



HOMESTEAD HOA NEIGHBORS

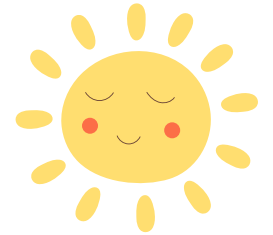
2023 Spring Newsletter

President's Report

Hello Homestead!

Hopefully, the last of the ice and freezing weather is behind us and we can start looking ahead to Spring in the Homestead. I can report that the HOA is serving its purpose of keeping up the appearance of our community and providing opportunities for community building. The fact that we operate as a community anxious to help out our neighbors is truly what makes living in the Homestead special. From finding a needed pair of crutches, to locating a lost dog or corralling a dog and finding a lost owner, to documenting the activities of our newest Homestead celebrities, the Coyotes, our community responds. I am excited that we will once again be able to assemble at Homestead Elementary for our Annual HOA meeting on March 30. I hope you will make an effort to attend. We will provide an update on the HOA, both fiscally and socially. We also plan to have a guest speaker to talk about volunteer opportunities and social service programs in our community. It will be great to be back together in person. Hope to see you there!

Landscape Report



The Rangers Spring Training has started, so Spring yard work cannot be far behind! Now is the time to trim trees (7' over sidewalks and 12' over streets) and prune out any mistletoe. Mistletoe may be good for getting kissed during the Holidays, but it is not good for our trees. We will once again be pruning trees in the common areas to address these concerns. The freezing weather has likely taken a toll on some of the shrubs in your yard, so keep an eye out for those plants that did not survive and be sure to submit ACC requests for any landscaping changes to your yards visible from the street. The freezing weather also damaged some irrigation lines, so you should test your irrigation system and look for leaks. We have had a few breaks in the common areas and we appreciate greatly those who report those irrigation problems to us so that we can address them and limit the water waste. It will not be long now until the sounds of summer (lawnmowers!) return to the neighborhood.

Have a Newsletter Idea?

Contact **John Waida** at HomesteadatCarrollton@gmail.com.



Clubhouse Rental by Patty Cash HOA Administrator



Are you looking for a place to host a wedding or baby shower, a graduation party, birthday party or just a fun gathering of friends? Our clubhouse is available to rent to residents of The Homestead. There is a TV which can be used to show slide shows, a piano for entertaining and a full kitchen for preparing and serving food.

The cost is \$50 for the 1st 4 hours (which includes set up and clean up) and \$10/hour for each additional hour. A \$150 deposit is required. Details regarding clean up requirements will be sent when the rental is confirmed.

The form for renting the clubhouse and all the rules is found on our website, homesteadatcarrollton.com under Documents in the Clubhouse and Community Pool section. The clubhouse is rented on a first come first serve basis and cannot be reserved until the signed form and required checks are received. The form and checks can be placed in the drop box on the porch of the clubhouse.

Please remember these basic guidelines:

- You can check the availability of the clubhouse by checking the Social Calendar found on our website or emailing HOA Admin at homesteadatcarrollton@gmail.com.
- The capacity in the clubhouse is 35 people.
- Helium balloons are not allowed in the clubhouse.
- The pool is open to all residents during your rental. Your rental is only for the clubhouse.
- If you are using the pool, only 5 guests per household is allowed.

Enjoy the clubhouse! It is a great amenity of our neighborhood!

Annual Meeting

The Homestead at Carrollton Homeowners Association, Inc., FirstService Residential is pleased to invite you to the Annual Meeting to be held on Thursday, March 30, 2023 at The Homestead at Carrollton Elementary Cafeteria, 1830 E. Branch Hollow, Carrollton, TX, 75007. The meeting will start at 7:00 p.m. and sign-in will begin at 6:00 p.m. If you are unable to attend, a proxy form has been enclosed for the purpose of casting your vote, and/or quorum.

The purpose of the meeting will be to elect two (2) members to the Board of Directors, review the association's financials, and allow homeowners the opportunity to ask questions.



ACC Requests

As our community matures, the houses are in need of updates and as a result, we are seeing many ACC requests for paint, fence and windows repairs. Amongst these requests, we are noticing most challenge around the window grids. Despite the Homestead Pattern Book stated design, some of the houses in Homestead were built without the window grids on the bottom window. As you can imagine, this resulted in non-conformance and confusion amongst the community. In September 20, 2020, Architectural Standards Bulletin 4.5-10 was published to reinforce the Pattern Book design and requiring front visible windows to have grids on the top and bottom, regardless of its original state. Please be mindful of this requirement as you submit your ACC requests and reference [Architectural Bulletin 4.5-10 Window Grids](#) for additional details.

– Shawn Faghihifar



Social Updates

The Homestead had a fantastic time getting their pictures with Santa that Shari Pallant organized, and this is the 3rd year she has made this happen. It has been so popular that additional sessions had to be scheduled. And another tradition we have is the annual polar bear plunge that many of our residents and children have found their love of cold water. Thank you, Ty and Diane, for organizing this again. John Waida will be organizing the annual Homestead Golf Tournament and check the Discuss List for updates as the details are not ironed out quite yet. We are also scheduling our next quarterly New Neighbor Meet & Greet on Thursday March 9th. Please feel free to drop by and enjoy some light snacks and beer and wine with your neighbors.

If you have wanted to catch up on any social events, our fabulous neighbor Dan Huntley takes amazing pictures that are available on his site.

<https://fab05.smugmug.com/Events>

Christmas Lights Removal

To help keep our neighborhood looking clean and neat, please remove any Christmas/Holiday decorations and lights from your home. While we all enjoyed seeing all the festive décor, let's put these aside until late fall. Thank You.



BOARD MEMBERS

President Roy Atwood
Treasurer Andrew Avalos
Secretary Drew Heffner

Directors at Large
Shawn Faghihifar
John Waida

Architectural Control Committee Members
Tim Green
Jenny Stewart
Greg Walker

HOA Administrator
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