our yards continue to reflect the beauty of our neighborhood. Recall that landscape changes do require submission of an Architectural Control Committee Request and approval before the work is completed. And just in

case your attempt at replacement was sawing off the dead plants and hoping something would grow back, that is not likely to work or to qualify as "replacement"! You might be hearing from the HOA.

And still speaking of freezes, with the up and down temperatures we had this winter, please make sure your irrigation system is still intact and you have no leaks. During the HOA's last irrigation inspection, we found several places that required repair. Thanks to those who let us know when they see an irrigation issue in the HOA greenspaces. Leaks can be expensive and the sooner we know the better!

Now – no more talk of freezes – it is time for pool weather!

Roy T. Atwood | P.C.



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