



**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.**

**President:**

Kimberly Armitage

**1st Vice President:**

Brian Sprague

**2nd Vice President:**

Brad Hughes

**Treasurer:**

Brian Smith

**Secretary:**

David Bukovinsky

**Design Review Board**

**Chairperson: Ralph Ferullo**

Steve O'Leary

Ann Erickson

Neway Argaw

**Landscape Committee**

**Chairperson: Steve O'Leary**

Bob Bock

Brian Sprague

Target Your Market With  
Neighborhood Newsletters!



Advertise in the July issue of

**The Farm at Arapahoe County**

Deadline to advertise is

**June 20th**

E-mail

kerri@porchlink.com

<b>The FARM Neighborhood</b>  <b>Upcoming Events</b> <b>2025</b>	
<b>June 6 - 7</b>	<b>The Farm Garage Sales   8 AM - 2 PM Both Days!</b>
<b>July 4</b>	<b>4th of July Parade</b> <b>Central Park- 9AM START TIME</b>
<b>September 13</b>	<b>Fall into Fall Donut Social!   10AM Central Park</b>
<b>November 27</b>	<b>Annual Turkey Trot   Watch for info!</b>
<b>December 3</b>	<b>Santa &amp; Mrs. Claus Visit   6-8 PM - Howdy Ice Cream</b>
<b>ACTIVITIES SUBJECT TO CHANGE DEPENDING ON WEATHER.</b>	



*Thank you for everyone who came to our  
Ice Cream Social!! It was so fun enjoy the  
beautiful day with neighbors and Howdy  
Ice Cream! Have a wonderful Summer!*

The Farm Neighborhood



**COMMUNITY  
GARAGE**

**SALE**

Friday & Saturday  
June 6<sup>th</sup> & 7<sup>th</sup> @  
8am



Sponsored by your Farm Neighborhood Realtor  
SHERRI ELMORE  
AMERICAN HOME AGENTS  
for more info contact me at selmorehomes@gmail.com



## Board Meetings

### **The Farm at Arapahoe County Homeowners Association Board of Directors Meeting Schedule for 2025:**

The Farm at Arapahoe County Board of Directors typically meets quarterly on the second Wednesday of February, May, August, and November at 6:15 PM via Zoom. However, additional board meetings have been scheduled this year. Please email PCMS at [Corpoffice@pcms.net](mailto:Corpoffice@pcms.net) if you would like confirmation of the Zoom meeting login details. Be sure to include the address of the property you own when requesting this information.

- June 11, 2025-6:15 PM
- July 9, 2025-6:15 PM
- August 13, 2025-6:15 PM
- November 12, 2025-6:15 PM-Annual Membership & Budget Ratification Meetings-Please refer to the annual notice, which will be mailed to all homeowners of record, for detailed information, including login details and instructions.

### **2025 Hillcrest at The Farm Owners Association Board Meeting Information:**

The Hillcrest at The Farm Board of Directors meets quarterly on the 2nd Thursday of February, May, August and November at 6:00 PM via Zoom. Please email PCMS at [Corpoffice@pcms.net](mailto:Corpoffice@pcms.net) if you would like confirmation of the Zoom meeting login details. Be sure to include the address of the property you own when requesting this information.

- August 14, 2025-6:00 PM
- November 13, 2025-6:00 PM-Annual Membership & Budget Ratification Meetings-Please refer to the annual notice, which will be mailed to all homeowners of record, for detailed information, including login details and instructions.

### **Homestead at the Farm**

Meetings are held virtually. Please watch your email for the meeting link and agenda.

- 9/16/2025 5:00pm hatf BOD
- 11/18/2025 6:00pm hatf budget ratification/annual meeting



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Boulder, CO 80301**



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**We Have Had the Privilege to Serve 37 Families So Far this Year!**  
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6703 S Tempe Court, Aurora, CO



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25332 E Indore Drive, Aurora, CO



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1250 S Algonquian Street Aurora, CO



10779 Longs Way Parker, CO



Premier Partners, provided outstanding real estate sales services and communications. They Were thorough, detail oriented and creative. My wife and I would both highly recommend Your Home Sold Guaranteed Realty-Premier Partners for your real estate sales needs. They worked through the issues to the finish. Thank you, great job!

~ Darwin & Jamie Leek



Last year I lost my husband so when I decided to sell my property it was a little scary. But Your Home Sold Guaranteed Realty-Premier Partners came to my rescue and assisted me every step of the way from listing to receiving my funds following closing. I could not have asked for a better company to assist me. I have other property that I will be selling in the future and my first call will be to Your Home Sold Guaranteed Realty-Premier Partners. I am very grateful for their knowledge and professionalism.

~ Deborah Taylor



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Must have an AUS Approved/Legible or Accept loan approval prior to lock request. Upfront fee must be paid in full following PPP Rate Lock Request, receipt by the borrower of the initial disclosures set, including an LRI, and acknowledged intent to proceed form. Full fee delivery for final credit approval is required 30 days prior to the earlier of Lock Expiration Date or Close of Escrow Date for all lock terms. Failure to meet the above stipulations will result in cancellation of the lock and forfeiture of any non-refundable fees. Any Upfront Fee paid in conjunction with the Purchase Protection Plus program is non-refundable. Other restrictions and exclusions apply. Please contact a New American Funding Loan Officer for more information. Not available in all areas. Buyer Accepted Program is funded by Buyer Accepted LLC, an affiliated real estate company of New American Funding that is managed and operated in compliance with applicable legal and regulatory requirements. Buyer Accepted, LLC, MI Real Estate Broker #6502431375. Buyer Accepted LLC does not originate loans or issue loan commitments. Terms and conditions apply, not available in all states. 41050 W 11 Mile Rd, Suite 220, Novi, MI, 48375. Phone 844-344-5531. NMLS #6606. www.nmlsconsumeraccess.org. © New American Funding. New American and New American Funding are registered trademarks of Broker Solutions Inc. dba New American Funding. All Rights Reserved. Corp Office 14611 Myford Rd, Ste 100, Tustin, CA 92780. PH 952-450-2010 06/18

# The Farm Real Estate Report

Data Sponsored by Bill Watson, Your Home Sold

Guaranteed Realty - Premier Partners

720-463-0002 | bill@watsonrg.com

YourHomeSoldGuaranteedRealtyCo.com



ADDRESS	SOLD PRICE	DOM	BED	BATH	SQ. FT.
6610 S. Waco Wy	\$995,000	57	6	5	3,383
18191 E. Oakwood Pl	\$905,000	11	5	4	2,658
6296 S. Rifle St.	\$737,000	4	5	4	2,149
Average Sales Price: \$879,000			Average Days on Market (DOM) 24		
Available Homes: As of 05/15/2025 there are 6 Properties Available for Sale in The Farm.					
Aurora Market Snapshot (APR 19, 2025 – MAY 19, 2025)					
586 Sold Listings / \$515,000 Average Sales Price / 74 Average Days on Market					
<ul style="list-style-type: none"><li>Based on information from REcolorado, Inc. for the period of 04/16/2025 through 05/15/2025.</li><li>Not all properties were listed and/or sold by Your Home Sold Guaranteed Realty - Premier Partners</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>					
720-463-0002   bill@watsonrg.com   <a href="#">YourHomeSoldGuaranteedRealtyCo.com</a>					

## Large Item Drop-Off Event

Waste Connections will provide a clean-up day for the community, which will be drop-off this year. The truck will be staged at the Creekside Park parking lot; located at 6201 S. Tower Road, Aurora, CO 80016, with a driver to assist with off-loading resident vehicles. The clean-up event will be **Saturday, June 28th, 2025 from 8:00 AM – 12:00 PM**. Each home is limited to 2 yards of debris (Approximately the size of a large couch).

### Non-acceptable Waste:

- Electronics
- Tires/auto parts/oil/gas
- Wet paint
- Medical waste
- Anything with Freon or Gas/refrigerators/ freezers
- Florescent light bulbs
- Hazardous Waste
- Batteries – of any kind
- Propane tanks
- Microwaves
- Dirt, rock, brick, cement etc.

## The Farm Electronics- Recycling Event:

The Electronics Recycle event has been scheduled on Saturday, June 28th from 8:00 a.m. to 12:00 p.m. at the Creekside Park parking lot. Residents may bring items such as: Computer Monitors ' CRT Screens ' Plasma Screens ' Televisions ' LCD Screens Laptops ' Printers ' Copiers ' Fax Machines ' Calculators ' Computer Towers ' Keyboards & Mice ' Cell Phones ' Telephones'

### Acceptable Items for Recycling

Cables Digital Watches | Calculators Alarm Clocks | Cameras and lenses Ipods Car Stereos, Radios, and Speakers Headphones | Cassette Tapes/VHS tapes Paggers CDs/DVDs Lamps | Cell Phones | Electric Guitars/Keyboards Computer Monitors | Webcams | Computer Towers Security Cameras Laptops Projectors | Copy Machines Microphones | Electric power tools Amps Telephones | Fans | DVD/VCR player Electric Toys | Drones | Turntables Electric Law Mower | Christmas Lights | Electric Scooters | Credit Card Machines Electrical Wire and Stereo Cables Ink and Toners | Hard Drives Memory Carpet Cleaners | Keyboards and Mice | GPS Devices | Computer Parts Sanitized Medical Equipment | Microscopes | Flash Drives | Modems/Routers External Hard Drives | Network Switches PDA | Paper Shredders | Docking Stations Power Cords | Hair Dryers/Curling Irons | Printers | Microwaves Remote Control devices | All In One Computers Remotes | Wire Ethernet Satellite Dishes | Cable Boxes | Servers and Network equipment POS Machines Sewing Machines | Walkie Talkies | Speakers | AC Adaptors Small kitchen appliances/microwaves | UPS Devices (with or without battery) Stereo Equipment Amazon Firesticks/Chromecasts | Telescopes | Hoover Boards TV's | Boomboxes | Typewriters | Vintage Electronics | Vacuums | Baby Monitors Video Games | Electric Fireplaces | Video Game Consoles And Lots More....

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**Dr. Jason Morris**  
DENTIST



# The Farm at Arapahoe County 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 <a href="mailto:kerri@porchlink">kerri@porchlink</a> with any questions.		
 <b>Text us at 720-295-2649 with your email address and we will send you a current rate sheet!</b>		



## SHERRI ELMORE

*real estate agent*

951.733.5153  
[selmorehomes@gmail.com](mailto:selmorehomes@gmail.com)  
 3045 S Parker Rd #200, Aurora CO  
[americanhomeagents.com](http://americanhomeagents.com)

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**10% OFF  
ALL MATERIALS  
WITH MENTION OF THIS AD**

## 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.




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 Send Resume to [Employment@LibertyMortgageGroup.net](mailto:Employment@LibertyMortgageGroup.net)

## Reminder: New HOA Payment Portals – Vantaca

Thank you to all those that have registered in the new Vantaca portal! If you haven't registered yet, please visit the website, <https://thefarmhoa.com/>, for The Farm HOA and for those within Hillcrest, <https://hillcrestatthefarmhoa.com> website to access the new systems. Step-by-step instructions on how to log in or request login credentials can be found directly on the homepage.

Please note: the previous community documents website, <https://pcms.net/hillcrest-docs/> is still active and can be used to access HOA documents, design review request forms, and other community resources.

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Proceeds Provide Scholarships  
To Students Within Aurora  
Public Schools



Register to Play or Sponsor

<https://birdease.com/auroragatewayrotary>

## 2025 Scholarship Scramble

June 19th, 2025  
Saddle Rock Golf Course  
7:30 a.m. Shotgun Start

Aurora Gateway  
**Rotary**





# The Farm Classified Advertising Advertise For Less-It's Easy!

E-mail your ad to [kerri@porchlink.com](mailto:kerri@porchlink.com). Just The Farm: \$10 for 25 words, see pricing for all newsletters on page 4.

## OB PAINTING

10% OFF Interior or \$500 OFF Exterior Painting.  
Over 30 years in business. Call today! 303-908-9063.

**EXCEPTIONAL SITTERS & NANNIES WANTED!** Set your rate, choose your schedule, and work with great families. APPLY now or FIND a sitter at [happysproutsnanny.com](http://happysproutsnanny.com)!

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Email resume: [spanishenrich@aol.com](mailto:spanishenrich@aol.com) - text 720-935-1977

**HOME ORGANIZING!** Clear the clutter with Organized and Inspired, your local Aurora organizer. Free in home consultation. Call 720-500-5630 or visit [www.organizedandinspired.com](http://www.organizedandinspired.com).

## NEW ADVERTISER?

New advertisers get 2 months of classified ads for the price of one!

New advertisers can try classified advertising in and receive the same ad **FREE** in The following month's issue!

Our deadline is always the 20th of the preceding month.

## Try classified advertising- It's easy, affordable and **EFFECTIVE**!

Our classified advertising option has been a great success for small, local businesses interested in marketing in an **EFFECTIVE & AFFORDABLE** way!

**And it's EASY to do-** simply email [kerri@porchlink.com](mailto:kerri@porchlink.com) with the text for your ad (base pricing for 25 words, \$.50 per additional word) and let us know which newsletters you would like to advertise in.

**Best of all-** new advertisers can try classified advertising in and receive the same ad **FREE** in The following month's issue! Our deadline is always the 20th of the preceding month.

There is no long term commitment, you are welcome to advertise on a monthly basis depending on your needs. **However, most of our classified advertisers stick with us month after month... for years!**

## Why not give it a try?

Email [kerri@porchlink.com](mailto:kerri@porchlink.com) with any questions. We'd be happy to email you any past newsletters or samples of classified ads for reference.

Rates per issue for 25 words, \$.50 per additional word:		
Publication	# of Homes	Rates per issue
Stonegate	4,600	\$35
Stroh Ranch	2,400	\$25
Pradera	550	\$25
<b>ALL OF Parker (above)</b>	<b>7,550 HOMES</b>	<b>\$75</b>
Blackstone	2,457	\$35
Tollgate Crossing	1,500	\$25
Tallyn's Reach	2,037	\$35
Saddle Rock North	663	\$25
Saddle Rock East/South	1,566	\$25
Murphy Creek	1,400	\$20
The Farm	1,500	\$10
<b>ALL OF Aurora (above)</b>	<b>11,123 HOMES</b>	<b>\$165</b>
Willow Creek 1, 2, and 3	1,629	\$35
Foxridge	1,000	\$25
Hunters Hill	275	\$10
<b>ALL OF Centennial</b>	<b>2,904 HOMES</b>	<b>\$60</b>
Sapphire Pointe	800	\$15
Founders Village	2,200	\$15
<b>ALL OF Castle Rock</b>	<b>3,000 HOMES</b>	<b>\$25</b>
Colliers Hill (Erie)	1,686	\$25



# Waste Connections 2025 Recycle Schedule

THE FARM is on the "A WEEK" Schedule | 303-288-2100 | [www.wcdenver.com](http://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.

June						
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					

July						
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		

August						
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						

September						
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				

October						
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	

November						
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						

December						
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		

## NO

Plastic Bags • Plastic Tops • Shredded Paper • Hard-Back Books • Scrap Metal  
 Tyvek® Envelopes • Plastic 6-Pack Holders • Needles or Syringes  
 Paper Ream Wrappers • Plastic Microwave Trays • Frozen Food Containers • Mirrors,  
 Ceramics or Pyrex® • Light Bulbs • Plates or Vases • Drinking Glasses  
 Window Glass • Hazardous or Bio-hazardous Waste • Plastics Other Than Plastics Other  
 Than Those Listed • Tissues, Paper Towels, Napkins  
 Waxed Paper or Waxed Cardboard • Stickers or Sheets of Address Labels • Kraft® (orange/  
 brown) Envelopes • Styrofoam® Cups, Plates, Paper To-Go Containers

## Single-Stream Recycling Guide







## Fox Hollow PTO Community Corner



### Summer Break

**May 23 - August 11**

Have a safe and fun summer break!

**Calling All Incoming Kindergarteners! Enroll Now!**



**2025-2026 School Year**

Kindergarten enrollment is open. You can apply online:

<https://www.cherrycreekschools.org/admissions>

School tours are available. Call the Fox Hollow front desk: 720.886.8700

### Summer Playground Hours

**Closed to the public 7:45am - 4:00pm**

**Monday - Friday**

### School Supply Kits

**Order Before June 8**

<https://schooltoolbox.com/school-supplies/school/list-boxes?schoolId=17177>



**Do Not Play on The Playground during  
school hours 7:40am-3pm everyday  
Including Wednesdays**



**No Walking Dogs On School Grounds  
7:30am-3:30pm  
Service Dogs Must Be Visibly Labeled**

# The Farm Teen Services

To add your name please contact: [corpoffice@pcms.net](mailto:corpoffice@pcms.net) ♦ updated June 2025

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
Jacob Blevins	951-776-6969					✓			weeding
Trevor Bock	720-481-8481			✓	✓	✓	✓	✓	
Joshua Brito-Mariani	303-803-2601			✓		✓		✓	tutor
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
Natalie Krier	720-717-6779	✓	✓						
Zoe Lapidow, 16	720-666-5060	✓	✓						
Lili Lombard	720-477-0308	✓	✓						
Ellie Lucas	303-396-8340	✓	✓						
Eliza Mann	720-512-9417	✓	✓	✓	✓		✓		swim lessons, volleyball lessons tutoring in English, Science & Social Studies
Jesse Mann	720-666-0294			✓			✓	✓	Yard Work, Poop Scooping
Natalie Marcinek	321-537-9332	✓	✓						
Sophia Marcinek	321-794-7947	✓		✓	✓		✓		
Jaya Messer	303-903-9234	✓		✓	✓				Dog walker
Keegan Parris	720-410-2865	✓		✓		✓			
Lily Parris	720-410-2865	✓		✓		✓			
Kariana Rodriguez, 14	720-261-5438	✓	✓	✓	✓				Dog walker
Alejandro Salazar, 16	720-291-1279	✓	✓		✓	✓		✓	tutor
Audrey Seidel	720-926-3771	✓	✓	✓	✓		✓		
Tenzing Sherpa	303-396-9194	✓	✓	✓	✓		✓		tutor
Allie Smith	720-537-6624	✓		✓	✓				Soccer Lessons, Tutor
Caleb Smith	720-422-1216	✓	✓	✓ ✓	✓	✓	✓	✓	Baseball Lessons
Maddie Squires	720-318-5912	✓	✓	✓	✓			✓	Tutoring middle school & younger, dog walking
Hallie Stevens 14	505-263-3528	✓ II		✓	✓		✓		Dog walking Weed picking
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, soccer fields, Central Park, Highridge Park and Creekside Park. Visit the parks and amenities page at <https://www.goodmanmetro.org/> for more info if you are interested in reserving the fields or park areas in the community.

## 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.

EMERGENCY (Police & Fire):	911
Member Notification Information:	
<b>Community Legal Name:</b> The Farm at Arapahoe County Homeowners Association, Inc.	
Date Declaration Recorded: March 25, 1998	
Fiscal Year: January-December	
<b>Assessment: \$52 per month</b> <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 Office: 303-224-0004	
<b>For Association Issues:</b> Covenants, HOA Assessments, and Design Review Requests	
Address: 7208 S. Tucson Way, Suite 125, Centennial, CO 80112	
<b>Fax:</b> 303-224-0002	<b>Email:</b> <a href="mailto:corpoffice@pcms.net">corpoffice@pcms.net</a>
<b>Hours:</b>	Mon-Thurs 7:30 am - 4:30 pm Fri 7:30 am - 12:30 pm
COMMUNITY WEBSITE: <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>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><a href="mailto:kerri@porchlink.com">kerri@porchlink.com</a></b> <b>720-295-2649</b> 6525 Gunpark Drive #370-133 BOULDER, CO 80301 The Farm newsletter is published by ComPub Media, LLC.	



## Ready to Plant a Tree this Season?.

*Planting a tree does not have to be painful. This task can be interesting and rewarding for many, many years to come. The Colorado State Forest Service recommends planting trees in the spring as this offers more moisture and cooler temperatures, which can be beneficial for the establishment of the tree. Fall planting is also a good option.*

*Prior to planting a tree, call the Utility Notification Center of Colorado at 8-1-1 or 1-800-922-1987 or go to <https://www.colorado811.org>. before you dig, so that you or the contractor do not hit a utility line.*

*Front Range Tree Recommendation List - <https://extension.colostate.edu/docs/pubs/garden/treereclist.pdf>*

Below are the steps to planting a tree:

### **Step 1: Determine the Depth of the Planting Hole**

In tree planting, the root ball should sit on undug soil. This prevents the tree from sinking or tilting as the soil settles over time. The root ball should sit slightly above grade with no backfill soil added over the top of the root ball. This allows oxygen to get down into the root area. Measure the height of the root ball and subtract 1 or 2 inches to account for the root ball sitting slightly above grade.

### **Step 2: Dig a Saucer-shaped planting hole 3 times the root ball diameter**

To support rapid root regeneration, research suggests a wide, saucer-shaped planting hole. If the roots have difficulty penetrating compacted site soil, sloped sides direct roots upward and outward toward the higher oxygen soil near the surface.

### **Step 3 Set tree in place, removing container**

After gently removing the tree from the container, shave off the outer 1-1½ inch of the root ball. This can be done with a knife or saw during the planting process. This removes 'circling' roots. As you move the tree into place, limit using the trunk as a handle. The inside curve of the graft union should face north. Align the tree vertically and check from several angles. Add or subtract soil so that the top of the root ball will not be covered with soil. For stability, you may want to add a ring of soil around the base of the root ball. Remove all tree wrappings—many trees are killed long after planting by planting materials that are left on at planting.

### **Step 4 Backfill**

During the backfill process, the best method is to simply return the soil that was removed during digging the hole and let water settle it. Backfill soil should not be placed on the top of the root ball. Amending the soil in the planting hole is a complex issue and has been researched extensively. In tree planting, it is a common procedure to amend backfill soil with organic matter, such as compost. Amending the backfill soil to be five percent organic matter by volume is acceptable and may be supportive to root growth in the planting hole during the first two years. However, amending the backfill to twenty-five to fifty percent organic matter may also hinder root spread beyond the planting hole, hold excessive amounts of water, and decompose, reducing the total volume of soil in the planting hole. For rapid root establishment and eliminating post-planting stress, the focus needs to be on **creating a planting hole with the correct width and depth.**

### **Step 5 Staking (if needed)**

When trees are set on undisturbed soil and a ring of soil is firmed around the base before backfilling, staking is not needed in most landscape settings. However, in high wind areas and in areas where trees need protection from lawn equipment, staking may be necessary. Do not keep the tree staked for over a year, though, as this can weaken the stem structure. It's like wearing a cast on a leg that isn't broken.

### **Step 6 Watering the Soil**

Watering is done after planting and staking so the gardener does not compact the wet soil by walking on the area.



***This pinyon pine is on the way out, thanks to this twine that was left on at planting.***

### **Step 7 Final Grade**

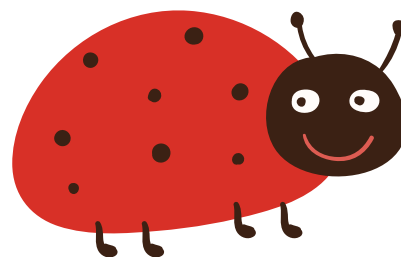
In the wide, shallow planting hole, the backfill soil is likely to settle during watering. Final grading may be needed after watering.

### **Step 8 Adding Mulch**

A circle of wood chip mulch will protect the trunk from lawnmower and string trimmer damage. On newly planted trees, organic mulch can increase fine root development by 400% and result in 20% faster canopy growth compared to grass under the tree. With newly planted trees, do not place mulch on top of the root ball in order to facilitate water getting to the newly planted roots. Once the tree is established, you can mulch up to (but not touching) the trunk.

For a more detailed overview of the science behind planting trees, check out <https://cmg.extension.colostate.edu/Gardennotes/633.pdf>

*Brought to you by the Colorado State University Extension Master Gardeners.*





# Why Some Homes Sell Faster Than Others

Article from Bill Watson, Your Home Sold Guaranteed Realty - Premier Partners

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As you think ahead to your own move, you may have noticed some houses sell within days, while others linger. But why is that? As Redfin says:

*"... today's housing market has been topsy-turvy since the pandemic. Low inventory (though rising) and high prices have created a strange mix: **Some homes are flying off the market, while others sit for weeks.**"*

That may leave you wondering what you should expect when you sell. Let's break it down and give you some actionable tips on how to make sure your house is one that sells quickly.

## Homes Are Still Selling Faster Than Pre-Pandemic

The first thing you should know is that, in most markets, things have slowed down a little bit. While you may remember how quickly homes sold a few years ago, that's not what you should expect today.

Now that inventory has grown, according to Realtor.com, homes are taking a bit longer to sell in today's market (see graph below):



up on the ten-day difference compared to the past few years, Realtor.com will help put this into perspective:

*"In April, the typical home spent 50 days on the market . . . This marks the 13th straight month of homes taking longer to sell on a year-over-year basis. Still, homes are moving more quickly than they did before the pandemic . . ."*

By this comparison, if your house does take a little more time to sell this year, it's not really a concern. It's actually still faster than the norm. Plus, it gives you a bit more time to find your next home, which is welcome relief when you're trying to move, too.

Just remember, some homes sell in less time than this. Some take even longer. So, what's the real difference? Why do some homes attract eager buyers almost instantly, while others sit and struggle?

It comes down to having the right agent and strategy. Here are a few tips you need to know.

## 1. Price It Right

One of the biggest reasons homes sit on the market is overpricing. Many sellers want to shoot for a higher price, thinking they can lower it later – but that backfires by turning buyers away.

**What to do:** Work with an agent to make sure your house is priced right. They'll analyze recent comparable sales (what other homes have sold for recently in your area), so you know you're pricing appropriately for today's market and what buyers are willing to pay. As Chen Zhao, Economic Research Lead at Redfin, explains:

*"My advice to sellers is to price your home fairly for the shifting market; you may need to price lower than your initial instinct to sell quickly and avoid giving concessions."*

## 2. Focus on the First Impression

A messy yard or a house that needs paint? It'll turn buyers off. Since buyers decide within seconds whether they like a home, a good first impression is key.

**What to do:** Outside, clean up your front yard, tidy up your landscaping, power wash walkways, and add fresh mulch. Inside, declutter and depersonalize. And consider minor touch-ups like repainting in a neutral tone. Your agent will offer advice on what to tackle.

## 3. Strong Marketing & High-Quality Listing Photos

If your listing or your photos don't look professional, you could have trouble drawing in buyers who think you're trying to cut corners.

**What to do:** Instead, lean on your agent's skills, expertise, and resources. They'll help you make sure you have:

- High-resolution listing photos showing the home in its best light.
- Detailed descriptions that highlight differentiating features of your house.
- Your listing on multiple platforms, including major real estate sites and social media.

## 4. The Location of the Home

You may have heard the phrase "location, location, location" when it comes to real estate. And there's definitely some truth to that. Homes in highly sought-after neighborhoods tend to sell faster.

**What to do:** While you can't change where your house is located, your agent can highlight the best features of your neighborhood or community in your listing. By showcasing what's great about your area, they can help draw buyers into what life would look like in your house.

## Bottom Line

Homes that sell quickly don't necessarily have better features – they have better agents and a better strategy.

Are you thinking about selling? Let's talk about how to get your home sold quickly and for top dollar.

## Douglas County School District Senior Gold Card

The Douglas County School District Senior Gold Card is now available to Douglas County residents age 60 and older. The Gold Card offers seniors FREE admission to most DCSD home athletic events and most student fine-arts performances including plays, concerts and choir performances. The Gold Card also offers discounts at two student run businesses and free continuing education classes at AdventHealth Castle Rock. It's DCSD's way of saying "thank you" to older Douglas County residents for the many years of support and contributions to DCSD schools and students.

Learn more and apply for your free card at  
[www.dcsdk12.org/goldcard](http://www.dcsdk12.org/goldcard)