



HOMESTEAD HOA NEIGHBORS

Spring Newsletter

Homestead Fun Facts

During the 1950's and 1960's rabbits were raised at a location near Josey and Hebron. Although it seems this business might have been behind the naming of Rabbit Run, it was not. Rabbit Run was already named before the business started. Mrs. Toews had her current home built so she had a view down Rabbit Run Road. At one time, her mailbox was located on Rabbit Run.

In 2006-2007, a developer requested the name Rabbit Run Road be changed to Medical Parkway. Fortunately, one of our residents was at the meeting at City Hall when this change was requested.

The person requesting the name change operates a medical billing business and wanted the address to be on Medical Parkway and proposed changing the name all the way down to Countryside. His argument was that no one but him had an address on that street so it should not make any difference to anyone and no one needed to be notified but him. Word spread through our neighborhood and residents expressed their objection to the name change. The result was the name change from Rabbit Run Road to Medical Parkway would only be from Hebron Parkway south to Branch Hollow.

Let's hear it for our residents who fought to keep history in our neighborhood!

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.

Article by Jill Sparks, HOA President

Howdy Homestead Families,

Spring is just around the corner and I am most excited to see the flowers just beginning to peek out of the ground. While I was out walking today I noticed the trees are just starting to bud and before long, beautiful color will be displayed throughout the neighborhood. With spring approaching that means our Annual Meeting is almost here as well! This will be our second year to do this meeting fully VIRTUAL. We invite you to join as we share an overview of 2020, priorities for 2021, and announce your new board. Please keep an eye on your email inbox for details on proxies. This year all votes will be collected BEFORE the meeting, and proxies will be needed so we can have a quorum. We do have two open board positions and have collected the applications for those positions. We will be sharing the candidates with you all soon and look forward to seeing who will be serving our community in the coming year. Our annual meeting will be Wednesday, March 10th, at 7pm on Zoom. As mentioned, details will be emailed out. I hope to see you all there, and out and about in the neighborhood soon!

Regards,

Jill Sparks
HOA Board President

Have a newsletter idea?

Contact [Kelsey Purwani](mailto:Kelsey.Purwani@HomesteadatCarrollton@gmail.com) at HomesteadatCarrollton@gmail.com.

Street and Alley Tree Maintenance; Article by Patty Cash, HOA Administrator

Kissing under the mistletoe? This is great during the holidays but in case you didn't realize, mistletoe can kill trees. Here is some information regarding mistletoe.

Mistletoe (*Phoradendron* spp.) is a parasitic evergreen shrub that sends its rootlike structures into tree branches, where they absorb water and minerals. In severe infestations, mistletoe can kill an oak tree by robbing it of nutrients. It earns its genus name, *Phoradendron*, which means "thief of the tree."

<https://www.gardeningknowhow.com/ornamental/flowers/mistletoe/mistletoe-control-info.htm>.

A non-toxic way to remove mistletoe is to simply prune it out. In order to prevent harm to the tree, you may want to use the services of a certified arborist. They know best how to remove large pieces of wood without adversely affecting the tree's health. If you do the pruning yourself, remove infested material back to the branch collar. To kill mistletoe growth permanently, cut back the leaves and stems to the wood and then wrap the area with wide black polyethylene to block light and prevent it from re-sprouting. Consistently cutting out the growth will not kill the plant but will prevent it from flowering and fruiting, creating seeds that will spread the mistletoe. Check your trees and hire someone if needed to remove it. An ACC request is not required.

According to this article from Southern Living, now is a good time to trim tree branches, flowering bushes and trees (crepe myrtles, roses). Be sure there are no new buds on the branches before trimming. With our mild winter, some vegetation might bloom early.

https://www.southernliving.com/garden/plants/trimming-plants-in-winter?did=603169-20210130&utm_campaign=sl-best-of-the-south_newsletter&utm_source=southernliving.com&utm_medium=email&utm_content=013021&cid=603169&mid=49903090481

Please note this information from the City of Carrollton: Title 9, Section 95.02 (Code of Ordinances)

It shall be unlawful for any owner or occupant of any property within the City to suffer or permit tree limbs, brush or unsightly vegetation to grow within one foot of the public street or alley adjacent to that private property. It shall be unlawful for any owner or occupant of any property within the City to suffer or permit limbs, brush and other vegetation existing above a public street or alley to hang lower than 12 feet above the alley, or street pavement or 7 feet above the sidewalk and other rights-of-way. It shall be unlawful for any owner or occupant of any property within the city to suffer or permit limbs, brush or other vegetation to obstruct any gate, garage door, or any doorway on private property.

It shall be unlawful for any owner or occupant of any property within the city to suffer or permit tree limbs, brush, or other vegetation to hang lower than ten (10) feet above the driveway. It shall be unlawful for an owner or occupant to allow the existence of tree stumps, dead trees, dead bushes, dead shrubs or other dead vegetation on residential property.

An ACC request is not required to trim trees.

Article by Roy Atwood, HOA Landscaping

It will not be long before trees are budding and our neighborhood begins to turn green again. Now is the time to trim those trees, especially over the sidewalk, street and alley. It is much better for the trees to be trimmed while they are dormant and they will not be dormant for much longer. Be aware that the winter has been very dry and it is important to continue to occasionally water your landscaping so that plants come back strong in the spring. Watering also helps avoid significant freeze damage. Our shifting and settling soils can lead to irrigation line breaks, so now is also a good time to run a test on your sprinkler system if you have one. We run tests monthly on the HOA sprinklers to identify leaks and damaged heads. As always, if you notice a leak or damaged head in the common areas, let Patty know so we do not waste water. It will not be long before Spring will bless The Homestead. Can't wait!

Article by Rusty Nejd, HOA Social Events

We will have our next Virtual New Neighbor Meet & Greet on Thursday, February 18th at 7PM. We hold these quarterly and they are open to both new and existing neighbors but we really hope to have all new neighbors drop in and say hi. We are a very social neighborhood and this gives us some time to get to know our neighbors as well as share some of what makes Homestead so wonderful *hint* it's the social events!

If any neighbors would like to see a social activity happen or would like to volunteer or help run an event please reach out to me or the discuss list. The discuss list continues to be a great way to engage your neighbors even when we can't meet in person.

Article by Terry Humphrey, HOA Secretary

Neighbors helping neighbors. Whether it is helping someone pick up larger items from Lowe's, offering advice on water shut-off valves, or temporarily corralling a pet that has gotten out, we help our neighbors on an ever-occurring basis. We assuage fears about loud noises, confirm internet outages, and offer the latest we've heard on when an electric outage will be fixed. We alert others to potential suspicious activity, identify unique plants / critters, and share where the latest lemonade pop-up is located. When it was recommended that grocery store visits be limited, our neighbors created a group who ran errands for those who needed to stay home. Thank you, Homestead neighbors; what you do for each other is at the heart of our great neighborhood!

Examples of how our neighbors help each other are endless. And what communication method facilitates disseminating these requests and answers? The Homestead discuss list. If you or your neighbors aren't subscribed, visit this link: <http://lists.geekthink.com/mailman/listinfo/hsdiscuss>.



BOARD MEMBERS

President Jill Sparks
Treasurer Roy Atwood
Secretary Terry Humphrey

Directors at Large
John Waida
Kelsey Purswani

Architectural Control Committee Members
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