

November 2022



The Springs at Coal Creek Ranch



Annual Meeting Update...

Our Annual Meeting was October 26, with a nice turnout via Zoom. Ken Larson, our departing President reported on the State of the HOA and our assets - the ponds, trees and landscaping. We hired a new pond contractor, BR&D who's doing an amazing job. They're dependable, communicates, replaced/repaired faulty equipment which improved function of pumps and valves. The water is cleaner, fresher, and prettier in the ponds.

Trees - we invested in an important asset - our trees. We approved a 3-phase plan recommended by our arborist. Instead of taking three years, we're completing it in two, pruning, trimming, and removing dead trees. Phase 3 will be in 2023.

We also appreciate our 3 committees; Landscape, Bev Snyder as Chair, ARC, Patricia Deitz as Chair and Ponds, Peter Oakes as Chair. We value the time and commitment they give to our community.

Your Board members for 2022-2023 are: Jacki Ballard, Mary Markowitz, Kathryn Oakes, Steve Knapp and Don Richter. (Positions will be decided next week)



Snow Removal Reminder...

Here's your annual reminder regarding snow removal. Sun & Shade will plow when we reached 5", alternating between east and west entrances. The City's snowplowing is by priority. See below - Fairfield Lane is in the 3rd priority.

Priority 1 Major Arterial (for example, high-capacity roads like McCaslin Blvd)

Priority 2 Collectors (for example Washington Street and W Dahlia Street - streets that connect major arterial streets to residential streets)

Priority 3 Residential Through Streets (and City parking lots and sidewalks near the City's right of ways)

To find out more and view the priority map, visit LouisvilleCO.gov/Snowplowing



Gutter cleaning

Hai of Hai Landscaping and Lawncare has offered gutter cleaning to The Springs homeowners. \$60 per house to clean out gutters and rinse downspouts (if necessary). If you are interested - please contact Rolland Fearn to be put on the list. rolland@wisegator.com or 303-588-3417.

\$60 due in advance. Please make checks out to Hai Nguyen and mail or drop off to Rolland at 304 Diamond Cir.

Please don't delay. The deadline is Nov 12th. Work is tentatively scheduled for the end of Nov, depending on when the majority of leaves have dropped.



Fall clean up...

Sun and Shade has completed round one of leaf pick up. They will be back whenever most of the remaining leaves have fallen. Don't you agree, it's been a beautiful, colorful fall this year?



Our Vendors....

Our major vendors are Sun and Shade (grounds, irrigation, and snow removal); Augustine Trees; and BR&D (ponds). DCM (Jerry Mitchell and Beth Silverman) is the management company for the HOA, and they are our contact with our vendors, directing routine work and recommendations from the Board. We respectfully request that homeowners' direct concerns about grounds, trees, and ponds to DCM rather than making requests directly of our vendors. This saves time for our vendors and avoids confusion about their scope of work. Their time is valuable, and the Board needs to stay within our budget. If you have questions about this procedure, please talk to DCM. Jerry@dcmhoa.com. Thanks.



Parking, Trash, Mailboxes...

Friendly Reminders

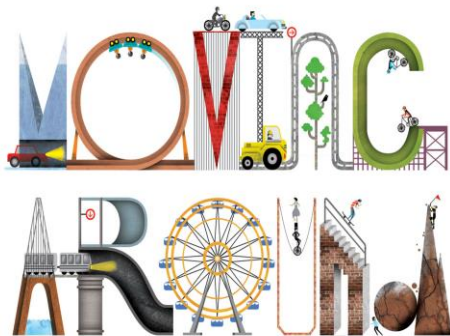
Parking:

As you know, Fairfield Ln. is a Louisville city street and therefore it is legal to park cars overnight on it. However, Springs Cove, Springs Drive and Diamond Circle are HOA circles, and it is not permissible to park a car overnight on any of the circles. Please do not park a car there overnight! Also, as a courtesy to the mailman and your neighbors, do not park in front of mailboxes.

Because Fairfield is a city street, when it snows it is plowed by the city. The Board requests that those who have parked cars on Fairfield move them to your driveway so snow can be efficiently removed.

Trash:

Remember that the HOA Guidebook states that trash and recycle containers be placed on the street for pick-up no earlier than 5:00 p.m. the day before pickup. You also need to return the containers to your garage by the end of the day of pickup.



Coming & Goings...

Welcome to:

Mary & Michael Allen at 103 Fairfield

John Black at 226 Fairfield



Your 2022-2023 Board Members:

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

Don Richter - Member - Donricht@bellsouth.net 404-580-7770

(officers for 2022-2023 will be elected the Board at the November 16th meeting.)

Monthly Board meetings are held the third Wednesday of each month, 9am **via Zoom** (**for now**). For information contact Jerry@dcmhoa.com or 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://thespringsatcoalcreekbranch.com>



DCM Property Management Contacts

Beth Silverman: beth@dcmhoa.com

Jerry Mitchell: Jerry@dcmhoa.com

DCM Property Management: main office 720/787-9800

Financial questions: Jacque@dcmhoa.com

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

