

April, 2021



The Springs at Coal Creek Ranch



President's Report

Sometimes April can feel like the cruelest month. We are eager just to get outside and weed the garden, or to take a long walk along the Coal Creek path, or to take a chair and book out into the sun for a few hours, only to be fooled with an onslaught of rain, wind, or snow! Yet this is also the month when friends return from winter months in the south, and when we pack away our winter sweaters, and when we start to make our plans for the summer. With more and more of us having received the Covid vaccine, April 2021 brings hope for a renewal and a promise of happy times with friends and family.

In this issue of our Springs Newsletter, you will find helpful information about the new website offered by our management company, the annual community clean-up with an on-site dumpster, the re-modeled clubhouse, as well as a reminder about the Board's continuing effort to work with our lawn service to manage appropriate watering as we contend with Colorado's extended drought conditions. If you have any questions or comments about the management of our community, feel free to contact me or any of the HOA Board members.

Peter Oakes, President



NEW - MyGreenCondo

Distinctive Community Management, the management company for The Springs, has subscribed to a new technology platform in order to consolidate and better manage all its various functionalities. It is called MyGreenCondo. The platform will also allow the homeowners to do every task associated with the HOA. These include submitting an ARC request, communicating directly to DCM by email, and accessing a library of all pertinent documents such as the Bylaws and Guidelines. It will allow the Board to post the Newsletter and announcements, as well as to conduct an opinion survey regarding any issue. The site will be accessed only by The Springs HOA homeowners.

It is imperative that every homeowner register on MyGreenCondo so that everyone can stay informed about important matters, as well as to unify all communication with DCM. Beth Silverman, the owner of DCM, has sent an email to every homeowner with instructions on how to register. Every member will be assigned login credentials. DCM will continue to send a weekly reminder to all those who have not yet signed on, so please watch for it. The process is simple and takes less than a minute to complete.



Water Costs

The HOA is responsible for the cost of watering lawns during the spring, summer and fall seasons, taking weather and water conservation into account for when we turn the sprinkler system on and off. We also pay for adding water to the ponds during these seasons when warranted. Water and sewer accounts for 22% of our total HOA budget. Recently, Boulder County, including the city of Louisville, announced a 3.5% increase in the cost of water over the next four years. This year the increase will be roughly 1%, which we will absorb in our current budget. Colorado is considered a semi-arid climate, and we are currently in severe drought conditions. As we did last year, we are

implementing a water conservation plan. Sun and Shade will run the sprinklers 3 times per week, but for shorter amounts of time. The appearance of our lawns is aesthetically important for our neighborhood, but we also want to be good stewards of our natural resources.



Springs Social Gathering

The Welcome Committee is eager to re-start the popular monthly SSG events. Under Colorado's Covid guidelines, Boulder County has announced that we are at Level Blue, indicating that outdoor gatherings are allowed. If the virus continues to be more and more under control, the committee is planning for an outdoor gathering in May, the first SSG in 15 months! They will announce the plans early in the month, so keep an eye out for an email.



Annual Dumpster Time

Remember to mark your calendars for the following dates...May 14-24. Please **do not** dispose of the following: **construction debris, electronics, hazardous waste (this includes paint) and large items that are left outside of the dumpster** (Western Disposal will not pick it up). Please remember this is for the use of the entire community, be mindful of allowing everyone to take advantage of this opportunity. The dumpster will be located on Diamond Circle, as it has been in previous years. If the HOA decides to offer this service next year, the Board will be looking for a different location that is less disruptive to nearby homes.



Landscape

Mowing date is Thursday each week. Otherwise, Friday if weather was a factor. As mentioned earlier in the newsletter, mowing height will be set at 3 1/2 inches to retain moisture. Tree trimming will continue periodically. The storm damage to trees from the March snowstorm has been addressed. If individual homeowners wish to plant trees on their lawn, it requires a Landscape Improvement Request Form (found on our website as well as *MGC.com*) and approval by the landscape committee. Also, within our new website, *MGC.com*, homeowners will find tree guidelines directing them to which trees are desirable and which trees are not recommended. You can find the "Landscape Improvement Request Form" which has the desirable plant materials, including trees on the website, under menu item #7 - Library. This is a rich library filled with essential HOA documents and guidelines. Thanks in advance!



2021 Concrete Work

The Board will be working with our concrete vendor in the upcoming month to identify areas in the common driveways that will need replacement this year. This work is prioritized by our vendor based on the condition of the existing concrete. We will be working within our defined budget for concrete. Because we were unable to do concrete work last year due to *COVID-19*, we will be doing a bit more work during this cycle.

All areas selected for replacement this year will be marked and roped off, before and after this work. We know that this can present inconvenience for residents and we do appreciate your patience while we complete this important work.

Any owners interested in replacing their driveway or sidewalk will have the opportunity to work with the HOA contractor to have their personal work done at the same time (at homeowner cost). We will be providing information on the selected contractor shortly. Please keep an eye out for a community email with this information.



Pool/Tennis Courts & Clubhouse

The pool clubhouse is taking on a new look with a total renovation. Has anyone taken a peek in the window? Stay tuned. As of now, the Master Association (<https://www.vistamgmt.com>) has not decided regarding opening of the pool. Questions or concerns - please contact Vista Mgmt directly (The Springs HOA and DCM is not involved in the decision making). Or contact Lisa Firman directly at lisa@vistamgmt.com.



Snow Removal

The Board continues to evaluate snow removal needs and expectations for the community. The Board is also evaluating the financial impact of adjusting snow depth triggers. We will provide you further information once we have concrete numbers to present to the community. Discussions are ongoing.



Coming & Goings

Michael & Fabiola Stump from Springs Drive recently moved out of state and we welcome their friends and new owners, Julien Denaes and Caroline Denaes to Springs Dr.



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, Member - 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 - <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.)