

July/August 2023



The Springs at Coal Creek Ran



Compliance Walk...

We completed our Spring Compliance Walk for 2023 and our community looks impressive. There were notices sent to some homeowners - mostly landscaping and a few paint and trim issues. We know it is never ending, but if we all stay on top of them, they will not spread to other areas. We appreciate the homeowners who have responded and fixed the various issues. Our intention is to ensure the community looks welcoming and attractive to everyone. We do live in a beautiful community.



Dry Pond

Have you noticed? We've been working on the dry pond at the west entrance. Removing old worn out, tired bushes and shrubs, while planning for new ones this fall. As always, we are low maintenance plants. Bev Snyder has been overseeing the work in this area and it looks very nice. Thank you, Bev



Open Board Positions

Our HOA Board is comprised of five members: President, Vice President, Treasurer, Secretary and one At-large member. Each member serves for two years and may agree to run again. We ask that you begin to consider being part of this active and important, but not time-consuming, Board. This October, at our Annual Meeting, we will be voting for two new members: Treasurer and the At-large member. Mary Markowitz has served for four years as our steadfast, accurate, and careful treasurer, always focused on how the HOA budget and finances were being used judiciously and will be leaving the Board. Steve Knapp has also served four years and will not be running again. With Mary and Steve both leaving the Board, we are asking that you consider this position, or that of being the At-large member. More on this in September.



2023 Tree Pruning, Removal & Care

As many of you have noticed there has been an extensive amount of annual tree work being done in the community. The work is not complete, as some trees need to wait for fall/winter. We are dealing with *emerald ash borer* which we have been treating for a few years, as well as a new type of bug in our trees. The *blue spruce engraver* is a common bark beetle of Colorado blue spruces. The insect has become a problem in ornamental plantings of Colorado blue spruce along the Front Range and we have a few trees that have been damaged. Our arborists will survey our trees giving us recommendations for future care.

A reminder, if you wish to plant trees on your lot, you must submit a request to Bev Snyder Chair of the Landscape Committee **prior** to purchasing and planting any trees. Forms are available on our websites.

bev@wisegator.com <https://thespringsatcoalcreek ranch.com/>
www.mygreencondo.net/springsatcoalcreek

Thank you for your patience during this ongoing tree project. Please do not contact our vendor. Any questions, contact Jerry Mitchell at Jerry@dcmlhoa.com.



2023 Concrete Maintenance Work

Recently you may have noticed Garay Concrete repairing three common driveways shared by homeowners: 401, 403, 405, 407, and 409 Fairfield. 310, 322, 314, 316, and 320 Diamond Circle. 217, 219, 221, 223, and 225 Springs Drive.

The Board asked our vendor to assess the area's most in need of repair. We used our 2023 budget to fund reparation of these three areas. Next year we will again review the priority list and fund the repair of several more common drives, as our 2024 budget allows. We appreciate your patience as this concrete maintenance project is underway.



Mailboxes

As you've probably noticed over the past several weeks, we had a contractor working on mailboxes in the neighborhood. Dave finished this task at the end of July. He replaced 35 boxes, repaired, or touched up paint on many more, repaired and repainted wood posts, and replaced all of the house numbers on the outsides of the boxes. Go ahead and raise those flags when you need to. They work now!!



Western Disposal

Western Disposal has a program available for residents needing help taking their bins to the curb. It's called "Pull-Out" service. To participate, you would need to put your bin ***outside*** your

garage door on trash days. The driver will get it, empty it, and bring it back to your garage door. This service will cost you \$7.00 additional per month. If you are interested in signing up, please contact **Rachel Newberg** at Rachel@vistamgmt.com, Ph: 303-429-2611 or Direct: 719-245-1595. As you know, Vista Management is our Master Association, and we pay for our Western Disposal service.



ARC

The Architectural Review Committee (ARC), whose primary purpose is to review paint colors prior to a home being painted, review plans for new decks, patios, railings, exterior lights and basically approve anything to do with the exterior of your home to maintain the uniqueness and beauty of this neighborhood. This committee has been expertly led by Patricia Deitz for more than thirteen years. Her ability to see new options and designs, as well as maintain continuity in the neighborhood has been a gift to the community and the results are evident everywhere you look. Patricia has decided to step away from the ARC. The Board wants to thank her for her years of dedication, her ability to run the committee, track the requests and provide follow-up. Well done, Patricia!

We are now looking for a few new members for the ARC and will be eager to hear from you if you would like to join. Like other roles in the HOA, this one is also not demanding, but is incredibly interesting if you like architecture, design, planning and color. Please email kathrynoakes@me.com if you are interested in joining the ARC.



Task Force

In December of 2022, the Board established the Environmental Task Force to explore methods of reducing water usage in our community. The Task Force included Tom White, Jim Mainer,

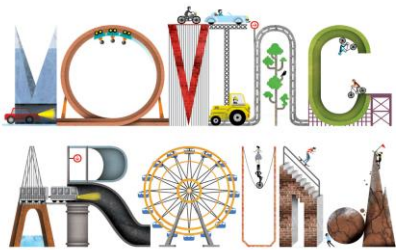
Peg Miller, Diane Duffy, and Patricia Deitz (chair). The task force met monthly and discussed many options to reach this goal. We talked with Sun and Shade and also found a company to come and assess our current system and make suggestions for no cost. The Board has contacted them, and we are on a waiting list. We looked at various options from native plantings to xeriscaping.

In May we made the following recommendations to the Board for this year :

1. Sprinklers will be run 3 days per week at night and for no more than 15 minutes (preferred to divide the watering into segments or intervals)
2. Request that any homeowner who has a sprinkler that is malfunctioning in any way report it immediately to jerry@dcmhoa.com.

This is a Pilot Program for this year to evaluate the cost savings. Indian Peaks has been working with Sun and Shade for 3 years on this program. The first year is difficult as the grass acclimates to less water and grows deeper roots. So, this year will see brown spots etc. as we move through the summer. For Indian Springs, at three years into this program, the grass has maintained its color throughout the summer as it has now adjusted.

We see this as a first step in reducing water usage in our community in order to be better citizens of Colorado and the world.



Coming & Goings

Welcome to:

Jason Forbes & Emily Nelsen of 120 Springs Cove

Dale (Wilsher) & Jeff Raikes of 126 Springs Cove

Terri & Bill Kinnard of 222 Fairfield Lane

Lori & Jeff Maltese of 308 Diamond Circle

Sorry to see you go....

Linda & Wayne Lee of 310 Diamond Circle

Marcella Railes of 126 Springs Cove



Your 2021 -2022 Board Members:

Kathryn Oakes - President - (Kathrynoakes@me.com) 303-550-7112

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

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

Don Richter - Secretary - (Donricht@bellsouth.net) 404-580-7770

Steve Knapp, Member At-large - (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 or Beth@dcmhoa.com, 720-787-9800. Please contact DCM to confirm dates and times, as from time to time we re-schedule meetings.

Don't forget our websites - <https://thespringsatcoalcreekranch.com>

And www.mygreencondo.net/springsatcoalcreek



DCM Property Management Contacts

Jerry Mitchell: jerry@dcmhoa.com

Beth Silverman: beth@dcmhoa.com

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

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