



The Farm AT ARAPAHOE COUNTY

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



January 2026

PCS 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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Kimberly Armitage

1st Vice President:

Brian Sprague

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Neway Argaw

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Neighborhood Newsletters!



Advertise in the February issue of
The Farm at Arapahoe County

Deadline to advertise is

January 20th

E-mail

kerri@porchlink.com

HAPPY NEW YEAR!

*Happy New Year from The Farm at Arapahoe
County Board of Directors and the Staff at PCS!*

Santa Visits The Farm

Thanks to all who came to visit Santa on a beautiful snowy night! We had an amazing turnout. Thanks to Howdy ice cream for being wonderful hosts to all of us. Happy New Year!

Seasonal Decoration Reminder

To all homeowners who have taken the time to place seasonal decorations, including lights, outside of their home, we wanted to remind you that Christmas decorations need to be taken down by January 25th, 2025.

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 [Snow Removal](#)

2026 Board Meeting Schedule:

The Farm at Arapahoe County Board of Directors meeting schedule for 2026 has not yet been determined. For the most up-to-date meeting information, please visit the website at: <https://thefarmhoa.com/>









WANT TO MAKE YOUR DOG AS HAPPY AS THEY MAKE YOU?



If you're a busy dog parent, we've got your back.

Because your pup deserves more than four walls and a fenced yard. Hike Doggie takes dogs on safe, guided mountain adventures – so you come home to a happy, tired dog.

WHY JOIN THE PACK?

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-  **Pack Adventures, Not Just Walks:** Dogs hike in small, balanced groups for socialization and true mountain adventure.
-  **Safety First:** Guided by trained hikers who know canine behavior, trail safety, and first aid.
-  **Peace of Mind for Parents:** Parents receive a full photo album and story of the day– proof your pup is having a blast.
-  **The Tired-Dog Guarantee:** Come home to a calm, happy dog ready for snuggles, not chaos.
-  **Special Offer:** First 50 dogs get our \$99 New Client Package!

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www.hikedoggie.com/DenverEast



HUMAN TESTIMONIAL:

Hike Doggie Denver East has truly been a game changer for our sweet rescue pup, Nala. As a full-time business owner with a high-energy dog, finding the right outlet for her was essential—and this team has exceeded every expectation. The hikes have given Nala the perfect combination of exercise, enrichment, and routine. We've seen such a positive shift in her confidence and overall happiness since joining their pack.

What means the most to us, though, is how kind and attentive the staff has been. They've taken the time to understand Nala's personality, check in on her comfort level, and make sure she always feels safe and supported. It's rare to find a group of people who care for your dog as if she were their own, but that's exactly what we've found here.

We're incredibly grateful for Hike Doggie Denver East—their services have not only helped Nala thrive, but have given our family peace of mind and a much-needed balance. Highly recommended!

— Christina K. – Aurora, CO

DOGGIE TESTIMONIAL:

Wagging tail, jumping from excitement, howling with joy
Can only be interpreted to mean: "Best. Day. Ever."
— Nala



This is Nala





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* Seller and YHSGR must agree on Price and Terms

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75 Families Served so far in 2025! Below are some of our success stories.

See What Our Happy Clients have to Say at www.Ouramazingfans.com



*Families served are available, closed and pending contracts in 2025.



4128 S Olathe Way Aurora, CO

10851 Summerset Way Parker, CO

27553 E Euclid Drive Aurora, CO

5311 S Valda Street Aurora, CO

12274 Stone Timber Court Parker, CO

3901 W Greenwood Place Denver, CO

Connected to The Farm from the Beginning

My involvement with The Farm goes back to the very beginning of the community. I've been engaged with the neighborhood since its early development in the early 2000s and have worked with families as The Farm grew and took shape. With more than 42 years of real estate experience, that long-term perspective has given me a deep, firsthand understanding of the homes, layout, and market trends within the community.

With our office located nearby at Southlands Mall, we're close, accessible, and actively connected to the surrounding area. If you ever have questions about The Farm or the local housing market, I'm always happy to be a resource.

Wonder how this changing market has affected your home value?

Visit www.AccurateHousePrice.com or Give Us a Call at **720-463-0002**

Your Home May be Worth More than You Think! This is a Free Service with No Obligation to List.



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Must have an AUS Approved/Eligible 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 LE, 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, is Real Estate Broker #6523433375. 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 844-344-0531. NMLS #6606. www.newamericanfunding.com. © New American Funding. New American Funding are registered trademarks of Broker Solutions Inc. dba New American Funding. All Rights Reserved. Corp Office 14811 Myford Rd, Ste 100, Tustin, CA 92780. Ph 800-452-2010 99/15.

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.
8172 E Caley Cir	\$860,000	16	7	4	2,920
16893 E Lake Pl	\$819,500	60	5	5	3,154
Average Sales Price: \$839,750 (Up 39K from Nov)					
Average Days on Market (DOM) 38 (Down 21 Days from Nov)					
Available Homes: As of 12/15/2025 there are 2 Properties (Down 4 From Nov) Available for Sale in The Farm.					
Aurora Market Snapshot (NOV 17, 2025 – DEC 17, 2025)					
427 Sold Listings (6 Less than November) / \$493,000 Average Sales Price (UP \$11K from November)					
98 Average Days on Market (6 Days More than November)					
Wondering how this market has affected your home value? Your home may be worth more than you think! Give us a call at 720-463-0002 for the accurate value of your home. This is a free service with no obligation to list.					
<ul style="list-style-type: none"> Based on information from REcolorado, Inc. for the period of 11/16/2025 through 12/15/2025. Not all properties were listed and/or sold by Your Home Sold Guaranteed Realty - Premier Partners 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 					

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BOOMER HAPPY HOUR

- **ALL BABY BOOMER & FRIENDS WELCOME!!!**
- **WILD GOOSE SALOON** (11160 Pikes Peak Dr, Parker, CO)
- **2nd TUESDAY OF EVERY MONTH**
- **Upcoming-November 11 & December 9 (3:30 – 6:30 PM)**
- Happy hour appetizers & drink specials
- Listen & dance to “Boomer” music and socialize to make new friends
- Dance to (Rock-N-Roll, Country Western, Classic Rock & Pop)
- 3:30 – 5:30 PM = Kerry Edwards of “VOICES KERRY” (LIVE & FREE)
- **Kerry donates his time & talent so please donate \$\$\$ (thank you!)**
- 5:30 – 6:30 PM = Linda’s playlist of mixed music
- 6:30 – 8:00 PM Trivia - followed by Karaoke 8:00 PM to???
- **PLEASE PLEASE PLEASE – RSVP ASAP (by email at BoomerHappyHour@gmail.com), so we can plan accordingly!**
- **Follow us on Facebook @ Boomer Happy Hour**
- Host & Organizer – Linda Kubly
- Co-sponsor = Legends Radio 95.3 FM/810 AM
- **FREE ADMISSION – SO COME JOIN THE FUN!!!**

Trash Removal Reminder:

Just a reminder for residents that there is a 6-bag limit with yard waste and up to 3 bundles of tree limbs per week (4 feet by 2 feet bundles). Also, lawn services are required to take their lawn clippings and other waste with them when they service a home. Each can, container or bundle shall not exceed 40 lbs.



PETERSEN CUSTOM GLASS, LLC

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www.petersenglass.com

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signatureortho.com

20971 E Smoky Hill Rd
#200, Aurora, CO 80015

Dr. Jason Morris

DENTIST

The Farm at Arapahoe County Display Advertising Rates

Business Card \$35 per issue	1/6 Page \$50 per issue	1/4 Page \$65 per issue
1/3 Page \$85 per issue	Half Page \$100 per issue	Full Page \$125 per issue
Deadline is always the 20th of the preceding month. Email kerri@porchlink with any questions.		
TO PLACE AN ORDER FOR DISPLAY ADS: Complete the insertion order via this link: https://io.porchlink.com Deadline is 5pm on the 20th of the preceding month DISCOUNTS: Prepay for 5 issues, receive the 6th issue free. QUESTIONS? EMAIL kerri@porchlink.com		
 Text us at 720-295-2649 with your email address and we will send you a current rate sheet!		

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 PCS via email at support@pcms.net or via fax at 303-224-0002.

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TUESDAY: 11:30AM
SUNDAY: 11:30 AM AND 6:30 PM

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CHELSEAHUTCHISONFOUNDATION.ORG

SHERRI ELMORE
real estate agent

951.733.5153
selmorehomes@gmail.com
3045 S Parker Rd #200, Aurora CO
americanhomeagents.com

AMERICAN HOME AGENTS



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



The Farm Classified Advertising

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E-mail your ad to kerri@porchlink.com. Just The Farm: \$12 for 25 words, see pricing for all newsletters below.

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QUALITY *local* BUSINESSES

WORKING IN THE FARM

FIND THEM IN THIS PUBLICATION!

1

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FIND THE HELP YOU NEED!

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Neighborhood Newsletters!



NEW ADVERTISER?

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-
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UPGRADE YOUR CLASSIFIED AD!

Add a logo for (\$15 per newsletter), border (\$15 per newsletter) or QR code (\$15 per newsletter) to your ad!

Rates per issue for 25 words, \$.50 per additional word:

Publication	# of Homes	Rates per issue
Stonegate	4,600	\$37
Stroh Ranch	2,400	\$27
Pradera	550	\$27
ALL OF Parker (above)	7,550 HOMES	\$81
Blackstone	2,457	\$37
Tollgate Crossing	1,500	\$27
Tallyn's Reach	2,037	\$37
Saddle Rock North	663	\$27
Saddle Rock East/South	1,566	\$27
Murphy Creek	1,400	\$22
The Farm	1,500	\$12
ALL OF Aurora (above)	11,123 HOMES	\$179
Willow Creek 1, 2, and 3	1,629	\$37
Foxridge	1,000	\$27
Hunters Hill	275	\$12
ALL OF Centennial	2,904 HOMES	\$66
Sapphire Pointe	800	\$17
Founders Village	2,200	\$17
ALL OF Castle Rock	3,000 HOMES	\$29
Colliers Hill (Erie)	1,686	\$27



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Josh Dearmore
 NMLS#1234228

*APR (Annual Percentage Rate) will be fixed for one year, adjusting semi-annually after the initial fixed rate period. After the initial fixed rate, the rate will change to 0.50% over Wall Street Prime. Current Wall Street Prime rate is 7.00%. \$250,000 line limit. Charges between \$213.70 to \$7,409.00 may apply. Monthly interest only payments required on this loan. Making the required monthly payments may result in a balloon payment at the end of the 10-year term. The maximum APR that may be imposed is 21%. Minimum APR will never be below 5.99%. Automatic payments from a Redstone Bank deposit account required for this rate. Loans subject to credit approval. Consult your tax advisor about the tax deductibility of interest. Homeowner's insurance is required.





Board Meetings

The Farm at Arapahoe County Homeowners Association Board of Directors Meeting Schedule for 2026:

The Farm at Arapahoe County Board of Directors meeting schedule for 2026 has not yet been determined. For the most up-to-date meeting information, please visit the website at:

<https://thefarmhoa.com/>.

You can also visit The Farm HOA website at www.TheFarmHOA.com for the most up-to-date meeting dates/times.

2026 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 PCS at 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.

You can also visit www.HillcrestAtTheFarmHOA.com for the most up-to-date meeting dates and times.

Homestead at the Farm

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



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Target Your Market With Neighborhood Newsletters!





Are You Paying Too Much in Property Taxes?

How Assessorly helps homeowners keep property taxes in check!

By Martin Froehlich, Founder & CEO, Assessorly

Who We Are and Why We Exist

At Assessorly, we help homeowners identify when their property taxes are too high and fix it.

We're a **Colorado-based property tax technology and advocacy platform** that combines decades of valuation expertise with advanced AI modeling to uncover overassessments that cost homeowners hundreds or even thousands of dollars a year.

In less than 30 seconds, our free online valuation tool tells you if you're likely paying more than your fair share and if you are, our team builds and manages the appeal for you, start to finish.

Assessorly was built for one purpose:

To bring **clarity, fairness, and confidence** to how your home is valued and taxed.

The Problem: When "Mass Appraisal" Misses the Mark

County assessors use a single mass-appraisal model to value millions of homes. It's efficient but not always accurate.

That means your home's unique factors, interior condition, recent upgrades, a busy street, or proximity to open space, may not be reflected in your valuation.

When the model overshoots your home's value, your **property tax bill follows**.

Even a modest overvaluation of \$50,000 can translate into **\$500-\$1,000+ in extra taxes every year**, depending on your district.

How Assessorly Helps You Fix It

We make it simple for homeowners to take control:

- Step 1: Check your value** — Visit assessorly.com and get your instant, data-driven home valuation (it's free).
- Step 2: Review your valuation** — We compare your assessed value against verified market data and give you a straight answer if you are being fairly taxed or over assessed.
- Step 3: Let us handle the rest** — If you're overassessed, we prepare the evidence, file your appeal, and, if needed, represent you at the County Board of Equalization.
- Try our no-risk, \$0-up-front full-service appeal option.** Let us earn your trust and deliver results.

Why This Matters

Appealing your property taxes doesn't reduce funding for schools or services it ensures everyone pays their fair share. These items are already budgeted.

When valuations are accurate, communities thrive with confidence. When they're wrong, homeowners shoulder an unfair burden.

Assessorly gives you the transparency and tools to challenge that easily, affordably, and confidently.

Take 30 Seconds to See Where You Stand

Visit assessorly.com to check your home's valuation today.

It's fast, free, and could save you **hundreds — even thousands — every year.**

Assessorly

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WASTE CONNECTIONS OF COLORADO
RECYCLING CALENDAR

2026

January						
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						
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March						
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29	30	31				

April						
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			1	2	3	4
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May						
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						

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
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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
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October						
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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		

THE FARM is on the "A WEEK" Schedule

A WEEK =

DOWNLOAD
OUR APP TODAY!



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.

A week =

B week =

○ = We observe the following holidays:
NEW YEARS, MEMORIAL, JULY 4, LABOR, THANKSGIVING AND 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 Friday will be Sat.)
If your normal pick-up day falls on or after the holiday within the same week.*



Fox Hollow PTO Community Corner



Winter Break

December 22 - January 5

MLK Jr. Day

Monday, January 19th, No School

Dion's Spirit Night

Tuesday, January 20th

5:00pm - 8:00pm

A portion of the proceeds will go back to Fox Hollow



Spectacular New Year Dance

January 23

6pm - 7:30pm

Fox Hollow Elementary Gym

A fun school wide dance. All grade levels are welcome.

The proceeds support 5th grade experiences.



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 ♦ updated January 2026

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
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	✓	✓	✓					dog walking
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
Redmond Crane	303-587-4967					✓	✓	✓	
Cooper Elmore	720-584-2549	✓		✓	✓				
Harper Elmore	720-584-2610	✓		✓					dog walking
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	303-668-6897	✓	✓						
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	✓		✓	✓		✓		Dog walking Weed picking
Reagan Stone	720-560-3706	✓	✓	✓			✓		swim lessons
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	✓		✓	✓				
Connor Weihe, 14	303-520-0873	✓	✓	✓	✓				

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](https://www.goodmanmetro.org/) at <https://www.goodmanmetro.org/> for more info if you are interested in reserving the fields or park areas in the community. Credit card payments and completed applications are now accepted on the website. Or completed applications and checks can be dropped off or mailed to Goodman Metro District c/o PCS 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, PCS 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.

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.

	
EMERGENCY (Police & Fire):	911
Member Notification Information:	
Community Legal Name: <i>The Farm at Arapahoe County Homeowners Association, Inc.</i>	
Date Declaration Recorded: March 25, 1998	
Fiscal Year: January-December	
Assessment: \$52 per month <i>Assessment Includes: trash removal, social activities, newsletter, common area landscape maintenance and covenant enforcement</i>	
Community Representative: Mark L. Eames, PCAM CAM Lic. No. RM 000001261	
Management Company: PCS Office: 303-224-0004	
For Association Issues: <i>Covenants, HOA Assessments, and Design Review Requests</i>	
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.	
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	
The Farm newsletter is published by ComPub Media, LLC.	



Mountain Pine Beetles on the Rise in 2026

One of the great benefits of living in Colorado is the warm and pleasant weather, even in the winter (this winter has been a fine example—pardon the pun). However, too much warm weather combined with dry conditions can lead to stress on plants, particularly when spread over years.

Native insects, like Mountain Pine Beetle (MPB) usually act as “forest undertakers,” attacking and killing trees that are nearing the end of their lives or stressed for other reasons, like overly dense stands. When climate conditions stress large numbers of trees, though, the beetle populations can grow into “outbreak” levels. During these times, even healthy trees (that otherwise would be able to protect themselves) are at risk.

The Colorado State Forest Service (CSFS) predicts that we are on the cusp of just such an outbreak on the Front Range of Colorado. Plan to take steps now to protect high-value trees—whether a single specimen in a suburban yard or many trees spread over acreage. The CSFS provides these guidelines:

“MPB leave some easy-to-identify signs that they’ve infested a tree. If you see these two diagnostic signs on your trees, you’ll know that MPB have bored into the trees.

- Pitch tubes: These look like popcorn, but they’re actually globs of sap. Sometimes healthy trees can flush beetles out with their sap, but if you see multiple pitch tubes or tubes that are red or pink, there’s a good chance that the beetles have successfully infested the tree.
- Frass: Look around the base of the tree and in crevices in the bark. If you see sawdust, it means that the beetles have been boring into the tree’s bark.

Pro Tip: Start your inspection near previously attacked trees. You can recognize them from their dead, orange crowns. MPB are more likely to move into live trees nearby and will not attack dead, previously infested trees.

After MPB infests a tree, there is really only one best practice: Remove the tree. Landowners can either haul the tree out or chip it in place. Just remember, if you haul the infested wood away, make sure you take it outside of the forest, to a site at least 1 mile from susceptible pines. Burning the cut trees can also kill larvae, but in drought conditions this is not a viable option.

To help prevent future infestations of MPB, landowners should give their trees extra water. Douglas and Elbert counties have experienced extended drought for the past several years. Follow these winter watering tips:

- Water when it’s warm. No snow should be on the ground, and the temperature should be above 40 degrees.
- Water a wide area. Tree root systems may spread much wider than the height of the tree and the spread of the crown, with most absorbing roots in the top foot of soil and often far from the trunk. Apply water to soak the entire area underneath the full span of a tree’s branches.
- Water slowly. To ensure deep penetration, use a drip or soaker hose on a low setting (or soft spray wand) to apply water slowly to the full area. Aim to apply 10 gallons per inch of tree diameter. That equates to about 40 minutes of watering with a soaker hose for a young tree with a trunk 2 inches in diameter and 120 minutes for a more mature tree with a trunk diameter of 6 inches.
- Retain mulch. To retain soil moisture and save water, apply 4 inches of organic mulch onto bare soil within 2 to 3 feet from the base of the trunk, but not directly against the trunk. Keep organic mulch at least 5 feet away from structures.
- Repeat as necessary. Until spring precipitation arrives, continue watering every few weeks during periods of warm temperatures when there is no snow on the ground.”

There is no approved treatment for the beetles once they’ve entered a tree, so protection is key. In addition to water, for high-value trees, preventative insecticides (either in the form of a trunk drench or injections) may be of use. These pesticides will need to be applied by a licensed pesticide operator in the state of Colorado. For more information, visit CSU’s webpage, or contact your local CSU Extension or CSFS Field Office.

Recycling Guidelines

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 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

NO SORTING

No need to remove:
paper clips, stamps,
address labels,
staples, tape, wire,
metal fasteners,
rubber bands, spiral
bindings, plastic tabs.



Paper egg cartons



Paperboard boxes



Blueprints



Magazines, brochures
& catalogs



White or pastel
office paper



Opened mail & greeting cards



Newspapers
& inserts
(no bags)



Phone Books



File folders



Corrugated
cardboard &
paper bags

Please follow these
guidelines carefully:
Please flatten all
cardboard boxes.
Empty and rinse all
containers. Do not
flatten containers.



#1-7 Plastic tubs & screw-top jars
(no lids, no #7 PLA compostables,
do not flatten)



Cans (do not crush
or flatten)



#1-7 Plastic Bottles



Clean, balled aluminum foil
(2" or larger) and pie pans



Polystyrene (#6) packing material
(like computers and appliances
come packed in). No peanuts, No
LDPE (#4) Foam. It must be
removed from the boxes.



Loose metal jar lids &
steel bottle caps



Paper milk/
juice cartons
(no foil pouches,
do not flatten)



Glass bottles & jars



Paper-
back
books



Empty
aerosol
cans
(no caps)

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	COLOR	\$85	\$115	\$145	\$180	\$245	\$465
SADDLE ROCK E&S <small>Aurora 80016 / 1,566 homes</small>	BLACK & WHITE	\$65	\$90	\$145	\$200	\$285	\$395
MURPHY CREEK <small>Aurora 80018 / 1,400 homes</small>	BLACK & WHITE	\$65	\$90	\$120	\$155	\$195	\$400
	COLOR	\$85	\$115	\$145	\$180	\$245	\$465
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	COLOR	\$150	\$195	\$255	\$325	\$420	\$550
FOX RIDGE <small>Centennial 80112 / 1,000 homes</small>	BLACK & WHITE	\$75	\$120	\$175	\$225	\$260	\$400
	COLOR	\$105	\$165	\$210	\$245	\$345	\$475
HUNTERS HILL <small>Centennial 80112 / 275 homes</small>	BLACK & WHITE	\$35	\$60	\$80	\$110	\$145	\$225
	COLOR	\$55	\$70	\$100	\$135	\$175	\$300
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	COLOR	\$105	\$135	\$185	\$230	\$300	\$475
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