



*A Publication of the*  
**THE FARM AT ARAPAHOE COUNTY HOMEOWNERS ASSOCIATION, INC.**



# The Farm

## AT ARAPAHOE COUNTY

**January 2024**



**PCMS 303-224-0004**  
 Bookkeeping Ext. 308  
 Design Review Ext. 200  
 MON-THURS 7:30 AM - 4:30 PM  
 FRI 7:30 AM - 12:30 PM  
 corpoffice@pcms.net

***The Farm at Arapahoe County Homeowners Association, Inc.***

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Advertise in the February issue of  
***The Farm at Arapahoe County***

Deadline to advertise is

**January 20th**

E-mail [kerri@porchlink.com](mailto:kerri@porchlink.com)

**Thank you to everyone who came to visit Santa and Mrs. Claus!**

We had an amazing turnout. A big thank you to the staff at Howdy Ice-Cream for being wonderful hosts to us!

We hope you have a wonderful New Year and we look forward to seeing you all at the events in 2024.

**Reminder Regarding Public Street Snow Removal:**

As a reminder public street snow removal within The Farm at Arapahoe County is handled through Arapahoe County and not the Community Association. Please visit their website for information and updates at

<http://www.co.arapahoe.co.us/index.aspx?NID=639>

**Sidewalk Repair Inquiries:**

Please note that the sidewalks in the community are maintained by the Arapahoe County Public Works Department and a link to their website to report concerns is located at:

<https://www.arapahoe.gov/FormCenter/Public-Works-and-Development-8/Road-and-Bridge-Service-Request-Form-62>



## Board Meetings

### *The Farm at Arapahoe County Homeowners Association Board of Directors Meeting Schedule for 2024:*

The Farm at Arapahoe County Homeowners Association Board of Directors meeting schedule for 2024 will be the 2nd Wednesday (Feb/May/August/Nov). The next Board meeting is February 14, 2024 at 6:15 p.m. and the meetings will be held via Zoom until further notice. Please contact PCMS if you would like confirmation of the Zoom log in information for a meeting at [corpoffice@pcms.net](mailto:corpoffice@pcms.net).

You can also visit The Farm HOA website at <https://pcms.net/the-farm-at-arapahoe-county-hoa/> for the most up-to-date meeting dates/times.

### *Hillcrest at The Farm Owners Association Board Meeting Information:*

The Hillcrest at the Farm Owners Association's next Board of Directors meeting is scheduled for February 8, 2024 at 6:00 p.m. to be held via Zoom until further notice. Please contact PCMS if you would like confirmation of the Zoom meeting log in information at [corpoffice@pcms.net](mailto:corpoffice@pcms.net). You can also visit the Hillcrest website at [www.HillcrestAtTheFarmHOA.com](http://www.HillcrestAtTheFarmHOA.com) for the most up-to-date meeting dates/times.



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The Teen Services listing is offered and maintained by The Farm at Arapahoe County Association, its officials or agents, and is not a service of Porchlink Media, LLC. Any misuse of the listing should be reported immediately to The Farm at Arapahoe County, its officials or agents.

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**THE FARM**  
**REAL ESTATE REPORT**

Data Sponsored by Bill Watson,  
 The Watson Group

**THE WATSON GROUP**  
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ADDRESS	SOLD PRICE	DOM	BED	BATH	SQ. FT.
6410 S Walden Wy	\$770,000	112	5	4	3,241
<b>Average Sales Price: \$770,000</b>			<b>Average Days on Market (DOM) 112</b>		
<b>Available Homes: As of 12/15/2023 there are ZERO Properties Available for Sale in The Farm.</b>					
<ul style="list-style-type: none"> <li>Based on information from REcolorado, Inc. for the period of 11/16/2023 through 12/15/2023.</li> <li>Not all properties were listed and/or sold by Your Home Sold Guaranteed Realty / The Watson Group</li> <li>This representation is based in whole or in part on content supplied by REcolorado, Inc. REcolorado, Inc. does not guarantee nor is it in any way responsible for its accuracy. Content maintained by REcolorado, Inc. may not reflect all real estate activity in the market</li> </ul>					
<b>720-463-0002   <a href="mailto:bill@watsonrg.com">bill@watsonrg.com</a>   <a href="http://www.WATSONREALTYGROUP.net">www.WATSONREALTYGROUP.net</a></b>					

## Teen Services Update:

If you have previously registered your teenager for the Teen Services listing in the newsletter publication and your teen is no longer interested in having their name listed or has moved out of the community, please send an email to [corpoffice@pcms.net](mailto:corpoffice@pcms.net) and request that your teens name be removed from the list. The Association has received a few calls indicating that they have tried calling several of the teens listed and were told they are now at college or moved, etc.



We have been advertising in the Porchlink newsletters for almost 2 years now. The staff is always professional and pleasant to work with. The newsletter has been very helpful in getting business for our small plumbing company. The ad usually pays for itself each month because so many people use it to get reasonable, trustworthy services.

**Michelle Cox**  
 Neighborhood Plumber





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## The Farm Display Advertising Rates

Business Card	\$30 per issue
1/6 Page	\$45 per issue
1/4 Page	\$60 per issue
Half Page	\$85 per issue



**Deadline is always the 20th of the preceding month.**

**Email [kerri@porchlink](mailto:kerri@porchlink) with any questions.**

## Community Website Info



As a reminder, The Farm at Arapahoe County currently has two websites:

① [www.thefarmhoa.com](http://www.thefarmhoa.com) (No log in/registration required)

VIEW/DOWNLOAD/PRINT THE GOVERNING DOCUMENTS

GENERAL ASSOCIATION INFORMATION

② <https://pcms.cincwebaxis.com> (Registration required)

REGISTER @ <https://pcms.cincwebaxis.com>

VIEW/DOWNLOAD/PRINT The Governing Documents /General Association Information

View your specific homeowner account: account balance and make payments on your account

View your architectural request history and submit your architectural requests

View your covenant violation history and add notes/updates to the covenant violation listed

Submit work order requests for maintenance items you feel need to be reviewed/addressed in the common areas within the community

Receive community e-news updates

**Questions? Please contact [corpoffice@pcms.net](mailto:corpoffice@pcms.net)**

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## Complaint Procedure

### Who May Submit Complaints?

Complaints regarding alleged violations of the Covenants, Design Guidelines or Rules and Regulations may be reported by members of the Board of Directors, members of the Community or the Association's Manager.

### How Complaints Should be Submitted.

Complaints by a member of the community shall be in writing and must include a contact name and email address or phone number in case there is an inquiry from the Board or management office regarding the complaint submitted. Anonymous complaints will not be accepted. Your name and contact information will not be provided to the person you have made a complaint about; it is only needed for the management team. The member must have observed the alleged violation and shall contain the nature of the alleged violation, the location of the alleged violation and the date it was observed, photos are very helpful. A complaint may also be submitted by any member of the Board of Directors or by the Association Manager after a walk through or inspection of the Community.

You may send your concerns to PCMS via email at [support@pcms.net](mailto:support@pcms.net) or via fax at 303-224-0002.

## The Farm Real Estate Services



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(Air Force Veteran)

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# Poinsettias

The holidays are over, decorations are being put away, Christmas trees are being recycled into mulch... but what about that poinsettia plant? Should you try to save it for a few months? Maybe keep it alive until next year? Or should it be thrown out with the tree? That choice is one that only you can make, but if you decide to keep it around for a little while longer or even until next year, here are a few tips.

Your poinsettia should remain in a location with plenty of natural light, keeping it away from drafty areas like a front or back door, heat registers, and far enough away from a window so that its leaves do not touch the glass. Poinsettias prefer temperatures between 60 and 70°F, so room temperature is ideal.

Water thoroughly only when the planting mix is dry, allowing for the excess water in the pot to drain. If you see lower leaves drying up and falling off, you may need to water more often. If those leaves are turning yellow and then dropping, you may be watering it too often, or needing to fertilize. Use an all-purpose fertilizer every few weeks for best results. Monitor your plant throughout the year for insects such as whitefly, aphids, and fungus gnats. If you notice a pest, take measures to get it under control promptly—they can get out of hand quickly.

In late March or early April, your plant may be looking a little sad, but have no fear. It's time to start shaping the plant and encouraging new growth by cutting back the original stems to a height of 4 to 6 inches. You might also see new shoots starting to emerge from the base of the plant. If so, you can encourage their growth by cutting back those older stems which will divert more resources to growing these new shoots, too. You should wear gloves during this process because poinsettias exude a white sap that can cause skin irritations or eye injury. Plants can be lightly shaped every few weeks though the summer, whether grown on indoors or outside.

Poinsettias are a short-day photoperiod plant that naturally start to flower when nights become longer than days (around the time of the Fall Equinox).

If you want to go the easy route and rely on the natural light and dark cycles, you will need to locate your plant in a spot that gets plenty of light during the day but no supplemental lighting once the sun goes down.

You can artificially create these long night conditions by covering your plant with a large box or placing it in a dark closet. The next morning a remove the box or place the plant back in the light. Plants need at least 14 hours of complete darkness each night for a couple of months to initiate flowering. Once you start to see the bracts changing color, you can stop covering the plant each night and prepare to enjoy the show!



*With care, these plants will be ready to deck the hall year after year.*



*The true flowers of poinsettias are actually quite small—and green!*

**Chelsea Hutchison Foundation**  
Granting Comfort and Hope

**Do you love someone with Epilepsy?**

Epilepsy affects over 3.4 million Americans of all ages – more than multiple sclerosis, cerebral palsy, muscular dystrophy and Parkinson's disease – combined! Almost 500 new cases of epilepsy are diagnosed every day and it is estimated that up to 50,000 Americans die from seizures and seizure related causes every year in the United States. 1 IN 26 people will develop epilepsy at some point in their lifetime.

The Chelsea Hutchison Foundation raises SUDEP (Sudden Unexpected Death in Epilepsy) awareness. Funds raised through the Foundation provide grants for seizure response service dogs, movement monitors and wish trips to special epilepsy expos and events.

*“Living with someone who has epilepsy is like living with a bomb!” – For more information visit: [www.ChelseaHutchisonFoundation.org](http://www.ChelseaHutchisonFoundation.org)*

**Chelsea Hutchison Foundation**  
Granting Comfort and Hope

Doug and Julie Hutchison  
The Chelsea Hutchison Foundation

Mailing Address:  
Post Office Box 630048  
Littleton, CO 80163-0048  
303.250.7739  
[info@ChelseaHutchisonFoundation.org](mailto:info@ChelseaHutchisonFoundation.org)  
[www.ChelseaHutchisonFoundation.org](http://www.ChelseaHutchisonFoundation.org)

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### CLEANING YOUR HOME?

Let Two Maids do it. Call/Text us at 720-458-8988. Email [aurora@twomaidscleaning.com](mailto:aurora@twomaidscleaning.com) Make your own appointment online at [www.twomaidscleaning.com/aurora](http://www.twomaidscleaning.com/aurora)

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Email [kerri@porchlink.com](mailto:kerri@porchlink.com) for advertising rates and information.



# Waste Connections 2024 Recycle Schedule

THE FARM is on the "A WEEK" Schedule | 303-288-2100 | www.wcdenver.com

A WEEK=

Recycling collection will be every other week. Your pick-up is on your regular service day. Please refer to the highlighted lines of this calendar to determine your recycling collection week.

○ = We observe the following holidays: **New Years, Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas, Unless it falls on a weekend day.**

Your holiday collection schedule will run 1 DAY LATE (Mon. will be Tues. and so on and Fri. will be Sat.) if your normal pick-up day falls on or after the holiday within the same week.

January 2024						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February 2024						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March 2024						
Su	Mo	Tu	We	Th	Fr	Sa
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31						

April 2024						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
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28	29	30				

May 2024						
Su	Mo	Tu	We	Th	Fr	Sa
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June 2024						
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30						

July 2024						
Su	Mo	Tu	We	Th	Fr	Sa
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August 2024						
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September 2024						
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October 2024						
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November 2024						
Su	Mo	Tu	We	Th	Fr	Sa
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December 2024						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				



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# Fox Hollow PTO Community Corner

NO SCHOOL  
12/25-1/8  
CLASSES RESUME 1/9

MARTIN LUTHER KING, JR. DAY  
*I have a dream*  
No School  
Monday January 15

**SPIRIT NIGHT!**  
  
January 18th 4-8PM  
Cornerstar Location

NO DOGS ALLOWED  
  
ON SCHOOL GROUNDS  
7:45 AM - 4:00 PM  
Service dogs-accepted

Please be on the lookout for pedestrians and students in and around crosswalks!  
  


Stay Up to Date with the Latest Fox Hollow News!



# The Farm Teen Services

To add your name please contact: [corpoffice@pcms.net](mailto:corpoffice@pcms.net) ♦ updated November 2023

The Teen Services listing will be offered and maintained by the Homeowners Association and is not a service of Porchlink Media, LLC. Any misuse of the listing should be reported immediately to the Homeowners Association.

Name	Phone Number	Baby Sitter	Red Cross Certified	Pet Sitter	House Sitter	Lawn Mowing	Chores	Snow Removal	Other
Zachary Ammon	303-221-0626	✓	✓						
Aidan Anderson	720-412-6174					✓			
Isaac Anderson	303-549-1757	headlight polishing							
Sophia Anderson	303-549-3867	✓		✓ dogs	✓				dog walking
Stratton Anderson	303-549-2170			✓	✓	✓	✓	✓	math tutoring (middle school and younger) dog walking
Eva Atkinson	720-551-1644 303-408-7114	✓		✓					
Alina Bates	303-408-2795								dog walking
Avari Bindley	720-633-0438			✓			✓		dog walking
Jacob Blevins	951-776-6969					✓			weeding
Trevor Bock	720-481-8481			✓	✓	✓	✓	✓	
Joshua Brito-Mariani	303-803-2601			✓		✓		✓	tutor
Lauren Campbell	720-788-5252	✓							tutor familiar w/food allergies
Laurel Caranta	303-617-0505	✓	✓						piano teacher
Isabel Dalmer	303-483-5265	✓	✓	✓			✓		tutor & cello
Emmett Duggan	773-895-3313	Ski/Snowboard Hand Wax							
Cooper Elmore	720-584-2549	✓		✓	✓				
Chase Enriquez	303-619-9315			✓		✓			
Kelcie G, 15	406-599-0345			✓					
Alejandro Garcia, 14	720-675-0353				✓	✓	✓	✓	
Leonardo Garcia, 15	720-469-3051				✓	✓	✓	✓	
Sophia Good	248-897-5105	✓	✓	✓					swim lessons
Mikayla Gross	303-515-0886	✓	✓						
Natalie Krier	720-717-6779	✓	✓						
Zoe Lapidow, 16	720-666-5060	✓	✓						
Natalie Marcinek	321-537-9332	✓	✓						
Sophia Marcinek	321-794-7947	✓		✓	✓		✓		
Jaya Messer	303-903-9234	✓		✓	✓				Dog walker
Keira Morrell	425-435-6402	✓	✓	✓					
Keegan Parris	720-410-2865	✓		✓		✓			
Lily Parris	720-410-2865	✓		✓		✓			
Emily Pendleton, 18	303-868-2558	✓							house cleaning photographer
Kariana Rodriguez, 14	720-261-5438	✓	✓	✓	✓				Dog walker
Alejandro Salazar, 16	720-291-1279	✓	✓		✓	✓		✓	tutor
Daniel Salazar	303-241-0615	✓	✓					✓	
Sabrina Salazar	303-241-0615	✓	✓	✓					
Audrey Seidel	720-926-3771	✓	✓	✓	✓		✓		
Tenzing Sherpa	303-396-9194	✓	✓	✓	✓		✓		tutor
Maddie Squires	720-318-5912	✓	✓	✓	✓			✓	Tutoring middle school & younger, dog walking
Reagan Stone	720-560-3706	✓	✓	✓			✓		swim lessons
Harper Stull, 13	720-660-1259			✓	✓		✓		leaf removal, gardening, dog waste collection
Emma Tebben	720-476-2404	✓		✓	✓	✓			tutor & dog walker
Noah Tebben	720-628-7606			✓	✓	✓	✓		dog walker
Adler Tuley	720-808-1442					✓			Fertilization
Everest Tuley	720-808-1442					✓			Fertilization
Mikaela Vernikoff	720-371-0352	✓	✓	✓	✓				
Alexis Walton	720-252-6689	✓		✓	✓				
Ian Weidner	720-665-3319	✓	✓	✓	✓				



# Community Reminders



## *Park and Field Reservation Information/Goodman Metropolitan District Contact Information:*

Please note that the Goodman Metropolitan District provides the management of the areas that are owned by the District which includes the baseball fields, open fields and Central Park. Visit the parks page at [Goodmanmetro.org](http://Goodmanmetro.org) for more info if you are interested in reserving the fields or park areas in the community. Completed applications and checks can be dropped off or mailed to Goodman Metro District c/o PCMS 7208 S. Tucson Way, #125, Centennial, CO 80112.

## *Goodman Metropolitan District Updates:*

If you would like to receive updates from the Goodman Metropolitan District regarding the Parks and Trails within The Farm, please contact Allison Hanson at [ahanson@wbapc.com](mailto:ahanson@wbapc.com) or 303-858-1800.

## *Application Review Procedure of the DRB*

In order to try and improve the current homeowner design review request submittal procedure, our DRB has established a process for the receipt, review and response of all future design review requests. The DRB will schedule and convene meetings as necessary to review homeowner applications submitted to the management company, PCMS based upon the following schedule; a) owner applications with all required additional documentation received by the first Friday of the month will be reviewed by the DRB for response to the owner by the third Friday of the month; b) owner applications with all required additional documentation received by the third Friday of the month will be reviewed by the DRB for response to the owner by the first Friday of the month. These schedules are subject to change by the DRB.

## *Questions on process for submitting architectural or design review plans?*

Please note that the e-mail address for all design review requests and inquiries regarding the submittal process at [designreview@pcms.net](mailto:designreview@pcms.net) If you have any questions regarding the process for submitting a plan or would like to submit your plan via e-mail, please do so at this address.

	
<b>EMERGENCY (Police &amp; Fire):</b>	<b>911</b>
<b>Member Notification Information:</b>	
<b>Community Legal Name:</b> The Farm at Arapahoe County Homeowners Association, Inc.	
<b>Date Declaration Recorded:</b> March 25, 1998	
<b>Fiscal Year:</b> January-December	
<b>Assessment:</b> \$52 per month <i>Assessment Includes: trash removal, social activities, newsletter, common area landscape maintenance and covenant enforcement</i>	
<b>Community Representative:</b> Mark L. Eames, PCAM CAM Lic. No. RM 000001261	
<b>Management Company:</b> PCMS <b>Office:</b> 303-224-0004	
<b>For Association Issues:</b> <i>Covenants, HOA Assessments, and Design Review Requests</i>	
<b>Address:</b> 7208 S. Tucson Way, Suite 125, Centennial, CO 80112	
<b>Fax:</b> 303-224-0002	<b>Email:</b> corpoffice@pcms.net
<b>Hours:</b>	Mon-Thurs 7:30 am - 4:30 pm Fri 7:30 am - 12:30 pm
<b>COMMUNITY WEBSITE:</b> <a href="http://www.thefarmhoa.com">www.thefarmhoa.com</a>	
<b>DOCUMENTS:</b> The Master Declaration of Covenants and Design Guidelines can be viewed at the The Farm website at <a href="http://www.thefarmhoa.com">www.thefarmhoa.com</a> . All other documents are available by email, fax or mail if requested.	
<b>CHECK POLICY:</b> By issuing or providing a check as payment, you authorize us either to use the information from your check to make a one-time electronic funds transfer from your account, or to process the payment as a check transaction.	
<b>NEIGHBORHOOD WATCH:</b> To report any vandalism or suspicious activities call: Arapahoe County Sheriff Dispatch: 303-795-4711	
<b>HOMESTEAD AT THE FARM SUB-ASSOCIATION</b> c/o Avenue 1 Properties: 303-804-9800	
<b>HILLCREST COMMUNITY AT THE FARM SUB-ASSOCIATION</b> c/o PCMS: 303-224-0004	
<b>SERVICES &amp; UTILITIES</b>	
Arapahoe County Sheriff: 303-795-4711	
Electricity & Gas - Xcel Energy: 800-895-1999	
Intermountain Rural Electric: 303-688-3100	
United States Post Office: 800-275-8777	
Snow Removal, Street & Sign Damage: Arapahoe County Public Works: 720-874-6500	
<b>NEWSLETTER</b>	
<b>kerri@porchlink.com</b>	
<b>720-295-2649</b>	
6255 Gunpark Drive #370-133 BOULDER, CO 80301	