

THE SPRINGS

AT COAL CREEK RANCH

HOMEOWNERS ASSOCIATION NEWSLETTER

MARCH 2025

WEBSITE UPDATE

OVER THE COMING MONTHS YOU WILL START TO SEE CHANGES TO OUR SPRINGS HOA NEIGHBORHOOD WEBSITE.

The changes that have been made include adding the 2025 Board of Directors meeting dates, our Springs Social Gathering (SSG) dates and a list of your 2025 HOA Board members. As we update our forms and legal documents, those will be added to the site.



If you have any suggestions on additional content that you would like to see, please feel free to reach out to Roger Hughes (rdhughes66@gmail.com) with your suggestions.

REVISED HANDBOOK

We are pleased to share that the Board of Directors, along with the Architecture Review Committee (ARC) and Landscape Review Committee (LRC), have been making major improvements and changes to **THE SPRINGS GUIDELINES AND RULES HANDBOOK**. You can expect to receive a hard copy in the mail, as well as in your email, in the very near future.

STAY TUNED.



GOVERNING DOCUMENTS

This year we will be working on updating the Springs at Coal Creek Ranch HOA governing documents, including the Bylaws and Covenants. Our current Bylaws and Covenants are from 1991 when our community was developed. They are out-of-date with current law and current practices.

We will begin meeting this month to discuss proposed changes. Board members Kate Resnick, Roger Hughes and Peg Miller will spearhead this effort with the help of Annie Douglass, our Community Manager. Please contact any member of this team if you have any questions about the process.





POND CARETAKER

AS WE LOOK FORWARD TO SPRING AND WARMER WEATHER, THE HOA IS LOOKING TO HIRE A POND CARETAKER.

The Caretaker's role is a part-time, hourly based job to manage our seven unique and beautiful ponds in the Springs HOA neighborhood. This part-time role requires that the individual be on-site on an as-needed basis. The work is not difficult and has been handled by various

dedicated volunteer homeowners over the past many years. However, it is time to move in another direction with a paid contractor.

The Pond Caretaker's work will include frequent checks on the condition of each pond, as well as removing debris, grass, and lily overgrowth on a weekly or monthly basis, depending on the time of year. The Caretaker will be supervised by an HOA Board member, who also supervises BR&D, the Springs's pond vendor. BR&D is responsible for the functioning of the pumps and other technical issues related to the ponds that is outside of the Caretaker's job.

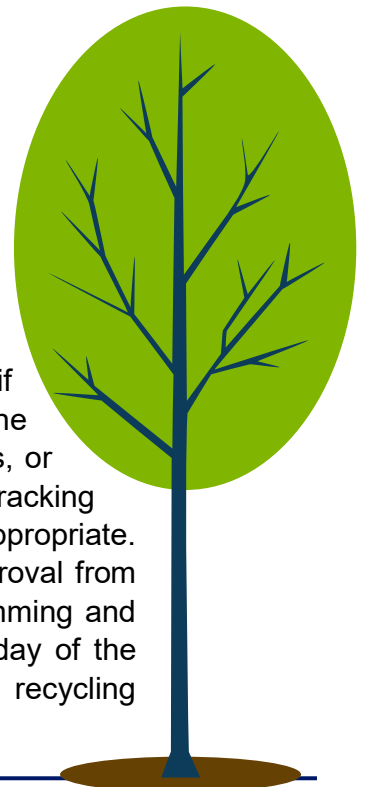
IF YOU ARE INTERESTED, OR KNOW SOMEONE WHO WOULD BE INTERESTED, PLEASE CONTACT ROGER HUGHES (rdhughes66@gmail.com).

TREE COMMITTEE

**WE HAVE ASKED FOUR VOLUNTEERS
ACROSS THE SPRINGS COMMUNITY TO FORM A
TREE COMMITTEE THAT FOCUSES ON OUR 30-YEAR-OLD TREES.**

**The representatives are Alan Parisse, Tom Mallman,
Michele and Ciaran McDonnell.**

We thank Michele and Ciaran McDonnell for their work on the team. Currently, we need another volunteer to join the team and represent the eastern part of the neighborhood. Contact Jeff Raikes jeffsraikes@gmail.com if you are interested. The Tree Committee will identify trees and branches by zone that need to be trimmed due to breakage, overhanging onto roofs and driveways, or need to be removed because the tree is dying. The Committee will keep a tracking document that will be updated and shared with the Board of Directors, as appropriate. When trees are identified, the Committee will prioritize the work and ask for approval from the Board of Directors. As needed, and based on the time of year, the tree trimming and cutting will be scheduled on the first Friday of each month. On the first Saturday of the month, the limbs will be placed in a trailer and taken to the Louisville recycling center. Stumps will be ground when there are three or more.





SPRINKLERS HEADS

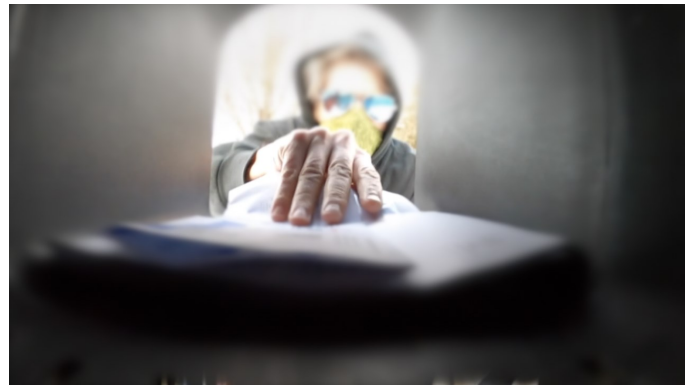
If you are aware of broken or leaking sprinkler heads, often next to driveways, please inform us so that **SUN AND SHADE LANDSCAPING** can make the needed repairs before the system is scheduled to be turned on later this spring.

PLEASE REPORT SPRINKLER ISSUES TO rhughes66@gmail.com.

MAIL SUGGESTIONS

THE HOA BOARD OF DIRECTORS MET IN FEBRUARY, AND WE DISCUSSED THE CONTINUED RISE OF MAIL THEFT AND MAIL DELIVERY PROBLEMS IN THE SPRINGS HOA COMMUNITY.

The Louisville Postmaster has been alerted about these concerns, and we anticipate improved service from them. That being said, there are ways you can help with this unfortunate situation.



1. Install a Ring Video doorbell.
2. Sign up for Informed Delivery, a free USPS service that shows you images of your incoming mail.
3. When you leave town and stop your mail, pick it up at the post office, do not have it delivered.
4. Do not leave your delivered mail in the mailbox overnight.
5. If you have missing mail notify both the Louisville Postmaster at the local post office branch and call the US Postal Inspectors at 1-877-876-2455.
6. If you should experience mail left contact Lyndsey Steele, Police Support Technician at Louisville Police Department 303-335-4875 and reference case # 250356.



The Board of Directors has found a pre-approved locking mailbox that has been approved by the Louisville Postmaster, fits our mailbox platforms, and also blends well with our existing mailboxes. You can purchase it on Amazon for \$128.31. Search: Qualarc E1-MLBX-LKIT-BLK. Please inform the Board if you are going to make this change and we will collect the current mailbox for future use.

COMINGS AND GOINGS



WELCOME TO...

Sam White, 102 Springs Cove
Kathi and Wayne Grider, 227 Springs Drive
Yvonne and Jon Cline, 422 Fairfield Lane
Earl and Heather Hasz, 407 Fairfield Lane

WE ARE DELIGHTED YOU ARE HERE.



SORRY TO SEE YOU GO...

Jacki Ballard and Charlie Thompson
Maria Van Kirk
Elaine Nixon and Jerry Eubanks
Linda and Wayne Lee.

YOU WILL BE MISSED.



WITH SYMPATHY...

We are sorry to hear that our neighbors Linda Abrams,
Roberta Reinfeld, and Gayla Lindquist have passed away.

OUR SYMPATHIES GO OUT TO THEIR FAMILY AND FRIENDS.

BOARD OF DIRECTORS

PRESIDENT: Kathryn Oakes
VICE PRESIDENT: Roger Hughes
TREASURER: Kate Resnick
SECRETARY: Peg Miller
MEMBER AT LARGE: Jeff Raikes

PUBLIC DISCLOSURE

THE SPRINGS AT COAL CREEK RANCH HOMEOWNERS ASSOCIATION,

Managed by: KEYSTONE PACIFIC PROPERTY MANAGEMENT, LLC
8700 Turnpike Drive, Suite 230 . Westminster, CO 80031
303.429.2611

Covenants for The Springs at Coal Creek Ranch Homeowners Association, Inc.
recorded 08/13/1990 in Boulder County. Reception No. 01057463.

The association shall make the following information available to unit owners upon reasonable notice. BUDGET, FINANCIALS, AUDIT/REVIEW, INSURANCE INFORMATION, GOVERNING DOCUMENTS, MINUTES, AND GOVERNANCE POLICIES.



MANAGER: ANNIE DOUGLASS
ANNIE DIRECT: 719.245.1586
EMAIL: adouglass@keystonepacific.com

ASST. MANAGER: LAURA JENKINS
LAURA DIRECT: 719.245.1589
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MAIN LINE: 303.429.2611 FAX: 303.429.2632
WEBSITE: KEYSTONE CONNECTION www.keystoneconnection.net

Owner Portal
keystoneconnection.net

