

*January, 2023*



*The Springs at Coal Creek Ranch*

**Happy New Year!**



***Welcome Committee...***

The Springs Welcome Committee was started in 2016 to welcome new homeowners into the community. The original members were Nancy Bigelow, Regina Rice, Barb Lamm and Kathryn Oakes. One of the members acts as a "welcomer" and delivers a bag filled with information about Louisville and HOA, including the Springs Guidebook, to each new community neighbor when they move in. In the bag, there is a form to be completed, if the new neighbor wants to be listed in the neighborhood directory. The directory is updated and distributed annually by email to the neighbors who have provided their contact information. The Springs Social Gathering (SSG) was another idea the committee had to build community and help neighbors get to know one another. Currently these gatherings are hosted by volunteers and occur on the 3rd Wednesday of every month from 5:00 pm - 7:00 pm. The committee members are Barb Lamm, Nancy Bigelow, Regina Rice, Nancy Hughes, Mary Golden and with thanks to recently retired committee member Bobby Brown. We appreciate their strong and important role in making the Springs a friendly and welcoming community.



### ***Snow Removal Reminder...***

In our neighborhood, Sun and Shade removes snow from driveways when it reaches 5 inches. A community survey two years ago led us to adopt the 5-inch. It costs our HOA \$4,000 to \$6,000 each time snow is removed.

Sun and Shade determine the depth of snow by measuring multiple spots throughout the neighborhood. Remember that snow levels can be extremely variable, especially because of wind. For example, seven inches of snow on any given deck or patio doesn't always mean there's that much snow on the driveways and sidewalk. DCM, our management company, communicates and coordinates with Sun and Shade during a snow event to schedule snow removal when warranted. Sun and Shade service multiple communities, some of which contract for less than 5 inches, but DCM works with Sun and Shade to get them here as quickly as possible. Of course, homeowners if they want can contract with another vendor to have their snow shoveled or plowed.

Additionally, Sun and Shade will remove snow from the sidewalk on Fairfield Lane whenever it reaches a 3-inch depth, so our community adheres to City of Louisville regulation.



### ***Environmental Sustainability Task Force***

The Board has recently sponsored an Environmental Sustainability Task Force. The purpose of the Task Force is to research, investigate and recommend

solutions to the HOA Board on how to reduce the usage of water (excluding ponds), in The Springs neighborhood and in collaboration with Sun and Shade, our water systems vendor. The Task Force is comprised of Patricia Deitz, lead, Earl Hauserman, Peg Miller, Jim Manier, Bev Snyder and Tom White. We are pleased to have this group of neighbors take the time to analyze our water usage.



### ***Fire Prevention & Junipers...***

With the anniversary of the devastating Marshall Fire just behind us, it is important to realize that our neighborhood and many of our homes are surrounded by juniper shrubs. Professional firefighters consider junipers to be "green gas cans" because they are highly flammable. They contain volatile oils that burn intensely and lacy foliage that burns quickly. You may want to think about removing your juniper plants and installing xeriscape plantings as some neighbors have already done.



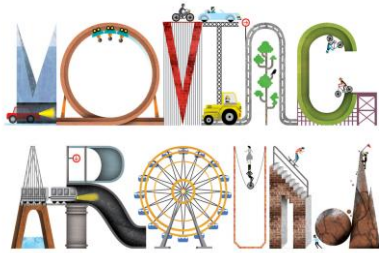
### ***Pond 4 Update...***

The Pond 4 project is underway. It will encompass the removal of excess lilies, the removal of mud and debris from the pond and pools above the pond, and some minor patching. These activities require that the pond first be emptied, which has been about 90% accomplished. The cold weather, snow and ice has forced our contractor to postpone the start for a few days, but the work will begin shortly and will last about two weeks.



### ***Street Safety...***

During the early morning hours of December 9, a catalytic converter was stolen from a car parked overnight on Fairfield Lane. The Board was notified on December 12 and sent an e-blast alerting our community of the theft. We know this has happened in other parts of Louisville, and unfortunately now here in our neighborhood. If you and your household can, we recommend that cars be parked in your garage or on your apron to deter future acts of vandalism and/or theft. Also, it seems trucks have been a popular vehicle to be stolen - be aware. As always, the Board encourages residents to take measures that promote our collective safety and security.



### ***Comings & Goings...***

Vicky and Andy Johnson - Springs Cove - we're sorry to see you go.



### ***With Sympathy***

Bob Raikes - Springs Cove - our condolences to the family.



### ***Your 2022-2023 Board Members:***

Kathryn Oakes - President - [Kathrynoakes@me.com](mailto:Kathrynoakes@me.com) 303-550-7112

Jacki Ballard - Vice President - [Jacki@gone2beach.net](mailto:Jacki@gone2beach.net) 303-489-7240

Mary Markowitz - Treasurer - [Marydiane59@gmail.com](mailto:Marydiane59@gmail.com) 785-550-3860

Don Richter - Secretary - [Donricht@bellsouth.net](mailto:Donricht@bellsouth.net) 404-580-7770

Steve Knapp - Member - [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 [Jerry@dcmhoa.com](mailto:Jerry@dcmhoa.com) or [Beth@dcmhoa.com](mailto:Beth@dcmhoa.com) at 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://thespringsatcoalcreekbranch.com>**



### ***DCM Property Management Contacts***

Jerry Mitchell: [Jerry@dcmhoa.com](mailto:Jerry@dcmhoa.com)

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)

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

