

*July 2020*



*The Springs at Coal Creek Ranch*



**Presidents Letter**

Hello everyone,

We are slowly emerging to a sense of normalcy, and I hope that everyone has stayed safe and healthy. As we enter the summer months, this is often the time when we decide to do projects around our homes. I would like to remind you of a few things as you prepare to do any upgrade. We have an approval form that you must complete before you proceed, both of which can be found on the HOA website: [thespringsatcoalcreekranch.com](http://thespringsatcoalcreekranch.com).

1. The Architectural Review Committee (ARC) Improvement Request is used for any structural, painting, or other outside improvement to your property. Please **do not** send pictures. They don't email well and very hard to view. The completed request is to be sent to [beth@dcmhoa.com](mailto:beth@dcmhoa.com).
2. The Landscape Improvement Request Form is used for any tree removal, planting or other major outside landscape improvement. The completed form is to be sent to the chair of the Landscape Committee. Presently, that is Dawn Maloney at [dawnhmaloney@gmail.com](mailto:dawnhmaloney@gmail.com).

As you know, the HOA is responsible for maintaining the grounds in our community. That encompasses the sprinkler system, pond maintenance, mowing, tree trimming, and snow removal. However, owners are responsible for maintaining the immediate perimeter bed surrounding the house, including gardens and trees, even if you did not plant them originally. If you want to eliminate, trim, expand or change that perimeter bed, you may do that at your expense if it does

not exceed the boundary of your plat. However, the Landscape Improvement Form must be completed and approved. Once you make any change to the perimeter bed, you are then responsible for maintaining it. It is important to know that, although the HOA maintains the spaces between homes, the HOA does not own it. The HOA owns only the areas around the ponds and the two entrances. Otherwise, the area between homes is shared by those owners, dependent on the individual plats. Every year, the HOA Board inspects every property and, if there are improvements to be made---e.g., removing a tree or shrub, painting peeled areas of the house, removing excess debris---the Board requests that the homeowner make those improvements at his or her expense. This process guarantees that our community will continue to be an attractive and desirable place to live.

Did you know that the HOA has over 400 trees? Most of them, planted about 25 years ago, have matured and provide a wonderful canopy throughout the neighborhood. Unfortunately, trimming and removing them is a very costly undertaking. The Landscape Committee evaluates the trees annually and determines what trees need to be trimmed or removed. Aspen trees, though beautiful, are trees that thrive at altitude greater than ours. Ultimately, they will need to be removed; thus, they are not trimmed by the HOA. If you have one, you may remove it at your expense after checking with the committee. Trees that overhang roofs take priority, as well as those that have rotted and/or pose a danger of falling. If you feel that any tree needs to be trimmed or removed, please send an email to our property manager Beth Silverman at: [beth@dcmhoa.com](mailto:beth@dcmhoa.com). You may also call her at 720-787-9800. In fact, any issue that you have regarding HOA maintenance, such as a sprinkler that does not work or weeds around a pond, please notify Beth.

Finally, please be mindful of parking on Fairfield Lane. Fairfield is a city-owned street and therefore we abide by their regulations. Overnight parking is allowed for cars. The Board would like to encourage everyone to keep to the speed limit of 25mph, to drive slowly, and to keep the number of cars parked on the street to a minimum, not only for the sake of appearance, but also for safety. Fairfield is a relatively narrow street and navigating between cars can be hazardous. Cars are encouraged to be parked in the garage or, if there is not enough room, on the garage apron. If you own an RV or a trailer, the city regulation is that it can be parked for only 24 hours. If you need an additional day for loading or cleaning, contact the city Code Officer for approval. Because RV's and trailers can be long and wide, the HOA encourages you to communicate with your neighbors about your plans.

If you have any questions, please feel free to contact me at your convenience.

Peter Oakes  
303-579-8255  
[peteroakes44@gmail.com](mailto:peteroakes44@gmail.com)



## ***Passings***

Roger Vossler from Springs Dr passed away. We will miss seeing him walking his little dog.



## ***Free Little Library***

This library is for all our homeowners. Check it out, you will find it next to the bridge by pond 4. Take a book, leave a book. If you have books to donate, please leave books or contact a Board member. We appreciate it.



## ***Architecture Review Committee***

The committee is looking for volunteers. This committee meets as needed to review homeowner ARC requests. If you are interested, please contact Patricia at [Thespringsarc@gmail.com](mailto:Thespringsarc@gmail.com). We'd like to thank Jack Holland for being a member of the committee for many years.



### **Your 2019-2020 Board Members:**

Peter Oakes, President - 219 Springs Dr (peteroakes44@gmail.com) 303/579-8255

Jacki Ballard, Vice-President - 227 Springs Dr (jacki@gone2beach.net) 303/489-7240

Dennis Maloney, Treasurer - 314 Diamond Cir (dennismaloney@gmail.com) 303/494-9257

Mary Markowitz, Secretary - 411 Fairfield (marydiane59@gmail.com) 785/550-3860

Kevin Bach, Member - 402 Fairfield (kevintbach@gmail.com) 928/607-1952

Monthly Board meetings are held the third Wednesday of each month, 9am **via Zoom (for now)**. For information contact [Beth@dcmhoa.com](mailto:Beth@dcmhoa.com) or 720-787-9800. Please contact DCM to confirm dates and times, as from time to time we have to re-schedule meetings.

**Don't forget --- Our website is <https://thespringsatcoalcreekranch.com>**



### **DCM Property Management Contacts**

Beth Silverman: [beth@dcmhoa.com](mailto:beth@dcmhoa.com)

DCM Property Management: main office 720/787-9800

Financial questions: [Jacque@dcmhoa.com](mailto:Jacque@dcmhoa.com)

Administrative questions: [judy@dcmhoa.com](mailto:judy@dcmhoa.com)

DCM after hours emergency 303/281-9945 (fires, flooding, property damage, etc.)

