

*January 2022*



*The Springs at Coal Creek Ranch*



***From The President...***

Greetings to you, our beleaguered yet surviving neighbors. We have endured the greatest catastrophe in our city's history with heavy hearts and grief for our less fortunate neighbors whose visible wreckage saddens us on almost every daily visit of our chores. After talking with so many homeowners of Louisville and Superior the ambivalence of sentiments is indescribable. How could we be so lucky when so many have not been? But fortunate we are in the Springs at Coal Creek, and we are among those who can offer assistance and relief to our neighbors in need. With that in mind there are numerous ways to assist, and we are listing many of those options below for your interest. We can only put one foot in front of the other to get through this. Let's do it together!



***Homeowner Insurance...***

Sadly, many homeowners, who lost their homes in the tragic fire, are finding that they are seriously underinsured. This is a wake-up call for all of us, and it would be wise to check with your

homeowner insurance agent to see where you stand. Also, do you have a home inventory list? It is being suggested that we video our furnishings, as well as inside cupboards, drawers, closets etc. Here is an app from the National Association of Insurance Commissioners (found online) to give you an idea what you should think about. Your own insurance company might have something similar.

[https://content.naic.org/consumer/home-](https://content.naic.org/consumer/home-inventory?fbclid=IwAR3wkjHQWcINsV_Pb7vgxbnH5z9N1ie9fDcaoYvs60-idxA0TLV3ghUPiBo)

[inventory?fbclid=IwAR3wkjHQWcINsV\\_Pb7vgxbnH5z9N1ie9fDcaoYvs60-idxA0TLV3ghUPiBo](https://content.naic.org/consumer/home-inventory?fbclid=IwAR3wkjHQWcINsV_Pb7vgxbnH5z9N1ie9fDcaoYvs60-idxA0TLV3ghUPiBo)



### ***Low Maintenance...***

Winter is definitely upon us, and we should expect 4 or 5 snowstorms before Spring. This is a reminder that we have an HOA contract with Sun and Shade to plow when there are 5 inches of snow on the driveways, Springs Cove, Springs Drive and Diamond Circle. Fairfield Lane is plowed by the city. In addition, the sidewalks are cleared when we have 3 inches of snow accumulation.

This is also a reminder that we are a "low maintenance" HOA as opposed to a "no maintenance" HOA. This means that we all need to pitch in and help clear driveways when there is less than 5 inches of snow. This will reduce the potential for ice buildup and help prevent neighbors from falling. In the event there is a major ice or snow build-up, the Board will determine if additional clearing clean-up is needed. We are all in this together and that's why it's such a wonderful community.



### ***Ponds Update***

Our ponds, being a centerpiece of our neighborhood, require a consistent and reasonable maintenance plan to continue as a real benefit. Last year's report which covered through the end of December 2021 recommended a review of our pond maintenance and up-grade program at the beginning of 2022. The Pond Committee performed this as part of an annual review in December and decided that it was time consider alternative contractors. After several interviews, bids and consideration of nearby work, the committee decided on a new contractor, BR&D Landscaping from Highlands Ranch. This team has since done their initial review of the ponds - made several recommendations, a couple of fixes and appear to be the correct people for the job. We will

continue to monitor the progress and keep you informed of not only the state of the ponds but the performance of our new "pond people".

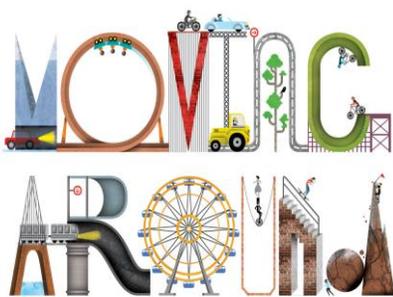


### ***2022-2023 Tree trimming***

We enjoy over 400 trees in The Springs community. In December, our arborist analyzed all the trees in the neighborhood and described and prioritized work to be done on each into categories 1-3. The attached Excel spreadsheet provides the location, priority, work, and cost for each tree so you can see where trees on your property fall on the list.

The Board voted to fund Priorities 1 & 2 this year and Priority 3 in 2023. Priorities 1 & 2 cost over \$45,000.

If you have a tree in Category 3 and would like work done this year, you are welcome to contract with an arborist at your own expense. As usual, however, if we have storm damage that becomes a top priority, the HOA will ask our arborist to do the work immediately and pay for it. We appreciate your understanding as we contract to do as much tree work as possible this year but within our budget. Our arborist will start work this winter and follow the priorities listed. Please don't ask him to do work on your trees outside this list of priorities—unless you want to contract with him and pay him individually.



### ***Coming & Goings***

Welcome to our new neighbors,

George Wilcox and Ann Cooper Gay at 104 Springs Cove

Carol Snyder at 229 Springs Drive

Alan Parisse and Lisa Casden at 450 Fairfield Lane



## **Your 2021 -2022 Board Members:**

Ken Larson - President - 303-478-8922

Jacki Ballard - Vice President - 303-489-7240

Mary Markowitz - Treasurer - 785-550-3860

Kathryn Oakes - Secretary - 303-550-7112

Steve Knapp, Member - 205 Springs Dr ([stevemknapp@yahoo.com](mailto: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](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 - <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 & Administrative questions: [Jacque@dcmhoa.com](mailto:Jacque@dcmhoa.com)

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

