

November 2023 Newsletter



The Springs at Coal Creek Ranch



Management

Over the past few years, the Springs HOA has been working with Jerry Mitchell as part of Beth Silverman's company Distinctive Community Management. Going forward, we want to introduce you to our new DCM Property Manager, Christine Simpkins. Her contact information is christine.simpkins@dcmhoa.com, 720-787-9800 x4. We look forward to her involvement with The Springs.



Cherry St Task Force

There has been a general concern for many years that the speed on Cherry Street is not safe and that people regularly speed along our neighborhood. We are in the process of scheduling a planning meeting in early December to meet with Jeff Durgin, City Manager, Kurt Kowar, Public Works Director, and Chief of Police Rafael Gutierrez to discuss the situation. You will hear more about this as we develop plans to find solutions for slowing traffic down.



Fire Mitigation

In late November several Board members, Landscape members and concerned neighbors walked the neighborhood with Micaela Truslove, CSU Horticulture Specialist, and Abby Silver and Tony Suarez from Wildfire Partners. We learned and discussed ways to change some of our landscaping to reduce fire risks. In early December we will receive a formal assessment with recommendations on how to set up a fire mitigation plan for the Springs. The Board, along with the Landscape Review Committee, will review the assessment and then set up a neighborhood meeting where we can all hear from the experts on their insights, perspectives, and strategies for our community. Thank you to Bobby Brown for starting this conversation.



My Green Condo

As you know, we have had two websites, <https://thespringsatcoalcreekbranch.com> and DCM's www.mygreencondo.net/springsatcoalcreek. We encourage homeowners to logon to MGC and become familiar with it as our primary website. Every owner will have their own dedicated portal with secure login. You should add this email address to your approved contact list - TheSpring@mygreencondo.net. This will be used for HOA communications. There are multiple functions: Work Requests - You will be able to submit work requests 24/7 and have an email notification sent immediately to DCM. You will receive status updates via email. Library - 24/7 online access to the Association's Governing Documents, Newsletters, and other HOA documents. Surveys - The Board can now conduct online surveys to seek your input on important decisions. NOTE: ARC and Landscape forms have been removed from the Springs website, however you can now find them on MGC.



Doors, Lights, Winterize & SSG

Outside Lighting

With shorter days in the winter, please remember to check your garage light bulbs and replace burner-out light bulbs if necessary. Also keep shrubs trimmed around the lights. The lights are designed as a supplement to reach dark corners in our subdivision that the street lighting does not cover. Additionally, the Louisville Police urge all homeowners to keep properties well-lit at night: it is the best deterrent against crime.

Reminder - holiday lighting and decorations do not require approval. They may be installed **30 days** prior to the holiday and must be removed **15 days** following the holiday.

Springs Social Gathering

Once a month, there is a social event that is hosted by one of the Springs' neighbors for the purpose of getting to know one another on a casual and informal basis. The hosts provide their home for the gathering. It is held on the 3rd Wednesday of every month from 5p-7p. An email is sent to all neighbors who have indicated an interest in these relaxed and fun evenings. If you are interested and want to participate, we would love to see you. Please reach out to Barb Lamm, SpringsWelcome@comcast.net.

Winterize Your Hose Bibs

With the wintry weather here, please remember to unhook your outside hoses from your hose bibs to prevent them from freezing over the winter which could cause your bib to crack if water in your hose/bib freezes and expands. Also consider adding an outdoor foam faucet protector which offers an additional layer of protection to freeze-proof your faucet and pipes.

Louisville Parade of Lights

This year's Parade of Lights will be held on Friday, December 1st from 5:30p-9:00p. Musical entertainment is provided by local schools and churches, and visits with Santa. The main attraction, the Parade of Lights, starts at 7:00p.



Neighborhood Watch

Two neighbors from Coal Creek Ranch volunteered to head up the community committee for CCR and function as the neighborhood coordinator with the goal of implementing the Louisville Police Department program. They are currently looking for volunteers for the community watch program. This would be a wonderful time to piggy-back and be a part of their Neighborhood Watch program. If you are interested in helping, please contact Jacki Ballard (jacki@gone2beach.net) or Cheryl at cctrtogether@gmail.com.



Recycling of bulk Styrofoam

You may have seen the flyer on your mailbox flag from your neighbor, John Cowley. As a reminder send an email to jrcowley@idcomm.com with your address, subject: "Styrofoam recycle", and put the bulk Styrofoam pieces on your front porch. He will collect them and transport them to Ecocycle/Charm in Boulder. Include only the thick, white, block-type Styrofoam pieces. This will continue through December 31st.



Winter pruning

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. You will see the team from Augustine throughout the winter working from a board approved list of trees that need attention. If you believe a tree on your property is unhealthy or has storm damage, please let us know by submitting a work request through the website. 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.



Snow Removal

Winter is almost here, and every snowfall brings a beautiful sparkle to our neighborhood. As a reminder, the City of Louisville will plow Fairfield Lane as they see appropriate. The three neighborhood circles, all driveways and sidewalks will be plowed once we have at least five" of snow. An email blast will be sent if we are having a snow crew out. Remember, it is usually later in the day.



Compost

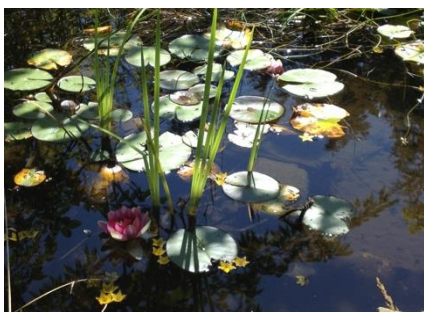
Through a contract with Coal Creek Ranch HOA, SCCR residents receive Western Disposal trash collection service weekly and recycle collection service every other week.

Residents who chose may pay \$8.20 per month to receive compost collection every other week. Only a paying resident may set out one 32-gallon compost collection cart. Additional bags or bins will incur an extra charge. For example, brown paper lawn bags filled with yard/plant trimmings will cost an extra \$4.75 per bag. Every compost container set out on collection day will be charged to a paying customer. Kindly do not set out bags/bins for collection unless you are paying for compost service. See additional composting guidelines on the Western Disposal website - <https://www.westerndisposal.com/>



Budget

With the election of a new Board, a new 2024 budget has been created for the community. During 2023, several projects required the Board to utilize a portion of our reserve funds, which is an HOA practice over the past years. Those projects included ponds, mailboxes and concrete work throughout the neighborhood. The Board has been working closely with our vendors to help build a 5- year roadmap to anticipate larger projects that may be necessary to maintain our community. All of these efforts will require an increase of 10% to our monthly dues in the amount of \$306.00 this coming year. As a reminder you can pay your dues through bill pay, MGC and your bank. If you have questions, contact jacque@dcmhoa.com. The board will be hosting a budget ratification meeting on December 12th at 5:00 p.m. by Zoom for the purpose of finalizing the 2024 budget. Notices will be mailed to all owners regarding the meeting details. We, as a Board, take our financial responsibilities very seriously and work diligently to spend our community funds prudently throughout the year.



Winter Pond Work

Our pond contractor, BR&D, will undertake a cleaning project this January on pond #6, which is in the southwest area off Diamond Circle. The pond will be emptied, which will allow BR&D to remove a grassy "island" in the pond, as well as to remove several unused concrete pavers that were laid into pond years ago as planters. This will also give our contractor the opportunity to assess any leakage and remove excess lily pond roots.

Pond #7, which is to the north of the east entrance, will also be drained for the month of January. The expectation is that the lily roots will freeze which will slow the growth of the lily pads next spring.



Your 2023-2024 Board Members:

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

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

Roger Hughes - Treasure - (rdhughes66@gmail.com) 720-341-8363

Jeff Raikes - Secretary - (jeffsraikes@gmail.com) 303-912-0781

Don Richter, Member At-large - (donricht@bellsouth.net) 404-580-7770

Monthly Board meetings are held the third Wednesday of each month, 9am **via Zoom (for now)**. For information contact Christine@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.

Do not forget our websites - <https://thespringsatcoalcreekranch.com>

And - www.mygreencondo.net/springsatcoalcreek



DCM Property Management Contacts

Christine Simpkins: ChristineSimpkins@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.

