



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!

Fall is finally here and with that, shorter days, cooler temperatures, and fall plantings. The HOA missed its opportunity to update the medians in the spring due to needed upgrades in our sprinkler controllers, but with the cooler weather you will see that the medians and entrances are getting enhancements and new plantings.

Southern Botanical also completed trimming of the trees at our entrance to allow better light penetration for ground plantings. Southern Botanical continues to work on eliminating the Dallis Grass.

In the fall, the clubhouse will be decorated with pumpkins and other Fall decorations. We hope you like it and can take the opportunity to have some pictures taken in front of the clubhouse. After Thanksgiving, we will be decorating the neighborhood with holiday lights with some lighting on the clubhouse and at the front entrance.

We will be closing the pool by the 6th of October this year, which comes after the yearly National Night Out. By then, the temperatures will be cooler and pool usage will drop dramatically.

There will be a **Manly Men event** at the clubhouse on **Friday, November 1st** and the **Annual Fall Festival** will be held at Primrose Park on **Sunday, November 10th**.

We thank all of the homeowners who have attended the past few board meetings and encourage as many of you as possible to attend. Your participation ensures that the board is hearing you as directly as possible and also helping to ensure that you understand why some decisions are made that might not come out in the meeting minutes.

The HOA is working to complete its updated budget for next year and we hope to have that approved at our October meeting. At this time, we do not foresee any need for a rate increase. Rates have been the same for the past 2 years.

The City of Carrollton has notified us that they will be inspecting our neighborhood beginning on October 2, 2013 for code compliance. As part of that, the city will also be focusing on tree compliance in alleys and streets to ensure that they are at **12 foot clearance over streets and 7 foot clearance over sidewalks**. This will not focus on tree removal. Other neighborhoods will be inspected at different times throughout the year. **If you have concerns or questions**, travis.caperton@cityofcarrollton.com / **972-466-3170** is the city contact for this activity.

Finally, in case you haven't joined, the City of Carrollton is supporting a Facebook like system for neighborhoods called, NextDoor and it is available at: <http://HomesteadCarrollton.NextDoor.com>

You can have it show you only our neighborhood or even include neighborhoods next to ours, which is good for crime notifications.

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.

Bring your family and celebrate

The Homestead

Fall Festival

Sunday, November 10th

From 3:00 – 5:00 p.m.

at Primrose Park

(corner of Branch Hollow & Hanover)

This year's festival is packed with lots of **FREE** fun for everyone in the neighborhood!!! We will have a **petting zoo, bounce house, train rides, carnival games, crafts, prizes, candy and more!!!**

We need Candy and Volunteers!

Please consider picking up a bag or donating your extra Halloween candy. Volunteers are needed for carnival games, setup and cleanup. Kids and teens welcome to help run the games!

****Candy donations can be dropped off at 1704 Branch Hollow in the box on the porch. To volunteer please e-mail katiebangert@yahoo.com****



Hawkins Residential Roofing
Randy Hawkins
Pending
Randy Hawkins
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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 **October 21, 2013 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.

We have two open volunteer positions! One spot is for Social Director and the second spot is for Newsletter Coordinator. Please contact Cheryl, our HOA Administrator to get started!

same as-Century 21-Judge Fite June 13 ad



Manly Man Highlander Competition AND beer drinking

Mark your calendar now:

Dress: Kilts optional but encouraged; shoes required.

Date: Friday, November 1st, 2013: starts at 7pm

Place: Homestead club house.

Who: All Homestead residents.

Manly Men: Your Job - show up with a 6 pack of your favorite beer to share with others. If you are a teetotaler, that's fine - bring root beer. If you decide to come at the last minute and have no beer - PLEASE, come any way, others will share (for real, you think everyone is gonna drink 6 beers?). Warning: anyone who shows up with any beer that has the word "lite," Coors or Corona in the name, will be considered by many true beer loving men, as weenies.

What I'm doing: Hey, I got us free use of the club house and will sorta organize stuff and bring some good beer, but that's about it.

I need Manly men to:

1. Bring games - like washers or "don't impale your teammate with that flying yard dart" (personally, I hate that game).
2. Need someone (or team) to organize how the competition will work (score keeping, referee, etc.) and select games of strength, courage or stupidity.
3. Can someone bring music? On an unrelated note, a first aid kit might be wise (especially if yard darts are included in the festivities).

Probably children under the age of 15 should stay at home, but that's up to you. Also, no one under 21 is permitted to drink alcoholic beverages.

Non Manly Men are of course also welcomed and encouraged to attend. This event is a great opportunity to network and get some good coaching pointers from some of the older and more experienced manly men.

Women are welcome. It would be extremely helpful if we had skilled women who would be willing to assist as follows:

1. Bartending (serve beer, smile, mop up spills, dial 911 if called upon to do so)
2. Nurse (anyone with emergency medical skills a plus)
3. Clean-up (note: the HOA Board approved a professional clean-up, so we just need to get everything in the garbage can and broom clean)

All volunteers will be paid with free beer.

I hope to see many of my neighbors. Show up - this is a fun way to meet your neighbors and maybe make a friend.



C-AD

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

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THE HOMESTEAD

Dinner Group



November 2013

The Homestead Dinner Group is a group of your neighbors that meet for dinner. The characters vary each month so attend when you can!

November 9 at 6pm our theme is "Stuffed" at the home of Bob and Darlene Leiker, 1600 Morning Dove Ct., unless someone else would like to host it (hint, hint). Bring food you like that is "stuffed" like these Stuffed Dates Wrapped in Bacon, 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 November 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.



December 2013

December 14 the theme is Winter Soups & Stews. Watch the Discuss Email and Homestead Website for location and contact information for Host/Hostess. Contact Darlene if you would like to host one of the upcoming months at homesteaddinnergroup@yahoo.com.



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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

March 2014

Host: Laura Anson & Jerry Davidson

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

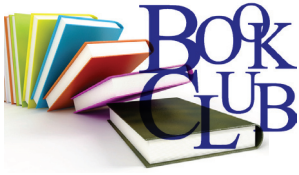
Please e-mail Lynn Rossol for more information: lynnrossol@hotmail.com or call 972-492-7698.

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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:



NEW DATE NEEDED

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 – lbush@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.

PROOF AD



Teens at Your Service

Please check your teen's info for accuracy.
Send updates to the newsletter coordinator, Theresa

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.

Leslie Short – 15 years old, a Sophomore at Hebron High; also a JV Cheerleader. Certified Babysitter: She has completed Safe Sitter courses at Plano Presby, 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.

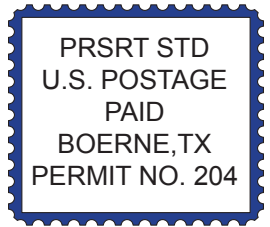
Gerardo Xala – 16 year old available to pet or house sit. I live on Auburn Drive. Contact me at xala.gerardo7@gmail.com or 214-952-0617.



AD



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

October 21	7:00 pm	HOA Board Meeting, Clubhouse
November 1	7:00 pm	Manly Man; Clubhouse
November 9	6:00 pm	Homestead Dinner Group; Stuffed - RSVP
November 10	3 – 5 pm	Fall Festival @ Primrose Park
November 18	7:00 pm	HOA Board Meeting, Clubhouse



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