

January, 2021



The Springs at Coal Creek Ranch



President's Annual Meeting report

As we take down the Christmas lights and wreaths and store them away for another year, I can happily say that I look forward more than ever for the New Year. We have all endured disappointments around friends, family and just getting away for a few days. Sadly, some of our neighbors have experienced tragic loss, to whom we send heart-felt condolences. So let us look ahead with signs of optimism. My experience is that virtually everyone I meet on my walks is diligently keeping safe with masks and distancing. We greet each other with smiling eyes and friendly hellos. Many of us have started the vaccination process, with many more to follow. Our Welcome Committee is thinking ahead to an early return of our Springs Social Gathering where we can shake hands, hug close friends, and enjoy big toothy grins!

Your Springs HOA Board has continued to meet via Zoom throughout this time of quarantine. Our end-of-year financial report indicates that we stayed within our budget, even considering that we had a higher expense for some tree trimming last fall. We benefitted from a dry winter with some savings from not having to plow so often as in the past. We are now planning for the spring and summer projects, working with our contractors to set forth our expectations for excellent performance within our financial guidelines. The Board is committed to communicating the progress throughout the coming months. As always, please communicate any issues to me or to any other Board member.

Peter Oakes, President



A Message from Beth, our Property Manager

A new website/portal for residents will be coming soon. You will receive information and instructions on registering shortly. It is ***critical*** DCM has current email information on all owners. Please send this information to Jacque@dcmhoa.com as soon as possible.



Snow Removal

It is important that everyone understands the policy of snow removal in our community. Fairfield Lane is a city street, and the city decides when and how to plow. The other streets, cul-de-sacs and driveways are managed by our plow contractor, Sun and Shade. The Springs policy is that they plow when 5" or more snow has fallen. Because of the usual light snow quality and bright sun that follows, this policy generally has worked well over the years. On occasion, the Board will request extra plowing if there are exceptional circumstances, such as heavy snow, ice, or a prolonged cold spell. The sidewalk on Fairfield is treated separately. Large sections of it face north and/or are in the shade. Our policy is to evaluate the plowing need of each storm, regardless of the depth of snow. The Board decides to request plowing as needed.

Please keep in mind two things that can be very helpful during the winter. If a storm is forecast, please try to park your car in the garage or driveway so as to allow snowplows to do their work effectively. Once the plows have finished their work, there is always accumulated snow and/or ice at the ends of the cul-de-sacs and around the mail boxes. It's common to see neighbors cleaning up

afterwards to clear those areas as best as possible. Any assistance in that effort is so greatly appreciated by everyone.



Winter watering

It is not unusual for Colorado to experience stretches of several days of warm weather throughout the winter months. On those days, with no snow on the grass, it is an opportune time to turn your hose and sprinkler on your grass and trees. This prevents the turf from becoming extra dry during the winter and promotes healthy re-growth in the spring. Give it a try!



Master Association

Vista Management is the so-called Master HOA with which our Springs HOA is associated. As you are aware, all of us pay an annual fee to Vista Management. They have by-laws and covenants to which we adhere, although we do have the opportunity to set some guidelines of our own. Of major interest to us in The Springs is that they have management control of the clubhouse and pool. The Vista Board has made the decision to do a major renovation of the clubhouse and pool area. The clubhouse was built in 1988 and has never had any renovations up until now. They have also finished re-writing some of the covenants. They recently published the informative January Newsletter. To receive the Newsletter on a regular basis, send a request to the manager of Vista Management, Lisa Firman: Lisa@vistamgmt.com. Earl Hauserman represents The Springs on their Board, and Teresa Salzwedel is our delegate to the meetings, with Rolland Fearn as an alternate. If you have any questions regarding Vista Management, please contact Lisa.



Security

Unfortunately, there have been recent occurrences of theft in adjacent neighborhoods. Let's all be diligent to keep bicycles and other equipment locked safely in the garage and remember to close the garage door when not at home.

2021

Upcoming happenings

Only seven more weeks until Spring!!!! These are a few of the activities you can expect to see in the upcoming months here at The Springs at Coal Creek Ranch during the final weeks of winter and into the early spring:

- **TREES:** Additional winter tree work will be completed. (As many of you may have noticed, we did a bunch of trimming in December and January; so, any additional winter work will be minimal).
- **PONDS:** In March, we will get the pumps on the ponds up and running and will do clean-up around/in the ponds. The Pond Committee is already working on plans for updates and repairs as needed with our various ponds.
- **CONCRETE REPLACEMENT:** DCM will finalize the arrangements with our concrete contractor to determine where we need to replace driveway and sidewalk concrete, and the work will begin when weather permits (Please don't call DCM to ask that concrete on or near your property be replaced; the contractor, not DCM nor the Board, makes the determination of priorities within the budget we have allotted). Homeowners will be notified if their driveways are slated for new concrete.
- **SPRING CLEAN:** Sun and Shade will do the usual spring landscape cleaning starting in late March and April.
- **SPRINKLERS:** In May, the sprinkler system will be turned on. We'll also replace sod in certain areas as sod becomes available from vendors. We work with Sun and Shade, our landscape contractor, to determine priorities regarding sod replacement.

- **COMMUNITY DUMPSTER ACCESS:** We plan to have the community dumpster again in mid-May. The Board will determine its location and will notify homeowners when it will be available.
- **COMPLIANCE WALK-THROUGH:** As usual, the Board will walk through the community in May to ensure all of us are doing what we need to do to be in compliance with our covenants. We want our beautiful community to remain that way!
- **LONG-RANGE PLAN:** The Board will be working with a landscape architect to develop a plan for revitalizing our common areas, including ponds, trees and vegetation. This will be a multi-year project to update our landscaping. We'll keep you posted on what the plan entails.



Coming & Goings

Welcome to:

Janet & Roger Hughes, 124 Springs Cove



With Sympathy

Sadly, we learned Leah Campbell of Springs Dr passed away. Our condolences to her family.



Your 2020-2021 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

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

Ken Larson, Secretary - 226 Fairfield Ln (klars10@gmail.com) 303/478-8922

Steve Knapp - 205 Springs Dr (stevemknapp@yahoo.com) 303/717-0952

Monthly Board meetings are held the third Wednesday of each month, 9am **via Zoom (for now)**. For information contact 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

DCM Property Management: main office 720/787-9800

Financial questions: Jacque@dcmhoa.com

Administrative questions: judy@dcmhoa.com

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