

DEER CREEK VILLAGES OWNERS ASSOCIATION

P.O. Box 1142, Cedaredge, CO 81413

Office: 855 SE Stonebridge Dr.

Office hours: Tuesdays 1p.m.-5p.m., Wednesdays 9a.m.1p.m.

Phone: 970-312-0296

DCVOA Newsletter
First Quarter 2023



Welcome to Winter

Our Board Members Have Changed!

Welcome to our two new board members voted in at the annual meeting in December. You may have read Marcia Martin's bio in the annual meeting packet, and Coy McTernan was a write-in candidate who received 1.25 votes, and has agreed to serve on the board. Marcia and Coy will fill the positions of Kelly Cowan and Lisa Joss whose terms ended in December. Thank you to Kelly and Lisa for their time served on the board, and thank you to Marcia and Coy for joining the board!

The new 2023 officer positions are:

President: Tate Locke—hoatl99@outlook.com

Vice President: Sharon Coquillette—hawkeyes2utah@comcast.net

Treasurer: Linda Scott—la49scott@gmail.com

Secretary: Marcia Martin—marmacmartin@gmail.com

Member: Coy McTernan—cy.mcternan@gmail.com

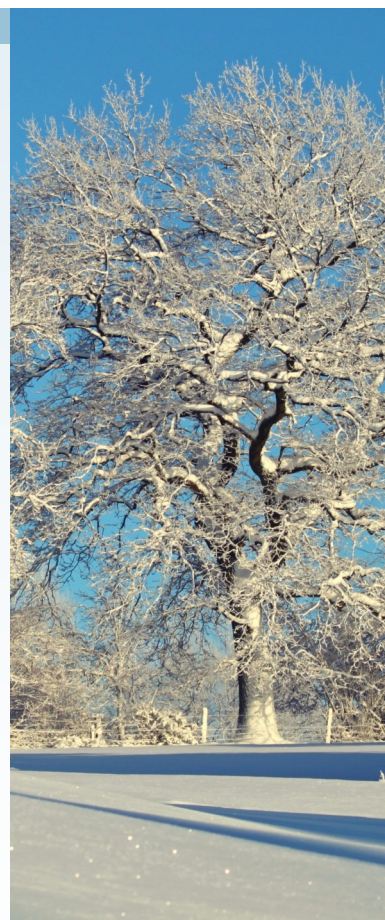
Tracy Brown of Your Admin Services, LLC, has been hired as an Independent Contractor to provide part-time administrative/management services to DCVOA. She can be reached at the new DCVOA phone number 970-312-0296. She will also hold "office hours" on Tuesdays 1pm-5pm and Wednesdays 9am-1pm at the HOA building. Please stop in to say hello!

Dues News by: Marcia Martin

In a recent letter the board of directors shared notice of a dues increase effective January 1, 2023. The increase is \$140.00 per year for Deer Creek Villages (DCV) and Stonebridge Townhomes (SBTH) improved lots, and \$35 per year for DCV and SBTH vacant lots. This increase is the first ever enacted for our home and lot owners and reflects the board's desire to protect our existing reserves and better address current and upcoming expenditures. Members who attended the annual meeting on December 6, 2022 indicated their strong support for this action.

Thanks to the work of our treasurer, Linda Scott, the board and members have a clearer picture of our association's anticipated revenue and underestimated expenditures resulting in the current shortfall. Inflation will continue to impact the budget; however, with careful planning and this proactive dues increase, our finances will remain strong. Many thanks to the members who attended the annual meeting and participated in the discussion.

Most members pay their dues either quarterly or annually. Late fees of \$10 per month will be assessed for any dues not paid within the first month of your billing cycle. PayHOA offers an option to set up recurring automatic payments. This is a great way to manager your payments and avoid late fees, so please consider logging in to PayHOA (<https://www.payhoa.com/>) and setting this up. If you pay monthly, you may continue to do so for a fee of two dollars per month. This is to cover the extra expense of processing monthly payments.



Annual Meeting Info

There were two ballot issues put to vote at the annual meeting. Neither issue was passed due to lack of overall votes/proxy received. A minimum of 112 votes was necessary in order to count any yes or no votes for the individual issues. A total of 63 votes (in person and proxy) were received, therefore there will be no changes to the Declarations or bylaws at this time.

UPCOMING Board Meeting Info

The next monthly board meeting will be held on January 18, 2023, at 9:00 a.m. at the HOA building (855 SE Stonebridge). One item on the agenda will be the BOD voting on the proposed budget. If adopted and approved, it will then be presented to the membership for ratification at the **February** board meeting. A quorum of members is not required for ratification, so the majority vote of attending members will rule. You are invited and encouraged to attend this meeting.



“The Lucky Shot restaurant in the golf course club house will remain open throughout the winter...”



Golf Course News:



In a letter dated November 28, 2022, Cedaredge Town Administrator Kami Collins said that employment offers have been made and accepted by Winston Howe, who will serve as the new Pro, and Scott Jeschke, who will serve as the new Superintendent. Both will begin with the Town on January 3, 2023.

In the meantime, a subcontractor has been hired to come in and finish the winterization of the course, including the snow mold pesticide application, sanding, and fertilizing. Other staff are finalizing the remaining course chores (before the snow comes), including the irrigation system blowout.

The course is officially closed for the season beginning December 1, 2022. The Lucky Shot will remain open throughout the winter, and Teri is actively booking holiday parties, and has several great events lined up at the restaurant in the coming months. The pizza oven is hot and The Lucky Shot is ready to serve you some delicious wood-fired pizza! Come on in!

The DESIGN REVIEW COMMITTEE NEEDS YOU!

Please consider taking part as a volunteer for the Design Review Committee (DRC) to help review home builds, improvements, and landscaping projects to be sure they comply with our HOA guidelines. Our bylaws currently allow for three DRC members, however we are down to two members, and soon only one! The time commitment is a few hours a month, depending on how many builds and projects are submitted. We also send the plans to a third party contractor to verify square footage, stone coverage, etc, so you do not need experience with that. If you would like to be a part of keeping your HOA beautiful, please contact Tara or Kristen at Designreview@dcvoa.com for more information. You may also contact a board member, stop in the office to talk with Tracy, or attend a monthly board meeting and let them know of your interest. THANK YOU!!

Are you new to our HOA?

Welcome to all who have recently joined our neighborhood! Please be sure to stop in the HOA office or contact Tracy at dcvoa2022@gmail.com to be sure your information is updated in our system and to receive a welcome packet with information specific to living in DCVOA and Cedaredge! New packets are being made for 2023 and will be available at the January 18 board meeting —please stop in to get yours!

Useful Information:

The HOA office is located at: 855 SE Stonebridge.

- Mailing address: PO Box 1142, Cedaredge, CO 81413
- Drop box is available and located by front door of HOA building
- Current office hours: Tuesdays 1pm-5pm, and Wednesdays 9am-1pm.
- Manager: Tracy Brown
- Phone: 970-312-0296

Regular board meetings are *typically* held on Wednesday mornings (9am) on the second week of each month. A notice on the PayHOA calendar will show the exact dates and times of the meetings (some must be adjusted due to scheduling conflicts). The agenda and previous meetings' minutes will be posted on PayHOA and on the HOA building's door at least 4 days prior to each meeting. We welcome you to come take part in the meetings! They are designed to help keep your HOA fully functioning and well managed, and we appreciate open communication within the community.

Trash pick up is scheduled on Tuesday mornings. (approx. 9am). Please put your trash cans out Tuesday morning rather than the night before—we have a lot of wildlife that can be a nuisance if it is put out too early. Your trash pickup is included in your HOA dues and covers weekly pick up of a maximum of 90 gallons of waste per household. You may use up to three 30-gallon trash containers, or you may call Double J to arrange for a 90-gal waste container. The 90-gal container is an additional charge to you directly from Double J.

Recycling: You can take recyclable cardboard and paper to the large containers located just north of Food Town by the Public Works building. There is an aluminum can donation site on the NE side of the Food Town parking lot, or plastic/glass/tin/aluminum can also be dropped off at Double J's recycling center in Austin (currently at no charge). You can also contact Double J for recycling pickup at your home—this will be an separate expense between you and Double J.

Please make sure you are familiar with our HOA Declarations, Rules & Regulations, and Design Review Guidelines, particularly if you are planning improvements. All of this as well as information on Board Meetings and Association events can be found in your PayHOA account. Please see the side note for important information regarding your PayHOA account.

PayHOA system

If you are not currently using our PayHOA system, please consider making it a part of your 2023 routine!

If you have not yet received an "activation" email to set up your PayHOA account, please send Tracy an email at dcvoa2022@gmail.com to request an account activation link.

PayHOA is an interactive website where owners can view their accounts, pay online, keep track of their landscaping requests, participate in surveys, and access HOA governing documents.

Using PayHOA helps keep administrative costs down, and helps automate our billing systems.

We are also able to send communication from the Board to Owners through PayHOA, helping keep everyone up-to-date with current events. It also serves as a message board for the community.

As we all know, the cost of most everything has increased over the past year and postage is increasing again in 2023. Using our PayHOA system to email invoices and important news saves on costs for the HOA, which in turn can help keep our dues from additional increases. Each mailing via USPS costs upwards of \$200 for the paper, ink, envelopes, labels, and postage. If you are willing to utilize electronic communication (email) as your method of communication, please let Tracy know and she will update your account for 2023.

Thank you so much!!

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PLEASE HELP UPDATE OUR RECORDS FOR 2023! Please copy and fill out the contact information below and return it by mail, email, or to the DCVOA office or lockbox as soon as possible. Thank you!!

Please fill in contact information below

Owner Name(s): _____

Mailing Address: _____

DCVOA addresses owned: _____
(if different than mailing
address above) _____

Main Phone: _____

Cell Phone: _____

Email address: _____

Additional Important Information—Please respond

_____ Phone Please include this contact information in the homeowner's directory so
that other owners in the DCVOA may contact me.

_____ email

_____ address

_____ None—please do not include my information
in the directory

_____ YES

_____ NO

_____ Other (please
indicate which options you
agree to receive electroni-
cally)

I agree to receive invoices, newsletters, and other board of directors' correspondence and communication at the above e-mail address, including annual and regular meeting notices and information. This option helps the HOA save in printing and postage costs which helps keep dues low. Please be sure to provide your email address above when agreeing to this cost-saving option.