



January/February 2014

THE HOMESTEAD NEWS

Homestead Homeowners Association (HHA)

Board Members

President - Rusty Nejd
Director - Ed Skelton
Director - Steve Kerper
Director - Noureen Khan
Director - David Gatz

Committees

Clubhouse: Cheryl Brewer &
Mary Ellen Green
HomesteadatCarrollton@gmail.com
972-261-9841

Newsletter: Open Position

Social: Open Position

Dinner Club:

Darlene & Bob Leiker
TrailBlazersTexas@yahoo.com
469-323-0354

Architectural Control Committee (ACC)

Gary Carpenter
Garyc@packagingdesign.com
972-939-9197

Neil Anson
neil.anson.d11@gmail.com
214-731-9538

Steve Kerper
stevekerper@judgefite.com
972-837-8014

Soup & Salad Social

Lynn Rossol
lynnrossol@hotmail.com
972-492-7698

HHA Website

www.homesteadatcarrollton.com

Homestead HOA Administrator

Cheryl Brewer
HomesteadatCarrollton@gmail.com
972-261-9841

First Service Residential
Property Manager, Sunday Wright
Sunday.Wright@fsresidential.com
Phone 214-451-5429

HHA PRESIDENT'S LETTER

Homestead Neighbors!

With the year end comes our annual budgeting for the Homestead. We will be able to keep our HOA dues flat for a 2nd year in a row. For the year, we were fortunate in having fewer things break than expected leaving us with a surplus in the budget. With part of that surplus the Homestead will be purchasing some items to be used for neighborhood social activities. These include a popcorn machine and a snow cone machine that have typically been rented every July for 50% of the cost to purchase. We are planning more outdoor social activities for next year including outdoor movie nights during the summer for which the Homestead will purchase the equipment. Fresh popcorn goes quite well with a movie too!

We had a wonderful Fall Festival in November. This could not have happened without the efforts of the Bangert family as well as the many others who stepped up. We also had another successful Manly Men event, complete with a pink backpack.

With volunteers for the activities, the board and the committees, we have the type of neighborhood we all want. If you are interested in helping out, let us know!

Fall weather is finally here and we have planted our Fall color around the neighborhood and replacement trees are being planted. With additional trees at Primrose Park we hope to have some better shade for the playground in a few years. Many of you noticed that we put a Fall display at the clubhouse. This will come down after Thanksgiving. We will again be putting up seasonal lighting at the entrance and clubhouse.

We will not have a board meeting during December; our next meeting will be on January 20th.

Sincerely,
Rusty Nejd
Homestead HOA President



“do we have your correct email?”

To be sure to get the neighborhood email blasts and other announcements, please make sure your current email is on file with us (this is separate from the Neighborhood Discuss List). If you're not sure what we have on file, contact the HOA Administrator at 972-261-9841 or homesteadatcarrollton@gmail.com.



Board of Directors Meetings

We would like to thank the homeowners who have taken time out of their schedules to attend the Association's most recent Board of Directors Meetings. These meetings are held in the clubhouse and we encourage homeowners to come out and hear first-hand what decisions are made by the Board Members. Being a Board Member is a very challenging position, which requires them to put on their thinking cap not only for themselves, but for the entire Association.

The next meeting is scheduled for **January 20, 2014 at 7:00 pm, at the clubhouse**. An e-mail will be sent out the week prior confirming the time, date and location.

Please come out and support your Board of Directors and your Association.

Do You Enjoy Volunteering?

We have two volunteer positions opened. One for Social Activities and the second for Newsletter Coordinator. To get started, contact Cheryl Brewer at HomesteadatCarrollton@gmail.com.



Things to do

One of the largest model train displays in the US is in the Children's Medical Center in Dallas. Several trains run simultaneously at this free exhibit, which is open 8 am - 9 pm daily. Parking is approx \$2.00 in the Blue or Green Garages.

The Dallas Museum of Art offers free admission for regular exhibits during regular museum hours, as well as free special family activities.



The Sprinklers Are Running! The Sprinklers Are Running!

We have had reports of the sprinklers in some areas running at odd hours or more than once in one night. In checking with our landscaper we discovered that several of the median areas (especially the ones with winter plantings) are being watered with a "cycle and soak" method, which means that the sprinklers are running twice – each time for half a cycle, in order to give the water time to soak in and, hopefully, help cut down on the runoff.

Although most of the watering you may notice is normal, if you see broken heads, leaks or other out-of-the-ordinary issues, please let us know. We appreciate the help!

same as-Bohlmans Pest Services_Aug 13

Easy Access Travel
Debra Kerper 1/4
Pending

CONTACTS TO REMEMBER

Contact Information:

When you have a question or concern, use the following contact information to get assistance.

- ✓ **Cheryl Brewer, HOA Administrator** (ACC; violations; landscaping, irrigation or common area concerns; forms; clubhouse, pool cards, etc.): 972-261-9841 or homesteadatcarrollton@gmail.com.
- ✓ **Sunday Wright**, FirstService Residential (to initiate or escalate any concerns): 214-451-5429 or SunDay.Wright@fsresidential.com.
- ✓ **The Homestead website** (forms for clubhouse rental, ACC, pool cards; information on budgets, board minutes and more): www.homesteadatcarrollton.com.
- ✓ **FirstService Residential Customer Service** (billing problems, reporting issues, etc.): 877-378-2388.
FirstService Residential
3102 Oak Lawn Avenue, Suite 202
Dallas, Texas 75219

Sweet Pumpkin Dip

It's like pumpkin pie in a dip. Delish!

Ingredients:

- 1 cup Libby's Easy Pumpkin Pie mix (not 100% pure pumpkin)
- 1/2 cup cream cheese, softened
- 1/3 cup packed brown sugar
- 1/2 teaspoon cinnamon
- 1 teaspoon vanilla
- 1 cup heavy whipping cream, whipped
- 1/2 cup candied pecans, chopped
- Graham crackers and apple slices for serving



Directions:

In a large mixing bowl, beat softened cream cheese until fluffy (about 3 minutes). Add pumpkin, brown sugar, vanilla and cinnamon to cream cheese and beat 3 more minutes. Fold in whipped cream. Cover and refrigerate at least 2 hours before serving. Sprinkle with candied pecans and serve with apples and graham crackers.

CertaPro Painters Rich-
ard Freddo 1/4
Pending

go green

LET'S DO OUR PART IN
HELPING THE ENVIRONMENT!

We are proud to announce we are now offering YOU to "opt-in" to having your Neighborhood Newsletter delivered electronically!

How?

- 1 Visit www.NeighborhoodNews.com
- 2 Click on: "Let's do our part" and follow the instructions.

What will change?

Well... nothing! You will begin receiving your neighborhood newsletter by email on the very next publication! We'll be sure to remove your address from the mailing list, while you enjoy your digital copy.

We are so pleased to be offering this new service!

Questions? Feel free to contact Albert Prieto at (210) 558-3160 with any website related questions.

THE HOMESTEAD

Dinner Group



January 2014

The **Homestead Dinner Group** is a group of your neighbors that meet for dinner. The characters vary each month so attend when you can! January 11at 6pm our theme is Mediterranean Cuisine



at the home of Bob and Darlene Leiker, 1600 Morning Dove Ct., unless someone else would like to host it (hint, hint). Bring a dish that would be served somewhere near the Mediterranean and bring your favorite beverage. Iced Tea is provided. We always have lots of fun and there is no "club" to join. Attend when you can, as often as you can, host when you can to keep the group going. Just be sure to RSVP your January attendance to HomesteadDinnerGroup@yahoo.com. Each Host/Hostess will determine how many people will fit in their home/backyard for the group. This is an Adult Dinner Group.

February 2014

February 8 is we will host a Murder Mystery Dinner at the home of Bob and Darlene Leiker. Each participant will have a part to play...who knows, you may be the murderer! Definite commitments a must as all characters are important. Reservations must be made by January 12, so we will know if we have enough to play and time to plan character costumes, foods, etc. RSVP! HomesteadDinnerGroup@yahoo.com



same as-Hawkins Residential Roofing_Feb 13

RESIDENTS did you know you can receive a 10% discount on advertising in your own neighborhood newsletter?

For advertising information,
Call
Call 866-558-3160
Or 972-385-2275

C-AD



Homestead Saturday Soup & Salad Social

This is open to all women in the Homestead who would like to get together quarterly for a potluck lunch and spend time socially with their neighbors.

January 2014

Host: Billie Washington

The hope is to keep this simple and have time to visit with women in our neighborhood.

March 2014

Host: Laura Bush & Jerry Davidson

Please e-mail Lynn Rossol for more information:
lynnrossol@hotmail.com or call 972-492-7698.



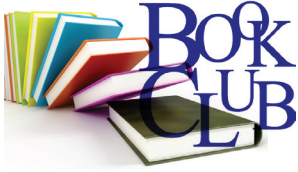
The Homestead HOA Board would like to wish the residents of Homestead a very Happy Holiday Season. We hope that you will take some time to reflect on your blessings and appreciate all of the good things in your life. We hope that your days will be happy, your lives will be full, and your hearts will be thankful!

C-AD

PROOF

NEIGHBORHOOD GROUPS

HOMESTEAD WOMEN'S BOOK CLUB meets on the second Wednesday of each month at 7:00 pm at the home of the hostess for the month. The books and hostesses for the next few months are:



January 8: Karen Barton - *The Obituary Writer* by Ann Hood

February 12: Kathy Amos- *Life After Life* by Kate Atkinson

March 19: Julie Van Horn - *Wonder* by R.J. Palacio

April 9: Jenny Stewart - *Princess: A True Story of Life Behind the Veil in Saudi Arabia* by Jean Sasson.

May 14: Mary Ann Sassone and Stacey Wittrup, Book TBD

June 11: Debra Kerper

As always, snacks will be provided...but it is BYOB! Newcomers are always welcome. This is a wonderful way to get to meet your neighbors and make friends. If you have any questions, contact Lindsay Marchant at lmhill68@hotmail.com.

POKENO, BUNCO & POKER GROUPS

There are quite a few Pokeno and Bunco groups in the neighborhood. These are terrific ways to get to know people in our neighborhood. If you would be interested in subbing for a group, contact:

Diane Albright – ty.di@verizon.net – 972-492-5334
meets first Thursday – Pokeno

Deborah Tkach – tkachfamily@yahoo.com – 469-688-8845
meets second Thursday – Pokeno –

*****LOOKING FOR NEW MEMBERS!*****

Laura Bush – llbush@me.com
meets third Tuesday – Pokeno

Michael Businelle – busi26@hotmail.com
meets once a month – Poker



If any other groups would like their contact information listed for people who might like to substitute or join a group, or if you would like to start a new group (it doesn't have to be only Pokeno or Bunco), please submit that information to Cheryl Brewer, the HOA Administrator at 972-261-9841 or homesteadatcarrollton@gmail.com.

same as-Hawkins Residential Roofing_Feb 13



Teens at Your Service

Please check your teen's info for accuracy.
Send updates to the Newsletter Coordinator or Cheryl

Baby-Sitting

Hunter Rosson is available to babysit. She is 13 years old, first aid and CPR certified. She would love to help watch your children on the weekends. Phone 972-492-7114.

Allison Cash – 13 years old, 8th grade ACMS student. Trained in First Aid and CPR. Younger sister of Jennifer Cash Speer & Lisa Cash. Contact Allison at 972-492-6194 or cashfamtx@verizon.net

Rachael Fedash – 12 years old, 7th grade; loves toddlers and trained in CPR and First Aid. Available on weekends. Please call 972-492-7159.

Addie Lutz – I am a 17 year old Junior student at Hebron HS. I love kids and have experience babysitting all ages. I am responsible and would love to play with your children. Please call me on my cell at 214-906-2411. My parents are Lynne and David Lutz and I live at 1724 Bluffview.

Madeline Mentasana – 14 year old 8th grader with lots of experience with babies and toddlers. Call me at 972-307-1890 or 214-244-3590.

Leslie Short – 15 years old, a Sophomore at Hebron High; also a JV Cheerleader. Certified Babysitter: She has completed Safe Sitter courses at Plano Presbyterian, CPR and First Aid certified. 972-948-8533. 1709 E. Branch Hollow Drive.

Cameron Walker – High school student available for babysitting. Call me at 972-939-5436.

Pet/House Sitting & Yard Services

Adam Dreyer – 12 year old in middle school. Love all pets. Please call 972-394-6766 if you need a pet sitter.

Scotty Dye – Have pet sitting or lawn mowing needs? I am a college age student available summers to do mowing, trimming, yard work and Christmas break to do pet sitting. Size of lawn will determine cost. I am prompt and very responsible. References are available upon request. 972-394-1954 or tscottdye8@verizon.net.

Braeden Gould – 12 year old would love to watch your pet for you. References are available. Contact me at 214-731-0154 or braedengould@yahoo.com.

Claire Jones – 13 year old responsible and dog-loving ACMS student available for walking your dog or dog sitting while you are away during the days in the summer or on weekends. Please call Claire at 972-394-4741.

Olivia Lloyd – Traveling over the holidays? I would love to take care of your pets, pick up your mail and water your plants. I am an 8th grader at Prince of Peace and have experience! Contact me at 214-695-9865.

Addie & Hannah Lutz – We both enjoy and would love to watch your pet! Contact Addie at 214-906-2411 or Hannah at 214-505-1320.

John Patrick Short – 16 years old, Junior at Hebron High School student. He would like to do odd jobs around your home. 972-948-8533. 1709 E. Branch Hollow Drive.

Gerardo Xala – 16 year old available to pet or house sit. I live on Auburn Drive. Contact me at xala.gerardo7@gmail.com or 214-952-0617.



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promote your business?

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& other neighborhoods
in your area

**972.385.2275 or
866.558.3160**

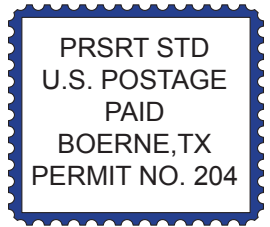
Nadine@neighborhoodnews.com




**Neighborhood
News**



THE HOMESTEAD
First Service Residential
3102 Oak Lawn, Suite 202
Dallas, TX 75219



Time Dated

Mark These Social Events on Your Calendar:

CALENDAR OF EVENTS FOR THE HOMESTEAD

| | | |
|-------------|----------|--|
| January 8 | 7:00 pm | Homestead Women's Book Club @ Karen Barton - <i>The Obituary Writer</i> by Ann Hood |
| January 11 | 11:30 am | Soup & Salad Social Luncheon @ Billie Washington's Home |
| January 11 | 6:00 pm | Homestead Dinner Group; Mediterranean Cuisine - RSVP |
| January 20 | 7:00 pm | HOA Board Meeting, Clubhouse |
| February 8 | 6:00 pm | Homestead Dinner Group; Murder Mystery - RSVP |
| February 12 | 7:00 pm | Homestead Women's Book Club @ Kathy Amos- <i>Life After Life</i> by Kate Atkinson |
| February 17 | 7:00 pm | HOA Board Meeting, Clubhouse |
| March 22 | 11:30 am | Soup & Salad Social Luncheon @ Laura Bush & Jerry Davidson |



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