



HOMEOWNER ASSOCIATION NEWSLETTER

SUMMER 2024

BOARD OF DIRECTORS

PRESIDENT: Kathryn Oakes

VICE PRESIDENT: Jacki Ballard

TREASURER: Roger Hughes

SECRETARY: Jeff Raikes

MEMBER AT LARGE: Kate Resnick

DO YOU KNOW WHO TO CONTACT

WHO DO YOU CONTACT BEFORE STARTING A HOME PROJECT?

Before starting anything related to the outside of your house, i.e., paint, lights, decking – please complete an ARCHITECTURAL Review form for approval first. Submit the request to Paula Reeves paulacreeves@gmail.com or Bette Hauserman bettehauserman@gmail.com. The committee has up to 30 days to reply to your request.



If you are planning to do landscaping, water, move sprinklers, xeriscape, lawns, planting, etc., on your property – including sprinklers – please submit a LANDSCAPE Request and submit to Bev@wisegator.com prior to beginning any changes. Remember, Sun & Shade employees are the only ones authorized to work on our sprinklers.

LITTLE LIBRARY

Friendly reminder about our little library. This library was designed and built by a homeowner for all residents to enjoy. Check it out, you will find it next to the bridge on the walkway by pond 4.



TAKE A BOOK, LEAVE A BOOK. IF YOU HAVE BOOKS TO DONATE, PLEASE DO SO.
THE SPRINGS LOVES BOOKS!



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www.keystoneconnection.net



TREE COMMITTEE

A new committee has been formed to provide strategic direction going forward regarding our 400 urban tree forest. In the past the Landscape Review Committee was responsible for trees as well as landscape requests. Because of our large property, it now makes sense to have a separate group of volunteers to provide direction to the Board regarding our trees.

The team members are Tom Mallman, Ciarin and Michele McDonald, and Alan Parisse.

THANK YOU FOR YOUR WILLINGNESS TO BE PART OF THIS NEW COMMITTEE.

WE HAVE FOLKS TO THANK

The Springs is very fortunate to have folks who volunteer for our various committees. We appreciate all they do, and we couldn't be the community we are without you! **WE HAVE THE FOLLOWING COMMITTEES:** **Architecture Review Committee (ARC)** – Paula Rogers Co-Chair, Bette Hauserman Co-Chair, Karen Manier, Bev Snyder and Paul Weaverling. **Landscape Review Committee (LRC);** Bev Snyder Chair, Diane Duffy, Peg Miller and Steve Resnick. **Welcome Committee;** Barb Lamm Chair, Nancy Bigelow, Janet Hughes, and Regina Rice. **Pond Committee;** Peter Oakes Chair, Jeff Myers, Jim Hornbeck, Ryan Anderson, Don Elm, and Steve Marcantonio. Also, thank you to Charlie Thompson. For years scooped leaves and kept an eye on pond 4. **Trees Committee;** Tom Mallman Ciaran and Michelle McDonnell and Alan Parisse.



THANK YOU

COMINGS AND GOINGS

WELCOME TO...Emily Nelsen and Jason Fobes, Ivan and Renee Faul, Catherine Denewiler, and Mary Sam Wright.

SORRY TO SEE YOU GO...Peter Lloyd, and David and Cathy Chaladoff.

WITH SYMPATHY We're sorry to hear that Bruce Gerwig, Horst Schulz, Marilyn Valette, passed away.
Our sympathies to their family and friends

THE SPRINGS RESERVE STUDY

Last fall, the board had a third party do a thorough review of our operational expenses and to validate a plan that outlines what our community would need in reserves to address future large expenditures. The report found that our community reserve account is currently funded over 200% as of January 1, 2024. This means that the risk level for any type of special assessment or deferred maintenance is low. With this as a starting point, the report recommended maintaining an annual contribution rate that aligns with our current 2024 budget. As a board, we will continue to make responsible financial decisions for our community that align with the 30-year scope of the report.

THE SPRINGS GUIDELINES.....DID YOU KNOW?

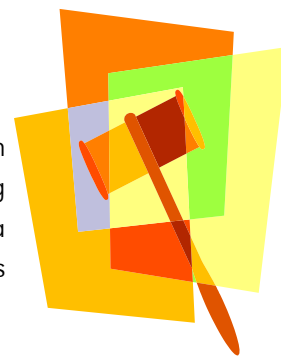
There shall be no construction activity before 8:00 a.m. or after 6:00 p.m. on weekdays, or before 8:00 a.m. or after 4:00 p.m. on Saturdays. All construction activity is prohibited on Sundays and holidays without special permission from the Board of Directors.

Trash & Recycling Containers. Trash & recycling containers should be set out at the curb no earlier than 5:00 p.m. the night before the scheduled pick-up (Thursdays). No container should be left at the curb overnight. When placing your trash cans for pickup on Thursdays, please separate all containers by 3' so the trucks can easily access your cans, the drivers will appreciate it.

Common drive areas are to be used only for the following exceptions, (1) temporary use for loading, delivery or emergency vehicles or (2) temporary commercial vehicles who are performing maintenance or repair pertaining to homes in the immediate area. You are encouraged to park in your garage or your apron. Parking in common drive areas can impact your neighbor's ability to gain access or leave their garages.

HOA BOARD OPENINGS

At our annual homeowners meeting in December, we will be voting for two open positions on the HOA Board of Directors. Please begin to think about supporting the HOA by becoming a member of the Board. These are both two-year terms. Being a member of the Board is a wonderful way to give back to this great community and work on interesting and sometimes challenging concerns and issues that arise.



**PLEASE REACH OUT TO ANY OF THE CURRENT BOARD OF DIRECTOR MEMBERS TO LEARN MORE
ABOUT SERVING ON THE HOA BOARD OF DIRECTORS.**

POOL NEWS

HOT THIS SUMMER? COOL OFF WITH A SWIM AT OUR MASTER HOA POOL.
HERE ARE NICE TABLES WITH SHADE UMBRELLAS. IT'S A GREAT PLACE FOR A PICNIC.

You'll need a pool fob. If you don't have one, they're available at Keystone's office, Monday through Friday 8:30 AM – 4:30 PM. (8700 Turnpike Drive, Suite 230 | Westminster) There is a \$25.00 fee payable by check or money order, or you can mail a check, payable to **Coal Creek Ranch HOA**, and a key fob will be mailed to you within seven days.

HERE ARE THE POOL RULES HOURS AND RULES

THE POOL MAY BE USED BETWEEN THE HOURS OF 10:00 AM AND 9:00 PM.

- Lap swim is available from 7:00 AM to 9:00 AM, by contacting Vista Management in advance.
- NO LIFEGUARDS – Swim at your own risk
- Children under the age of 13 must be supervised by an adult.
- Guests (up to 4 per household) must be accompanied by a member.
- NO DIVING IS ALLOWED.
- No horseplay, running or excessive noise.
- No Frisbees or handballs (tennis, golf, etc.)
- Beach balls and rafts may be used at your own risk (without interfering with others).
- Children who are not potty trained must wear diapers (cloth or disposable) covered with rubber pants.
- Persons having infectious diseases, open sores, bandages, cuts or recent vaccinations are not permitted in the pool or pool area.
- Smoking, vaping, chewing tobacco and glassware are not allowed within the fenced area.
- Bicycles, tricycles, skateboards, roller skates (roller blades), or other play equipment are not allowed in the fenced area.
- Pets are not allowed in the pool area.
- Please keep audio equipment at a volume that does not disturb others.
- Please dispose of trash in appropriate containers.
- Any violation of the pool rules resulting in any type of damage or monetary liability to the HOA, will be charged to the responsible homeowner.
- Violators of these rules will be severely fined by the Homeowners Association.
- Lower umbrellas at tables not being used before leaving the pool area.
- Wind can damage umbrellas that are left up and incur expenses to the HOA.

