



President's Update, Jill Sparks

Happy Holidays Homestead! I am loving the changing trees and festive lights and decor throughout the neighborhood. While we may still have to refrain from meeting together, I know that seeing all of the cheer on display warms my heart, and that of my kids too. Now that December is here, you may hear caroling and the Homestead Band bringing along the holiday cheer! Band members include Rich Gregor, David Sparks, Dave Sparks (Junior), Rusty NejdI, and Joshua NejdI. On Sundays keep an ear out for them, sing along, and help spread the holiday cheer! If you would like to join the Homestead Band, please reach out to Rich Gregor, at rjgreger@gmail.com.

We are so glad you are all enjoying the new doggie bag stations and the new waste station just outside the clubhouse! As you may have seen, the pool is drained right now for repairs. We will let everyone know once it is finished for those of you who love a frigid swim, and also so we can have our annual Polar Bear Plunge. Stay tuned for the official date!

Wishing you a warm holiday season,

Jill Sparks
HOA President

Inspections and Violation Reconciliation

Our neighborhood has an amazing property manager, Shonna Brown! Patty Cash is our HOA Admin who is also invaluable. Shonna often is driving in a marked car with a First Service Residential magnet. You may see her slowly driving down the street while she completes annual inspections and follows up on violations. Just a reminder, do not approach her while she is in her car to discuss a violation or concern. She will not roll her window down as it is not the appropriate place to discuss it. Also, please refrain from taking issues directly to Patty at her house. Respect her boundaries as both someone who works for our community but who also lives among us. The correct way to handle a concern with a violation is to email Patty at homesteadatcarrollton@gmail.com. She can walk you through next steps. Any violation will come as a courtesy warning first, so that is the perfect time to take it to Patty who can arrange for the matter to be brought before the board. Fines are not immediate and there is plenty of time when you receive a violation to discuss it and get questions answered to plead your case. Know that Patty and Shonna are just part of a team who help watch over our neighborhood, and we ask for your help. If you notice something that needs to be corrected, (for example, a tree limb hanging very low along a sidewalk) snap a picture and email it with the address to Patty at the above address. She will take it from there.

Wishing you a warm holiday season,

Jill Sparks
HOA President

New ACC Window Grid Bulletin Notice:

Yes—there are certain grid requirements to follow when replacing windows.

The bulletin can be found on our website: <http://www.homesteadatcarrollton.com>

Documents > Architectural Control Committee (ACC) > Architectural Bulletin 4.5-10 Window Grids

Please be sure to review it, along with the Pattern Book, when replacing windows and filing ACC forms.

Any questions: contact our Homestead Administrator or the ACC Committee.

John Waida Board Member

Have a newsletter idea?

Contact Kelsey Purswani at HomesteadatCarrollton@gmail.com.

Helpful Information from your HOA Admin: Maintaining your Sidewalks

Thanks to COVID-19, this year has seen an increase of walkers/runners in our neighborhood at all hours of the day. The sidewalks are within the City of Carrollton right of way but the homeowner is required to maintain it. With ground shifting, there are many trip hazards such as buckling and sinking on our sidewalks. A trip hazard is defined as a vertical displacement exceeding 1-1/2 inches or a crack exceeding 1 inch in width.

To help homeowners with sidewalk maintenance, the City offers a 90/10 Grant Sidewalk Repair Program. <https://www.cityofcarrollton.com/departments/departments-g-p/public-works/sidewalks/90-10-grant-sidewalk-replacement-program>

This is a simple process of filling out the form to describe the location of the sidewalk. The City will come out, evaluate the sidewalk and contact the homeowner with their recommendation for repair. Your HOA has repaired a few sidewalks over the past few years. The sidewalks on Orchard Lane at Hillside Park have recently been repaired. An ACC request is not required for this repair.

Has the rain or your sprinklers caused mud to accumulate on the sidewalk? Have your trees left the sidewalk covered with leaves which are hiding potential trip hazards? I've had multiple homeowners report slipping on mud on the sidewalk. Remember the homeowner is responsible for removing the mud, leaves and acorns from the sidewalk.

Check your automatic sprinklers! With freezing temperatures, be sure your sprinklers are off. City of Carrollton Ordinance Sec. 92.60 states the homeowner is responsible for removing ice and hazardous conditions from sidewalks. Let's keep our sidewalks clear for the safety of all our residents.

BIG THANK YOU!!!!

Thank you to John Waida and Jim Yauch for removing the bike rack from the area outside the pool. This was done to discourage fence jumping. We appreciate you helping to keep The Homestead looking good!

The bike rack was donated to The Salvation Army Center on Harry Hines in Dallas.

Patty Cash
The Homestead at Carrollton HOA Administrator
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HomesteadatCarrollton.com

The Homestead Fun Facts

Cattle or sheep in your yard? Wheat and cotton growing next door? The answer would be "yes" if you could flash back in time. This information comes from the Toews family who originally owned the Homestead property prior to it being sold for development. Mrs. Toews (who still lives in our neighborhood) recently told me they were very specific on the type of community to be built. Her family did not want cookie cutter homes; they wanted front porches and small front yards so neighbors could get to know each other. They wanted family style homes that were unique and old fashioned. So next time you walk the neighborhood and are greeted by neighbors relaxing on their front porch, you can thank the Toews family!

Do you know where Windmill Trail got its name? When the Toews farm was sold to be developed for our community, the farm's windmill and overhead tank were donated. The grass circle in front of the clubhouse is where the windmill was to be installed. Unfortunately, before installation, the windmill was stolen. Windmill Trail kept its name, but without the windmill. Check back each newsletter for more history of The Homestead.

Landscape Update

With mowing season behind us, now is the time to complete those other landscape duties, like trimming trees or planting new trees. This is the best time to remove those low limbs and also, as leaves fall, to remove any mistletoe. Just a reminder, if you see any sprinkler issues or standing water on HOA land, please let us know so that we can get the problem addressed and avoid high water bills. We have a few landscape projects lined up for this winter, including adding some median trees where we have had trees die in the past and sprucing up Primrose Park. If any homeowners are missing street trees in front of their homes, please check out the guidance on planting street trees in the HOA documents. Homes are required to have street trees to continue the shaded street and sidewalk vision set forth in the original neighborhood design documents. The guidance document discusses tree varieties and alternatives to planting between the curb and sidewalk where that area is not conducive to successful trees. Even though we barely had our first freeze, before you know it we will be glad for that shade!

Happy Holidays to all!

Roy Atwood

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