

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

Fourth Quarter

2023



Autumn is Here



Current Members of DCVOA Board and the DRC

The 2023 officer positions are:

President: Tate Locke—hoatl99@outlook.com

Vice President: Sharon Coquillet—hawkeyes2utah@comcast.net

Treasurer: Linda Scott—la49scott@gmail.com

Secretary: Marcia Martin—marmacmartin@gmail.com

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

DRC Member: Tara Fitzgerald—tara@tarafitz.com

DRC Member: Terri Howe—thowedrc@gmail.com

DRC Member: Kristine Adams—ihadams50@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!

October
November
December
2023

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!

Upcoming Board Meeting Dates:

October 18, 2023

November 15, 2023

December 12, 2023 (annual Meeting)

December 13, 2023

Want to serve on the Board or DRC? Learn more on pages 2 and 4

DRC Corner... (Design Review Committee)

THE DRC NEEDS MORE PEOPLE— The back page of this newsletter is a proxy form that can be *sent in now* and used for the annual meeting in 2023, specifically for the vote of additional people serving the DRC. In order for this vote to pass, 67% of the entire community must place a yes vote (it takes 67% to meet a quorum to make changes in the Declarations). Our community is only (approximately) half way built out, so keeping an active DRC is important for the overall governance of our guidelines of the neighborhood. PLEASE consider filling out this proxy, specific to this vote, and returning it to Tracy to put on file for the annual meeting (held December 12th). If you end up attending the meeting in person, you can place your vote there, but if not, it can still be included among the count. THANK YOU! (Mail it to PO Box 1142, Cedaredge, CO 81413, or email to dcvoa2022@gmail.com)

Interested in being on or learning more about the DRC? Please email Tracy for a DRC member form at dcvoa2022@gmail.com, or contact a DRC member.

REMINDERS FROM THE DRC:

1. All landscaping must be approved by the DRC PRIOR to beginning your project. The Design Review Guidelines are online at dcvoa.com, and should be used to create your landscaping plan. The DRC meets once a month (typically the 2nd Tuesday of the month) to review all submittals. Please have your submittal turned in by the Friday prior to be sure to have it on their agenda (or be in communication so that they know it will be turned in prior to their meeting).
2. 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."

The Design Review Guidelines (DRG) are available at www.DCVOA.com and are there to help you through the process of building, remodeling, adding exterior elements, landscaping, etc. Although they do their best to accommodate requests as soon as possible, the DRC has up to 60-days to respond to all submittals. The more complete your plan is, including material samples and colors, the easier it is to move it through the approval process. Please be sure that you are using the most updated version from the DCVOA website.

WINTER IS COMING—HAVE YOU WINTERIZED YOUR HOME AND YARD YET?

Winterizing your sprinkling system, swamp coolers, and outdoor spigots can help prevent broken pipes! October is typically the month to have these services done, so consider giving your lawn, flowers, and trees a good soak and then get the system shut down until spring. Consider also a maintenance call for your furnace before that first cold spell! Don't wait until it's too late!

The Lucky Shot Restaurant at Cedaredge golf course.

Come sit on the deck and enjoy the view, or call ahead for a pick-up order.

970-856-5035



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! These welcome packs can be emailed or picked up in the office on Tuesdays 1pm-5pm or Wednesdays 9am-1pm—please stop in to get yours!

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 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, 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 increased 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.

If you haven't provided an updated information sheet for 2023, please let Tracy know and she will update your account for 2023.

Thank you so much!!

BOARD OF DIRECTORS NEWS:

The annual meeting for 2023 will be held on Tuesday, December 12th, at 5:30PM. The regular board meeting for December will be held the next day, Dec. 13th (currently set for 9:00am). Packets for the annual meeting will be sent via USPS the last week in November to the address on file. These packets will contain information about the HOA, about the meeting, and about any issues put to vote. Please review your packets and call Tracy with any questions. If you have not received your packet by December 1st, please contact Tracy at 970-312-0296.

There will be two board of director positions open at the annual meeting. Tate Locke's term and Sharon Coquillette's term will end, so we are looking for interested homeowners to run for the board. If you would like to be considered for a position on the board, please email your short bio, which includes your address and picture, to Tracy no later than November 10th. All candidate's bios will be included in the annual meeting packet and voted on at the annual meeting. A proxy ballot will be included in the packet if you are unable to attend the meeting. You can either send your proxy in early by mail, or send it with another member who can turn it in at the meeting to place your vote. If you send a proxy and then attend the meeting, your in-person vote will count and your proxy will not be counted.

We will serve some soup and bread for the evening, if you would like to provide a soup, bread, or dessert option, please let Tracy know!

Hope to see you there!

CEDAREdge GOLF COURSE NEWS:

Fall is an absolutely beautiful time of year to play golf! The days are not too hot, and the colors on the course become stunning. It can be a challenge to find your ball in the fallen leaves, but if you didn't like a challenge you wouldn't be on the course right?

Cedaredge Golf Course is offering a special rate of \$40 for 18 holes and cart through October. Keep in contact with the course to learn of any additional specials throughout the remainder of the year.

Historically, the course closes in December and January, so we recommend you get as much play in now while you can!

If you have never played golf, I encourage you to go get a lesson! It is an activity you can do at most any age, and a great way to spend four to five hours in the fresh outdoor air. If you have questions or would like more information, please contact the golf course at 970-856-7781. Winston Howe is not only your friendly golf pro, he is your neighbor! Please stop in to say hello!



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



October: Trick or Treat season is here! Halloween can be a busy time in our neighborhood. Please be extra aware of the street activity when out driving. A porch light or decorations will let the kids know to stop by for a treat!

November: Veterans Day, Nov 11—look for local activities and events in the Town’s “Writing on the Edge”, The Shopper, DCI, or social media.

Thanksgiving, Nov 23— If you find yourself alone on this holiday, look for information from local restaurants serving dinner in Cedaredge. If you have a group coming to dinner, consider inviting a neighbor who may not. We have a beautiful community here and so much to be grateful for. Thank you for being here!

December: includes Hanukah, Kwanza, Winter Solstice, Christmas, and New Years Eve (and maybe some I don’t know about)! In whatever way you celebrate, may you find peace throughout the season. Again, if you find yourself alone, look to the local community calendars for events, activities, dinners, and friendship. The Grand Mesa Art Center offers many event options (including volunteer opportunities), as do so many others right here in Cedaredge.

What is HOA Proxy Voting? From realmanage.com

Proxy voting means that a homeowner/unit authorizes another party to represent them in an association meeting and vote on their behalf.

Specific requirements for proxy voting vary state by state and community by community, based on their governing documents.

However, here are some general things that should be considered in proxy voting forms.

- It must note the time and date of the meeting.
- The form should identify the type of meeting, such as an annual membership meeting or special meeting.
- It should specify if it is appointing another person to vote on their behalf or if the "vote" will be used to establish a quorum only.

It must clarify that while the owner can't attend the meeting, their proxy may attend on their behalf.

HOA Proxy Representation

Because a board member has a high likelihood of attending the meeting, appointing a board member to vote on your behalf will help us establish a quorum in order to vote on the DRC increase.

DCVOA ASSOCIATION
VOTING PROXY FORM

Home Owner Name(s): _____

DCVOA Address: _____

Contact phone number: _____

In my absence at the 2023 DCVOA Members Annual Meeting,

I give Marcia Martin, Board of Directors Secretary, authorization to put a vote on my behalf to the issue of increasing the Design Review Committee (DRC) members, stated in our Covenants, Conditions, & Restrictions (Master Declarations), from three (3) to five (5), at a vote during the 2023 annual meeting, to be held Tuesday, December 12, 2023 at 5:30pm.

Home Owner(s) Signature: _____

Date: _____

Should I attend the Annual Meeting, my proxy can be revoked and I will vote in person.

This completed and signed form can be mailed to the HOA office at PO Box 1142, to be held on file at 855 SE Stonebridge, Cedaredge, Colorado, for the 2023 Members Annual Meeting. This form must be presented during the Members Annual Meeting, at the time of voting.

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