

August 2022



The Springs at Coal Creek Ranch



From The President...

Greetings Springs Homeowners!

In the May newsletter I reported that the Boulder Daily Camera stated that we had the driest April on record. After all that we have been through as a community that struck fear in my heart of more fires and a summer of smoke-filled air. I am so happy to report that we have just completed a wet and soggy July and there is no smoke in the air from Colorado fires. These recent rainstorms are such a blessing. Nonetheless, we must continue to conserve as much water as a community and as individuals as we possibly can. Earlier in the month the Public Works dept contacted me and requested that we reduce our output from irrigation, and we complied. We did reduce our sprinkling and last week we were told that we could resume our normal schedule which we have done and because of the rains our neighborhood is looking green and lush!

In addition, we will soon see our arborist, Augustine Trees taking out some old and dead trees as the last step of an ambitious tree project that we started in the spring.

Finally, our ponds are in continually better shape as our contractor, BR&D has quickly gained knowledge of our beautiful and unique ponds and all their different nuances.

I'm pleased to be able to report that our most valuable assets, ponds, trees, and turf are in very good shape!



Beautiful ponds

Friendly reminder, please parents keep kiddos from climbing on the rocks or throwing rocks into the ponds. We realize the frogs are tempting; however, the ponds are fragile and we're very careful with them. If the boulders are wet, they could be slippery and dangerous.

We continue to have the lily pads & overgrown weeds/grasses in all the ponds thinned out. You might see workers in the ponds. ***Please do not give them direction. They are doing what our vendor was instructed.*** Appreciate it!



Little Library....

Do you know we have a little library? We do, by the bridge at pond 4 (the biggest pond with the walkway, seen from Fairfield Lane looking north. Take a book, leave a book if you so choose. Enjoy.



Tree Trimming Update...

As most of the community is aware, Augustine Trees conducted an inventory of all the trees in The Springs that are part of the HOA tree maintenance responsibility and has done a great deal of

tree maintenance this year. In late 2021, Augustine categorized the needs of each tree into categories 1-3, with category 1 needing the most immediate attention. During the budget planning process in November/December of 2021, the HOA Board of Directors approved expenditures from our capital reserve to complete work in categories 1-2 this year (2022) and are hoping to approve category 3 work to be done next year (2023).

Additionally, Augustine Trees has continued to do routine maintenance and removals within the operating budget. This work covers annual maintenance and unexpected issues that arise during the year, such as broken branches from snow or windstorms and trees that have died and threaten structures. Augustine recently submitted a list of projects that fall into the routine maintenance bucket, and the HOA Board has approved those projects. This list was created from homeowner observations, as well as from the HOA Board and Management Company. We anticipate Augustine will complete that list of work in August, or later if they deem a later date is warranted to protect the overall health of the tree.

We're very pleased with the work Augustine Trees has done this year to help preserve one of our community's main assets—an urban forest. The HOA Board of Directors is committed to continuing this work and to make sure the trees in our community are healthy, look beautiful, and do not threaten residential structures.

Please remember that the work the HOA (you) pays for is to maintain the health and safety of nearly 500 trees in the community. If you believe a tree on your property is unhealthy or has storm damage, please let us know by submitting a request to Beth@DCM.com. As always, we ask that you NOT contact Augustine directly or make requests for trimming that is simply a preference and not a necessity. We have a limited amount in our operating budget line for tree work, and the Board needs to work within that budget. Also remember that any trees within a 3-foot perimeter of one's house, maintenance on those trees is the homeowner's responsibility. Thanks so much for your cooperation.



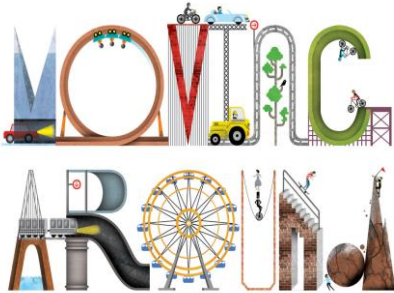
Who to Contact....

Who do you contact before starting a project?

To re-do, upgrade or **anything** to the outside of your house, i.e., paint, lights, decking - please contact ARCHITECTURAL REVIEW COMMITTEE, Thespringsarc@gmail.com or Beth@dcm.com (current form attached).

Anything regarding landscaping, watering, etc., on your property - including sprinklers - LANDSCAPE COMMITTEE, Bev@wisegator.com (current form attached).

Reminders - all dumpsters must be on your own driveway. Not the common pads between homes or public streets. Any/all sprinkler work is completed only by Sun & Shade at the homeowner expense. ARC and Landscape approvals are required before work begins. Thank you!



Coming & Goings

Welcome to: Heather Ralston - 202 Fairfield

John Black - 226 Fairfield

Sorry to see you leave: Joel & Susan Kolodny - 118 Springs Cove.

Anita Blume-Ralph and Calvin Ralph - 202 Fairfield.



Your 2021 -2022 Board Members:

Ken Larson - President - (klars10@gmail.com) 303-478-8922

Jacki Ballard - Vice President - (Jacki@gone2beach.net) 303-489-7240

Mary Markowitz - Treasurer - (marydiane59@gmail.com) 785-550-3860

Kathryn Oakes - Secretary - (kathrynoakes@me.com) 303-550-7112

Steve Knapp, Member - (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 websites - <https://thespringsatcoalcreek.com>

And www.mygreencondo.net/springsatcoalcreek



DCM Property Management Contacts

Beth Silverman: beth@dcmhoa.com

Jerry Mitchell: Jerry@dcmhoa.com

DCM Property Management: main office 720/787-9800. Financial & Administrative questions : Jacque@dcmhoa.com

DCM after hour's **emergency** 303/281-9945 (fires, flooding, property damage, etc). **\$25 charge** for non-emergency calls.

