



## HOMESTEAD HOA NEIGHBORS FALL NEWSLETTER

### Hello Fellow Homesteaders!

With summer coming to an end, I want to extend a warm welcome to all of the new Homestead families that have recently moved to our wonderful neighborhood. Whether or not you've just moved in or have been here since the very beginning, don't forget that our website, [www.homesteadatcarrollton.com](http://www.homesteadatcarrollton.com), still has all the answers to the questions you may have about our neighborhood. From how to get a pool card, to what kind of changes to your home require an ACC request, you will find it all there!

I'm sure you've already noticed the many events that make our summers here at Homestead truly unique.

Be sure to checkout the Events section of the newsletter for the details on Homestead events - both recent and upcoming.

And if you have any ideas big or small, drop us a line and we'll see how we can make them happen. Feel free to join us at a board meeting to learn more about our community too! We'd love to have your input and drive as we work to make our neighborhood the star of Carrollton. The meetings are typically the 4th Monday of the month, but there is an email sent out confirming the date that is sent out about five days before we meet. Again, all are welcome. We meet at the clubhouse at 7 pm, and look forward to the new faces that will be joining us!

Sincerely, Jill Sparks  
Homestead Homeowners Association President

### Homesteaders Library

Walk or drive on over to 1804 Countryside and out front you will see a little library that you can borrow a book from. If you have books to donate to this library, you may leave them on the porch. Many thanks to Mary Ellen Green and her family for making this great addition to our neighborhood!

### HOA Projects Aug 2019

#### Completed

- Lamp Post Painting
- New Refrigerator installed at clubhouse. Big thanks to Patty and Eddie Cash for quickly researching and securing new one to replace the broken one!
- Removed four old/damaged green signs along commons areas along Morning Glory. Huge Thank You to John Waida for removing the signs and saving money for HOA.
- Primrose Gazebo: paint
- Two new picnic tables installed at kiddie pool area.

#### Ongoing or Upcoming

- Irrigation repairs
- Onboarding new Landscape Company

### New Landscape Company Update

Starting in September, you may notice a new landscaping company, Sunset Landscapes, on the property. At the August Board meeting, your Board decided to terminate the contract with Brightview and award the contract to Sunset Landscapes. The Board obtained bids from three companies and interviewed each one of the companies before making the selection.

Sunset Landscapes is a local company that has been in business in this area for 30 years. The properties they currently handle include Willow Bend Country in Plano. You may recall that we left a large national landscape company to go with Greater Texas Landscapes, which provided us great service and made big strides in addressing irrigation concerns and improving the look of the community. GTL was bought out by Brightview, a large national company, and our service and the attention to detail suffered dramatically.

The Board is excited to get started with Sunset Landscape and get back on track enhancing the appearance of our common areas, and thus The Homestead as a whole. When you see someone from Sunset Landscapes, take a moment to welcome them to The Homestead!

### Other Ideas For Future Newsletters?

Contact: John Waida, [waida@yahoo.com](mailto:waida@yahoo.com), 214.402.6571

## Recent Homestead Events

We had 3 events noted below. Thank you to these three neighbors for the amazing events. The weather was great - other than a brief downpour at the Manly Men event.



### Start of Summer Pool Party

Organized by Shari Pallant.  
Pictures (courtesy of Dan Huntley):  
<https://fab05.smugmug.com/Events/Homestead-Pool-Opening-2019>

### Manly Men Night on June 29th

Organized by Ty Albright. As I understand it, not-so-smart things were tried (some successful even). Beverages were consumed, maybe not in that order, fierce washers competition took place and we again affirmed why we love living with our neighbors. (no pictures available for obvious reasons)



### 4th Of July Parade and Pool Party

Huge shout out to Jill Sparks & family for stepping up at last second to make the party happen! Our parade had floats, a band, an old time police car and the Carrollton fire department participating, to name a few. Pictures again captured by Dan Huntley:  
<https://fab05.smugmug.com/Events/Homestead-4th-of-July-2019/>



## Upcoming Events

### New Neighbor Meet & Greet: Wednesday August 28th.

Come meet new and long standing neighbors from our neighborhood and enjoy a glass of wine or beer, We encourage as many to come and join us as can. If we push above 35 we will be in violation of the fire code.

**Fall Festival: Date TBD.** Thanks Wendy Hyink for volunteering to head this up again! Will have a petting zoo, train rides around neighborhood, games, arts and crafts! Plus: Craig Phelan will lead the Chili Cookoff at this event! Come help pick the best chili in the neighborhood! Your chili has what it takes? Come find out! More info to follow, regarding fall festival and chili cookoff.

### Women's Brunch, October (TBD)

## CONTACT FOR SOCIAL EVENTS

Rusty Nejd ( [rusty@ringofsaturn.com](mailto:rusty@ringofsaturn.com) / 214.674.8892) if interested in helping out on any of the activities, or to use the popcorn & snow cone machines at these events!

Homestead Residents,  
Happy Fall Y'all! We survived the hot summer months and now time to enjoy Fall activities!

As a reminder our pool is open 365 days a year from 6am -10pm. Please remember no glass containers allowed in the pool area. Any questionable or illegal activity can be reported to me or call 911. Keeping all residents safe is a top priority when the pool is being used.

If you are new to The Homestead, be sure to check out our website [homesteadatcarrollton.com](http://homesteadatcarrollton.com). There is an Answers section which answers frequently asked questions. The Documents section has the Welcome Packet, newsletters, meeting minutes, governing documents and forms for ACC requests and clubhouse rentals. Feel free to contact me if you have questions.

As school begins, please remember to slow down around our school. We have many kids who walk or ride bikes to school.

Here are 7 types when driving around schools:

1. Recognize school zones.
2. Reduce your speed while driving in a school zone.
3. Expect increased traffic in and around schools.
4. Always yield to pedestrians, even where there are not marked crosswalks.
5. Watch for school buses. Traffic in both directions must stop when a bus is loading or unloading.
6. Obey crossing guards, traffic officers and police.
7. Severe fines if speeding in a school zone. (no one wants to pay these fines!)

Nothing is more precious than the life of a child. Slow down, pay attention, and ensure the safety of students as they travel to and from school.



Your HOA Admin,  
Patty Cash

### **The Homestead at Carrollton HOA Administrator**

**email: [homesteadatcarrollton@gmail.com](mailto:homesteadatcarrollton@gmail.com)**

**Phone: 972.261.9841**

**[HomesteadatCarrollton.com](http://HomesteadatCarrollton.com)**

## BOARD MEMBERS

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**Treasurer** Roy Atwood  
**Secretary** Jose Mora

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John Waida

## Architectural Control Committee Members

Tim Green    Jenny Stewart  
Jose Mora    Greg Walker

**HOA Administrator**  
Patty Cash

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