

DEER CREEK VILLAGES OWNERS ASSOCIATION

Mailing: 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 2024



Winter in Cedaredge

Welcome 2024!



Current Members of DCVOA Board and the DRC

The 2024 officer positions are:

President: Tate Locke—hoatl99@outlook.com

Vice President: Marcia Martin—marmacmartin@gmail.com

Treasurer: Linda Scott—la49scott@gmail.com

Secretary: John Farrell—jgf14256@gmail.com

Member: Coy McTernan—cy.wellington5@gmail.com

DRC Member: Terri Howe—thowedrc@gmail.com

DRC Member: Kristine Adams—ihadams50@gmail.com

DRC Member: Judy Farrell—judy14256@gmail.com

DRC general email: designreview@dcvoa.com

OFFICE NUMBER: 970-312-0296—DCVOA2022@gmail.com

Tracy Brown of Your Admin Services, LLC, is an Independent Contractor providing administrative/management services to DCVOA. She can be reached at the DCVOA phone number 970-312-0296. She also holds office hours on Tuesdays 1pm-5pm and Wednesdays 9am-1pm at the HOA building. Please stop in to say hello, or reach out with any questions!



Upcoming Board Meeting Dates:

January 17, 2024—9:00AM

February 21, 2024—9:00AM

March 20, 2024—9:00AM

BOD meetings are typically the 3rd Wednesday of each month at 9:00AM, at 855 SE Stonebridge. Any changes to these dates or times will be emailed out , posted on the PayHOA calendar, and noted on the office door within 5 days of the meeting. All owners or their representatives are welcomed and encouraged to attend the meetings.

www.dcvoa.com is here for you—find your governing documents, board meeting minutes, financial statement updates, building and landscape submittal forms and more. If you think of a helpful addition to the website, please send your suggestion to Tracy at dcvoa2022@gmail.com!

An Annual Meeting Recap—

See page 4

DRC Corner... (Design Review Committee)

If you are in need of landscaping, it is highly recommended that you begin the process now during the winter months. Last year, many owners were surprised to learn that landscape companies were already full for the year and could not fulfill their requests as early as desired. Once your landscaper is secured, then the process of approval through the DRC begins. The more complete your plan/request is, the more smoothly the approval process goes. The DRC typically meets on the 2nd Tuesday of each month, and sets their agenda the Friday before. They have up to 60-days to process the request, but do their best to be much more expedient than that. Planning ahead can help make this process a much more enjoyable experience. All landscaping requests must be approved prior to the start of any landscape project. The Design Review Guidelines are online at www.DCVOA.com, and should be used to create your plan. The required checklist is also available on the website.

1. Landscaping guidelines stipulate (section 4.2): "... Each property is to be fully landscaped. All landscaping (i.e. front yard, rear and side-yard landscaping) is the obligation of the owner. This includes any portion of the owner's property that is considered the Town of Cedaredge Right-of-Way.... At the time of, or when possible, following construction of the residential structure on a property, whichever occurs first, the front, rear, and side yard shall be suitably landscaped. In the event the landscaping has not been completed within one (1) year following the closing or first occupancy of the property, whichever comes first, landscaping requirements as set forth in the Declaration shall be enforced."

Other DRC Notes: The DRC intends to hold an all day work session near the end of January to comb through the guidelines and checklist, making sure that they are in alignment with each other and make sense. Current State requirements will be reviewed and implemented as necessary. Any requested changes to the guidelines themselves will be presented to the Board for consideration and approval. This could be a big job and may take more than one work session, but will hopefully provide a better checklist method for users and a current updated Design Review Guideline document. If you would like to submit any suggestions, please email them to designreview@dcvoa.com, or discuss it with a DRC member.

VACANT LOT OWNERS ADVANCED REMINDER:

All vacant lots must be mowed and maintained throughout the growing season, beginning April 1st. All vegetation must be kept at a height less than 8 inches, and all noxious weeds must be kept from seeding (foxtail, thistle, etc.). If your property is located in a "Maintenance Buffer Zone (MBZ)" area (see Design Review Guidelines), you must submit approval to the DRC if you want to implement the MBZ for a portion of your lot. This portion can then stay in its natural state, but must not contain any noxious weeds, or dead wood that may contribute to fire danger. ALL vacant lots must have a mower/maintenance person/company on file with the office, and on-going maintenance scheduled. This helps avoid violation and fine letters being sent out just prior to a lot being mowed. Please contact Tracy at (970) 312-0296 or dcvoa2022@gmail.com to confirm that your lot has a current maintenance plan on file. Make a call to your mower now to ensure they can fit you into their schedule.

Remember to visit The Lucky Shot Restaurant at Cedaredge golf course!

Call ahead for take-out, or enjoy sitting near the warmth of the wood-fired pizza oven. Call for winter hours: 970-856-5035, or visit their Facebook page.



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 contact information is updated in our system and to receive a welcome packet with information specific to living in DCVOA and Cedaredge! You can also find a welcome and FAQ page on our [www.DCVOA](http://www.DCVOA.com) website!

Useful and On-going 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.
- Office hours: Tuesdays 1pm-5pm, and Wednesdays 9am-1pm.
- Manager: Tracy Brown
- Phone: 970-312-0296

All members are welcome and invited to take part in all board meetings! These monthly meetings are designed to help keep your HOA fully functioning and well managed, and we appreciate the open communication within the community. Times and dates of monthly meetings are posted in advance on the PayHOA community calendar, at the front entrance of the HOA office, and online at DCVOA.com.

Dogs can be such an important part of our lives! Please remember that the Town of Cedaredge requires your dog to be registered with the town, and that leash laws are in effect anytime your dog is off of your property.

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 Bruin Waste to arrange for a 90-gal waste container. The 90-gal container is an additional charge to you directly from Bruin Waste (970-835-8886).

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 the Bruin Waste recycling center in Austin (currently at no charge). You can also contact Bruin Waste for recycling pickup at your home—this will be a separate expense between you and Bruin Waste.

If you have not previously used cluster boxes, there is an “outgoing” mail slot in each cluster that you can use for your convenience. Also, if you receive a key in your mailbox, it is used for opening the larger community box within the cluster to receive packages too large for your own box. You will need to set up your mailbox service with the post office located at 155 SW 2nd St, Cedaredge.

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

PayHOA system

If you have not logged in to your account on our PayHOA system, please consider making it a part of your 2024 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, or stop in the office to get it set up.

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

Using PayHOA helps automate our billing system, and can more easily track and update account information

We are also able to send communication from the Board to Owners through PayHOA, helping keep everyone up-to-date with current events, and 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 no exception. Using our PayHOA system to email invoices and important news helps save money.

If you haven't provided an updated information sheet for 2024, please let Tracy know and she will update your account.

Thank you so much!!

BOARD OF DIRECTORS NEWS: - Annual Meeting Recap

The Annual Meeting for Owners took place on Monday, December 11, 2023 at 5:30PM (the date was adjusted from the 12th to the 11th after the publication of the last newsletter). Approximately 58 Owners attended the meeting (including Board members), representing approximately 36 properties. There was one ballot issue presented which required a 67% quorum of owner votes, and did not pass due the lack of reaching the required quorum. This issue requested to increase the capacity of the Design Review Committee (DRC) from three (3) members to five (5) members in an effort to better disperse the time required to complete the duties of these non-paid volunteer positions. With only three (3) people on the DRC, it can be very challenging to have everyone available at the same time to review and vote on new builds, landscaping plans, architectural changes, and general requests, along with keeping timely, organized, and accurate communication regarding these requests. The DRC is a strictly volunteer position, and is essential to the good health of the HOA. There is a Board Resolution from years past that allows an advisory committee to help the DRC in some capacity, so there is a plan to better implement that for this 2024 year, and to again request this increase by a vote of the membership. If you have a desire to take part on the DRC committee or the advisory committee, please contact a DRC member, a BOD member, or Tracy in the office, for more information. If you would like to place a Proxy vote on file for the year 2024, please see Tracy; these are valid for 11 months and can be collected after February of 2024.

The 2nd vote at the meeting did not require a 67% quorum, and it voted in two new members of the Board to fill the terms set to expire at the 2023 December annual meeting. Tate Locke was re-elected to the board, and John Farrell is new to the board. In the regular monthly board meeting (held December 13, 2023), Tate Locke was voted as President, Marcia Martin as Vice President, Linda Scott as Treasurer, John Farrell as Secretary, and Coy McTernan as board member. Tate Locke and Linda Scott will continue to be listed as primaries on the banking accounts.

The minutes from the 2022 Annual Meeting were reviewed and approved and are now available on the www.dcvoa.com website. The draft minutes from the 2023 Annual Meeting are available from Tracy by request, and will be posted on the website after their formal approval at the 2024 Annual Meeting. The 2024 budget was ratified and is available to view on the www.dcvoa.com website.

Other news discussed at the meeting included the increase in assessments, including the RV lot, and a change in fees for properties sold. Properties sold will now have a “Working Capital Reserve Fund” fee in addition to the current “Transfer Fee”. This fee is paid through the title company at closing and can be negotiated between buyer and seller. DCVOA does not determine whether buyer or seller pays this fee, and it was put in place to help strengthen reserves as suggested in the Reserve Study for 2023.

The assessments for 2024 are due by January 31st, and are as follows:

Improved lots (residential and townhome): \$480/year (or \$120/quarter)

Vacant lots (residential and townhome): \$120/year (annual payment only)

RV Storage Lot rental: \$400/year: (or \$100/quarter)

Properties sold:

Transfer fee: \$100—slated for general operating fund.

Working Capital Reserve Fund: \$400 —slated for reserve fund

Please feel free to discuss any questions regarding the annual meeting or general HOA business with any board member, their contact info is on this newsletter and also listed on the www.DCVOA.com website.

NEIGHBORHOOD SAFETY: by Marcia Martin (BOD Vice President)

We are privileged to live in a quiet neighborhood where there is little crime and neighbors look out for each other. That sense of security was compromised last summer when the RV lot was broken into and an RV was stolen despite motion lights, a lock on the lot, and a lock on the RV. Thanks to swift action by the local police, the RV was recovered within 24 hours of reporting. Security in the lot has since been enhanced with a motion camera and new lock. These measures are one small way that we can protect ourselves from crime and mischief.

Many of the other safeguards depend on vigilance and neighborhood cooperation. We can all help by doing a quick visual check of the lot and the lock when we drive, bike, or walk by. These safeguards can extend beyond the RV lot and include our surrounding neighborhood. If something doesn't seem right, it certainly doesn't hurt to make an inquiry, either to the HOA manager, or to the police.

We do not have an official, organized Neighborhood Watch program, although interested neighbors could organize one. The National Neighborhood Watch is a division of the National Sheriff's Association. Their informative website may be viewed at <https://www.nnw.org/start>. Our area is regularly patrolled by local police. Smile and wave when they go by. Facebook has a "Cedaredge Community Message Board" and PayHOA has a message board where Owners may post notices. Several homes have doorbells with cameras or motion sensitive cameras and/or lights. Some have home security systems. If you haven't already, consider upgrading your home security with one of these very affordable doorbell camera options.

Let's all do our part to help keep our community a safe and enjoyable place to live. Keep an eye open for your neighbor's wellbeing and avoid things that may invite problems. Lock your doors and car doors, and keep your garage doors closed. Don't leave your keys in an unlocked car. Let your neighbors or the manager know if you will be away for any length of time. Together we can continue to enjoy a safe, friendly neighborhood.

CEDAREEDGE GOLF COURSE NEWS:

Each year the golf course is closed for play during the months of December and January, and reopens for play once the snow is off the ground. Business in the clubhouse resumes on February 1, so that is a great time to plan on purchasing your annual membership, join a club, or get an event on the books for spring. If you have never played or visited the back nine holes, sign up for a day of play and enjoy the scenic view - it is a beautiful place to play! Watch for more course updates in the Town of Cedaredge's monthly newsletter, delivered with your water utility bill.

MISCELLANEOUS (but good to know stuff.)



For the safety of your dog, other dogs, people, and wildlife, please be mindful and follow the leash law.

Surface Creek Trail has some new warnings posted— bears and other wildlife share our space - please follow all precautions to protect yourself, your dog, and the wildlife itself.

And, while out and about, please be sure to take bags to clean up after your dog.

School is back in session on January 4th...
People are out walking...
Wildlife is in the area...
... Please be mindful and take your time when driving through the neighborhood.

1st quarter school break is: February 18-24

***Snow** removal for the DCVOA common areas is scheduled for any amount over 3-inches. These areas include the mail box and parking area on Stonebridge (south of Independence), and the other mailbox areas, especially if the town snow-plows have piled snow around them. If you feel an area was missed, please contact Tracy at 970-312-0296.*

To Clear Some Confusion: (questions I often get from owners new to the area)

Did you know there are two different HOAs in our neighborhood? DCVOA is the master association and solely governs the residential homes on SE Stonebridge, SE Cobblestone, SE Limestone, SE Flagstone, SE Sandstone, SE Fairway, SE Spruce, SE Pine, and SE Pinyon.

The 2nd HOA is for the Townhomes on SE Jay Ave, SE Village Dr., SE Old Goat Trail, and SE Stonebridge. They are governed by both the sub-association called Stonebridge Townhomes at Deer Creek, and DCVOA which is the master association to this sub-association. The sub-association is managed by ACCU, Inc. out of Denver, through their office in Montrose. The townhomes have monthly dues to the Stonebridge Townhomes at Deer Creek, and annual (or quarterly option) dues to DCVOA.

There are also three streets in our neighborhood that are not governed by any HOA. These streets are Deer Creek Ave, SE Birdie Circle, and SE Par Ct.

If you have a suggested topic for the next newsletter, please contact Tracy at 970-312-0296 or at dcvoa2022@gmail.com by March 15, 2024. Thank you!