



The Farm AT ARAPAHOE COUNTY

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



February 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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The Farm at Arapahoe County

Deadline to advertise is

February 20th

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We hope you are staying warm and having a great New Year! We are busy planning 2024 events. Stay tuned for information. Have a wonderful February and Happy Valentines Day to all our Farm neighbors!

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.arapahoegov.com/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. Please contact PCMS if you would like confirmation of the Zoom log in information for a meeting at corpoffice@pcms.net. You can also visit The Farm HOA website at www.TheFarmHOA.com 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. You can also visit the Hillcrest website at www.HillcrestAtTheFarmHOA.com for the most up-to-date meeting dates/times.

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 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.



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Advertisements pay expenses related to publishing this newsletter. The publisher reserves the right to refuse advertising to any person or company. Publisher does not recommend or sanction any advertisement. Advertisers are expected to treat clients and the community ethically. When hiring anyone advertising in this publication, residents are urged to do their own research. Complaints from residents are given serious consideration.

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

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ADDRESS	SOLD PRICE	DOM	BED	BATH	SQ. FT.
17771 E. Maplewood Cir	\$765,000	12	6	5	2,800
Average Sales Price: \$765,000			Average Days on Market (DOM) 12		
Available Homes: As of 1/15/2024 there are ZERO Properties Available for Sale in The Farm.					
<ul style="list-style-type: none"> Based on information from REcolorado, Inc. for the period of 12/16/2023 through 1/15/2024. Not all properties were listed and/or sold by Your Home Sold Guaranteed Realty / The Watson Group 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 					
720-463-0002 bill@watsonrg.com www.WATSONREALTYGROUP.net					



New brewery in the neighborhood!

Bent Barley Brewery

15416 East Orchard Rd. Unit D1
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We want to become your favorite local watering hole, come stop by for a beer and become a part of the Bent Barley Family! We look forward to seeing you soon! Cheers!

Bent Barley Brewery opened our second location in your neck of the woods! Come check out the brewery located on the southeast corner of Parker Rd. and Orchard Rd. There are 24 beers on tap, so there is surely something you will like. Bent Barley Brewery is family friendly including your furry family members! We even have dog treats, water bowls and merch! We do not serve food so be sure to grab your favorite grub to bring in with you! All outside food is allowed.



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.

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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
1/3 Page \$75 per issue	Half Page \$85 per issue	Full Page \$110 per issue

Deadline is always the 20th of the preceding month.

Email kerri@porchlink with any questions.

Community Website Info

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



1 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

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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 or via fax at 303-224-0002.

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Brighten Up Those Long Winter Days With A Cheerful, Blooming Houseplant!

Winter is settling in with snow and cold, summer temperatures and outdoor gardening are still months away, and you are missing your beautiful flowers – what are your options to bring that beauty inside?

If you are like me, you cannot wait to get back outside, put your hands into the soil and start growing things. Unfortunately, our Colorado climate allows a shortened growing season at best. However, I find that a few flowering indoor houseplants quench that thirst for beautiful blooms until summer comes.

Among the plants that bloom and thrive indoors are begonia, kalanchoe, orchid, cyclamen, the peace lily, and others. And these plants are usually quite easy to find – they can often be found at your local grocery store’s floral department or a big box retailer’s gardening section. For a greater selection and more varieties, check out a local nursery.

Let’s focus on a couple of easy-to-grow blooming indoor plants (and one that’s a bit more challenging) that can really liven up your home this winter. These houseplants also have interesting leaves that you can appreciate on their own merits. As foliage plants they will always look good, and any blooms you receive will be a bonus.

First off, consider the petite and compact African violet. I remember my mother and grandmother grew these for years – they even had some plants for decades! There is something about their delicate, old-fashioned purple, pink, and white blooms that is just irresistible. They are also known for their thick dark green and fuzzy leaves.

African violets flower almost continuously and will flourish if kept in bright, warm, and humid conditions. They don’t require full sun, and actually prefer the indirect light from a window facing east or west. If you have only exposure to southern light, consider shading the plant somewhat with sheers or thin curtains. For best blooms, aim for 10-14 hours of sunlight a day.

These small charmers do not require much water, so water only when the soil is dry. Try watering from the bottom by putting the plant’s pot (which should have drainage holes) on a shallow saucer of water. Let the plant absorb the moisture for a few hours and then remove it from the saucer and drain.

Next up is an easy-care bloomer - the Christmas cactus, named for the holiday during which it typically flowers. You may have received one of these exotic-looking plants as a gift over the holidays. It is an excellent choice for decorating your interior and will look equally great in a hanging planter or on a table. A relative of the cacti family, this plant features long-segmented “arms” or branches that spill over the pot. The beautiful blooms at the end of these arms flower at different times of the year depending on the variety of the plant.

Blooms on a Christmas cactus can range from yellow, salmon, pink, fuchsia, red, or white, or combinations of those colors – so many options! The plant will flower for four to six weeks at a time, and should be placed in an indirect, bright location. The ideal spot would be near a north or east window, getting at least 8 hours of dappled sunlight a day.

When the top third of soil is dry to the touch, water a Christmas cactus thoroughly. Make sure the water drains completely out of the bottom of the pot - they do not like “wet feet.” Too much water can lead to root rot, or even plant death.

If you are up for a true growing challenge, consider the striking and especially fragrant gardenia plant. The glossy green leaves are beautiful on their own, but when coupled with its zesty-scented white blooms, you’ll be sold on this plant! I have grown several over the past 20 years and while they do need more attention, the effort has been most rewarding.

While often seen as a larger shrub framing a home’s exterior in southern regions of the U.S., the gardenia can also thrive as indoor houseplants in our region. Shoot for six to eight hours of indirect sunlight each day, always protected from the harsh midday sun. Too much direct sunlight will cause the leaves to yellow or burn. An area that receives morning sun and late afternoon shade is optimal.

Gardenias are very sensitive plants. Find a location you like and don’t move it too often, which can stress the plant and make it lose its leaves, flowers, or buds.

Water your gardenia when the soil is dry. If the soil still feels damp, do not water. This is a good rule of thumb for most houseplants. Overwatering can lead to root rot, less blooms, or browning of leaves. Consider using a soil moisture reader for indoor plants, which helps to determine if the plant needs water. This is especially important in winter, when houseplants typically require less moisture. Always use room temperature water to avoid shocking the plant.

Lastly, as with many other indoor flowering plants, keep in mind that gardenias need humidity to grow well especially when the drying heat of indoor furnaces kick in. If your indoor environment is too dry, try setting out a few shallow dishes of water around your plant to increase humidity, get a plant mister and mist the leaves a few times a week, or run a house humidifier. This will help your plants stay healthy and encourage more blooms.

Your interior spaces can be brightened considerably this winter with the addition of a flowering houseplant (or two). They are not too difficult to grow and the result is very satisfying. With the shorter amounts of daylight now and more cold weather ahead, enjoying a plant in full bloom just might be what carries you through until summer!



African Violets

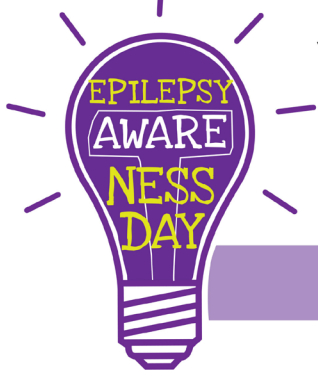


Christmas Cactus



Gardenias

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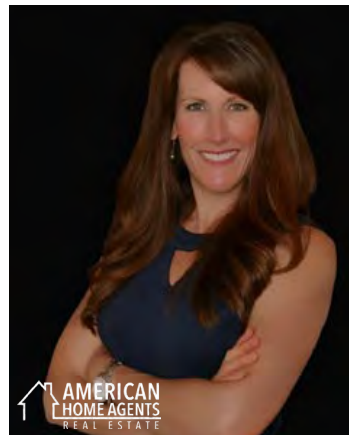
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AMERICAN HOME AGENTS



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.



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October 2024						
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December 2024						
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meeting

School Accountability & PTO General Meeting:

Monday 2/5 5:30PM Fox Hollow Innovation Library



Monday, 2/19 & Tuesday, 2/20

Spirit Night at *Red Robin*

Wednesday, 2/21 4-8 PM at Red Robin (Cornerstar Location)

Flyers and stickers will be sent home with students



No Dogs Allowed on School Grounds

7:45 AM - 4:00 PM M-F (except service dogs)

Stay Up to Date with the Latest Fox Hollow News!



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www.facebook.com/foxhollowpto

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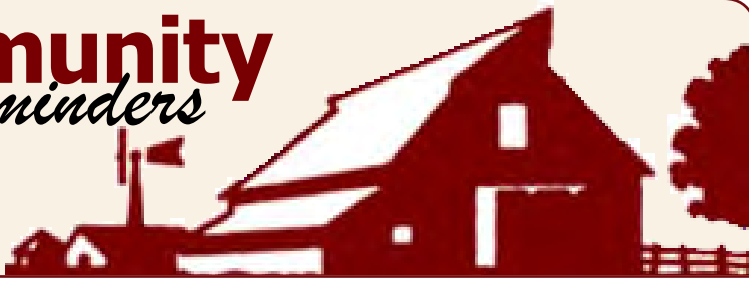
The Farm Teen Services

To add your name please contact: corpoffice@pcms.net ♦ updated February 2024

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 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 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 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.



EMERGENCY (Police & Fire): 911

Member Notification Information:

Community Legal Name:

The Farm at Arapahoe County Homeowners Association, Inc.

Date Declaration Recorded: March 25, 1998

Fiscal Year: January-December

Assessment: \$52 per month

Assessment Includes: trash removal, social activities, newsletter, common area landscape maintenance and covenant enforcement

Community Representative: Mark L. Eames, PCAM
CAM Lic. No. RM 000001261

Management Company: PCMS
Office: 303-224-0004

For Association Issues:

Covenants, HOA Assessments, and Design Review Requests

Address: 7208 S. Tucson Way, Suite 125, Centennial, CO 80112

Fax:

303-224-0002

Email:

corpoffice@pcms.net

Hours:

Mon-Thurs 7:30 am - 4:30 pm
Fri 7:30 am - 12:30 pm

COMMUNITY WEBSITE: www.thefarmhoa.com

DOCUMENTS: The Master Declaration of Covenants and Design Guidelines can be viewed at the The Farm website at www.thefarmhoa.com. All other documents are available by email, fax or mail if requested.

CHECK POLICY: 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.

NEIGHBORHOOD WATCH: To report any vandalism or suspicious activities call: Arapahoe County Sheriff Dispatch: 303-795-4711

HOMESTEAD AT THE FARM SUB-ASSOCIATION
c/o Avenue 1 Properties: 303-804-9800

HILLCREST COMMUNITY AT THE FARM SUB-ASSOCIATION c/o PCMS: 303-224-0004

SERVICES & UTILITIES

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

NEWSLETTER

kerri@porchlink.com

720-295-2649

6255 Gunpark Drive #370-133

BOULDER, CO 80301