



HOMESTEAD HOA NEIGHBORS

2023 Winter Newsletter

PRESIDENT'S *REPORT*

Happy Holidays Homestead! This is such a great time of year in the Homestead with houses decorated, Santa at the clubhouse, and our neighborhood carolers. Your HOA Board continues to strive to keep our neighborhood both a wonderful place to live and an attractive place for those who might be interested in moving here. A few projects we have underway currently include adding a railing at the clubhouse, a need brought to our attention by a wonderful long-time resident, replacing shrubs that did not survive the summer, and replacing the water fountains at the pool that are not working. Those items along with the occasional emergency repairs, setting the budget for next year, and responding to inquiries have kept the Board occupied. I hope you have a wonderful holiday season and enjoy the festiveness of our great neighborhood.

HAVE A NEWSLETTER IDEA?

Contact Drew Heffner at rdheffner11@gmail.com.

LANDSCAPE *REPORT*

Now that the cool temperatures have arrived and our landscape is going dormant, it is time for those tree trims and shrub replacements. The combination of cold last winter and the heat and drought this summer has severely stressed our landscape. As you are checking out your trees, keep in mind the need to trim seven feet over sidewalks and 12 feet over streets. And keep an eye out for mistletoe as the leaves fall – not because it is the time of year for kissing under the mistletoe (even though it is) but because of the damage mistletoe does to our trees. Removing any mistletoe needs to be done now while you can see it and can remove it at its point of growth. Otherwise, enjoy the time away for mowing and weeding and let's all hope for a more temperate winter this year.

Remember to turn off your sprinklers this winter when we have freezing temperatures. We still have many people walking the sidewalks and we want everyone to be safe!

HOMESTEAD HOA WEBSITE

BY PATTY CASH, HOA ADMINISTRATOR

Did you know Homestead has its own website? Our website, www.homesteadatcarrollton.com, has a wealth of information for homeowners.

The [Social Calendar](#) lists the pool times, events and clubhouse rentals.

Under the [Answers](#) section, you will find the answers to the most frequently asked questions.

Under [Documents](#) are various sections with details regarding our neighborhood. Board meeting announcements and minutes from past Board and Annual meetings. Did you miss a newsletter? They are all on our website.

New to Homestead? The Welcome Packet is a very good summary of our guidelines, rules and events.

The Clubhouse and Pool section contains any announcements regarding the pool and the clubhouse rental agreement.

The Architectural Control Committee (ACC) contains the pattern book, ACC request form and various bulletins. The bulletins clarify many of the items described in the pattern book.

The Governance section is great reading about our by-laws and covenants. Here you will also find information regarding the HOA Administrator, property manager and the property management agreement.

The Budgets are listed under the Budget section starting with 2008.

Another tab is the [Neighbors Network](#). This section contains Homestead resident's businesses. You can check this out and support your neighbor(s).

The [Teens at Service](#) contains services offered by some of our Homestead teens. This is password protected and you will need to contact the HOA Administrator to obtain the password.

The [Contact](#) link will help you send an email to the HOA Administrator.

As always, feel free to reach out if you have any questions.

- Patty Cash HOA Administrator

THANKS, DAN!

A warm and special thank you extends to Dan Huntley, an integral part of our community. His dedication to capturing the essence of our neighborhood events, from everyday get-togethers to festive occasions, has been a cherished gift. Dan's volunteer work, especially during our annual pictures with Santa, reflects his selfless spirit.

As an original homeowner in The Homestead, Dan's commitment to our community spans over two decades. What began as a hobby for Dan has developed into a profession, and we are the fortunate beneficiaries of his skill.

For the past four years, Dan has artfully set up and taken beautiful photos of our neighbors, creating timeless keepsakes. Beyond his photography skills, his willingness to contribute both time and expertise without any cost demonstrates the true essence of community spirit.

So, if you find yourself in need of photography services, I wholeheartedly encourage you to consider your neighbor, Dan Huntley Photography. Let's continue to support and celebrate the talents that enrich our community life.

Thank you, Dan, for your unwavering dedication and treasures you've provided us over the years!

Dan Huntley
(972)-322-4371

SEASON'S GREETINGS!



Season's Greetings Neighbors,

As the chill of winter creeps into our community, we're thrilled to share the warmth and joy of the season with you in our winter holiday update!

Our Fall Festival was a huge success with an amazing turnout. Kudos to Allison Stewart and Carrie Thomas for orchestrating a day filled with fantastic games, crafts, balloon art, face painting, trains, pony rides, and a petting zoo! The abundance of food and fun ensured everyone had a wonderful time.

A heartfelt thank you goes out to all the dedicated volunteers who contributed to the event's success. Special appreciation to Craig Phalen for coordinating, setting up, and participating in the Annual Cookoff Event – your efforts truly make it all come together.

A round of applause to Troy Dye for securing the 1st place win with his delicious brisket this year. Congratulations, Troy!

Pictures with Santa was a BIG success! We witnessed a delightful stream of kiddos and doggos, adding an extra dose of cheer to our community. Our photo set has evolved beautifully over the past four years, and the pictures keep getting better. A massive shoutout to Keny McClurg for embodying the spirit of Santa Claus and making the event truly magical. Your enthusiasm and warmth brought smiles to young and old alike. Thank you Dan Huntley for sharing your talents with us! The photos are really special!

Festive Spirit: Our streets are alive with the glow of holiday lights and decorations. It is great to see everyone turning our neighborhood into a magical winter wonderland! Your creativity is truly shining through.

Caroling Night: Unleash your inner caroler! Join us for a festive evening of caroling at the clubhouse. Whether you're a seasoned singer or just enjoy the tunes, everyone is welcome to spread musical joy. Rich Gregor and the Homestead Community Band will host the Holiday Hootenanny Sing-Along Thursday December 21st from 7pm to 9pm.

Dive into the New Year with our Annual Polar Bear Plunge! Whether the weather is a balmy 82° or a crisp 22°, grab your swimsuits and join us at the clubhouse for this chilly, yet exhilarating, neighborhood tradition! Stay tuned for more details as we approach the date. Get ready to make a splash and welcome the New Year in style!

BOARD MEMBERS

PRESIDENT	Roy Atwood	DIRECTORS AT LARGE	ARCHITECTURAL CONTROL COMMITTEE MEMBERS	HOA ADMINISTRATOR
TREASURER	Andrew Avalos	Shawn Faghihifar	Tim Green	Patty Cash
SECRETARY	Drew Heffner	Shari Pallant	Matt Clark	homesteadatcarrollton@gmail.com
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