



HOMESTEAD HOA NEIGHBORS 2023 Summer Newsletter

President's Report

Happy Summer Homestead,

Warm summer days are here and attention has shifted to summer vacations, relaxing at the pool, and outdoor activities in the neighborhood. One of the greatest traditions of The Homestead is our 4th of July parade and pool party and I hope everyone will join in the fun and participate – even if all you do is grab a lawn chair and watch the parade. With pool season upon us, please remember the rules we have in place for The Homestead pool. The rules are there to allow everyone in the neighborhood to enjoy the great amenity that the pool represents. We have already had a couple incidents of fence jumping after hours, kids without supervision, and the gate being opened for groups from outside the neighborhood. If you see people at the pool after hours, please notify the police. Experience tells us that most of the vandalism at the pool is caused by people there when they should not be. None of us want the pool closed down for repairs on those 100-degree days when nothing beats a refreshing swim. Hope to see you poolside!

Roy Atwood

Landscape Report

Timely rains have made for a green and lush Homestead this early summer. Yards are looking fabulous, which helps make The Homestead the great neighborhood it is. Irrigation continues to be a constant challenge for us and thanks to all of you who have reported irrigation leaks so that we could address them timely. Be sure and check your own yards if you have irrigation running as problems seem to just mysteriously appear. Please also keep an eye on trees over the sidewalk, street, and alley. The trees have responded well to our weather and no one wants to get bonked in the head by a branch while out for a walk or have to dodge a low limb while driving down the alley. Please get out and enjoy the neighborhood green spaces this summer!

Roy Atwood

Have a Newsletter Idea?

Contact **Drew Heffner** at rdheffner11@gmail.com.



Admin Report by Patty Cash



Happy Summer!

Now that many residents are enjoying the pool, there are a few guidelines and rules to remember.

1. The pool hours are 6 am - 10 pm. The restrooms are unlocked during these hours only.
2. Trash cans are located around the pool area and at the clubhouse for your trash. Residents are responsible for cleaning up after their family and guests. We do not have a daily cleaning service at the pool.
3. Only 5 guests per household at one time.
4. Do not prop the gate open. This is done only during HOA sponsored events.
5. A homeowner must accompany and is responsible for their guests.
6. Homeowners are authorized to ask homeowners and guests to leave who are engaged in disruptive or illegal behavior.

If you see inappropriate behavior and don't feel comfortable approaching the party, Carrollton PD can assist. Call 911 or dial the non-emergency number (972) 466-3333 or *247 from a cell phone.

If you need a pool card, follow these simple steps. To request a pool card, you will want to go to our website: <http://www.homesteadatcarrollton.com/>



First Service Residential is handling all pool card requests. Your request for pool cards should be sent to Reservations.Texas@FSResidential.com. You will need to send a signed copy of the Amenity Access Agreement that you can find in the Document section.

If you are replacing your lost pool card, there is a \$25 fee which will be added to your account.

Let's all have a fun and safe summer!

Golf Outing Article by John Waida

2023 HOMESTEAD GOLF OUTING: LOTS OF FUN!

Friday, May 12 resurrection of The Homestead Golf Outing was tons of fun, with one of the largest participation we ever had (nearly 60 players!). Weather was perfect! Good times were had by all! We had great sponsors (see below) that helped to 'amp up' our outing! Allowing us to have great food, goody bag items, prizes and raffle items at the awards ceremony!

Below are the 1-3 place winners + last place (any ties—decided by tiebreaker as per Riverchase rules), and special holes winners, and “Thank You’s” to our AWESOME sponsors! If you did not get your prize—contact me (text please: 214.402.6571)... as some left early before receiving theirs.

- **1st place:** Farmer; Haygood; Yetts; Todd
- **2nd place:** Flynn; Heebsh; Robets; VanCleve
- **3rd place:** Gatz; Gatz; Short; Cummings
- **Last place:** Hollinger; Ganim; Wiener; Lee

- **Longest Drive:** David Short
- **Longest Putt:** Collin Gatz
- **Closet to Hole:** Jack “The Hack” Sellers
- **Straightest Drive:** Thomas Conrady



Special Thanks to Jim Yauch—for meeting with me various times to brainstorm ideas/prizes/etc for the outing! And thanks Rusty/Patty for coordinating HOA items (misc Q&A, posting on community website, etc)!

Sponsors, again: **HUGE** thanks to all the following folks—always **VERY MUCH** appreciated!!!!

1. **Homestead HOA:** for their support for the outing!
2. **Tim Green & Fish City Grill/Half Shells:** for their always awesome gift card donations!
3. **Brett Braddy & Chick Fil A:** for awesome Sandwich donations for lunch prior to outing!
4. **John Stewart & S.W.A.T.:** for awesome monetary donation to help with awards/prizes/etc!
5. **Sean Flynn & CTG Connect Technology Group:** for donations of awesome ‘variety’ of items for ‘goody bags’!
6. **Randy Hawkins & Hawkins Roofing:** for awesome monetary donation to help with awards/prizes/etc!
7. **Jim Yauch & Hines:** for awesome donation of golf balls for ‘goody bags’ and foursome prize!

In case I didn’t mention it enough: the word “**AWESOME**” definitely describes your help/support in the above items! Thanks again everyone who had any connections/help/participation in the outing (incase I left someone off inadvertently). Look for notice to community for a community (all invited!) cookout at the HOA pool/grill area sometime this summer, courtesy of The Homestead Golf outing! Date still TBD...

Until next time... FOOOOORRRRRRRREEEEEEEE!!! And DUUUUCCCCCKKKKK!!!! And LOOK OUT!!!!!!

OTIS!

Social Report by Shari Pallant

Happy Summer Neighbors!

The heat has set in so it must be summer in Texas!! We kicked off the summer season with a great pool party and cookout at the neighborhood pool. We had a great turnout again this year! A huge thank you to all the volunteers that made it happen.

Our Annual 4th of July Parade and Cookout/Pool Party was fantastic! There were some great cars in the parade this year. We had a good turnout for walkers and bike riders. All of the branches of service flags were proudly marched! And as always, the Homestead Band was awesome!! A wonderful time was had by all!

The one thing that makes neighborhood great is the actual people. We are looking to have another New Neighbor Meet & Greet in September. The more neighbors that turn out to welcome our new neighbors, the better! Watch your email for the next day and time. Come out to the clubhouse to welcome our new neighbors the neighborhood....you might even meet some "old" neighbors at the same time!

Rules from Carrollton Police Department to keep everyone safe in The Homestead.

Regarding Golf Carts on our streets:

Texas Transportation Code chapters 551.402 and 551.403 answer your question:

1. License plates are required. New plates are required when ownership changes.
2. Drivers must obey all traffic laws.
3. Golf cart drivers need driver's licenses if driving on a public roadway
4. City of Carrollton Municipal Code defines a golf cart as a vehicle (Municipal Code 70.01- Definitions), meaning that it must follow all related traffic regulations (Municipal Code 70.18- Obedience to traffic control devices required).

Regarding scooters, skateboards etc. on our streets:

Sec. 71.062. - Use of roadways by persons on skates, skateboards and other toy vehicles.

No person upon roller skates, skateboards or riding in or by means of any scooter, toy vehicle or similar device, shall go upon any roadway, except while crossing a street on a crosswalk and, when so crossing, such person shall be granted all of the rights and shall be subject to all of the duties applicable to pedestrians.

If you have questions regarding these important rules, please email Sgt. John Martin
John.Martin@cityofcarrollton.com.

President Roy Atwood

Directors at Large

**Architectural Control
Committee Members**

HOA Administrator

Treasurer Andrew Avalos

Shawn Faghihifar
Shari Pallant

Tim Green
Matt Clark
Greg Walker

Patty Cash
homesteadatcarrollton@gmail.com
972.261.9841

Secretary Drew Heffner

**BOARD
MEMBERS**



Melissa Chestnut
Community Manager
214.451.5439
melissa.chestnut@fsresidential.com

Accounting/Billing Questions
877.378.2388
accountservices.tx@fsresidential.com

Resale & Refinance Certificates
888.679.2500
www.fsresidential.com/resale.html

24/7 Customer Care Center
877.378.2388