

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
Second Quarter 2024

Spring in Cedaredge 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: Judy Farrell—judy14256@gmail.com

DRC Member: Kristine Adams—ihadams50@gmail.com

DRC Member: Jenny Larson—larsonjenny522@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:
(tentative dates)**

April 17, 2024—9:00AM

May, 15, 2024—9:00AM

June 19, 2024—9:00AM

BOD meetings are typically the 3rd Wednesday of each month at 9:00AM, at 855 SE Stonebridge. Actual dates and times will be emailed through PayHOA and posted 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!

DRC Corner... (Design Review Committee)

Thank you to past DRC member Terri Howe for your time and efforts during a very busy 2023 year! Terri resigned from the DRC in early January 2024, and Jenny Larson joined to fill the position. Thank you Jenny for taking on 2024 (and we hope beyond)!

Kristine Adams joined the DRC in 2023 and is also looking to have her position filled by someone new. We are so grateful for what Kristie brought to the DRC and are sad to see her go, but we understand that retirement isn't supposed to mean working all the time (she is always volunteering her time somewhere)!

If you would like to join the DRC members to help with the 2024 (and beyond) season, we have room for you! Please contact Tracy, a DRC member, or a Board member and let them know of your interest. It is easiest if you are a full time resident, although we know travel is to be expected. The DRC is also getting better organized in utilizing an advisory committee, and will be looking to fill those positions as well.

Please call for more information!

Please remember all landscaping projects, outdoor remodel projects, and new builds require DRC approval prior to any work being performed. The DRC typically meets on the 2nd Tuesday of each month (1:00pm) to consider submitted plans. The Guidelines and Checklist can be found at DCVOA.com.

VACANT LOT OWNERS REMINDER: (see back page for additional vacant lot language)

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 come into the HOA office or contact Tracy at dcvoa2022@gmail.com, or 970-312-0296, to be sure your contact information is updated in our system. You can 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 to build or make landscape improvements. All of this, as well as information on Board Meetings and Association events, can be found 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:

The DCVOA Board of Directors meet monthly (typically the 3rd Wednesday at 9:00am) to discuss all things HOA . For 2024, each month also includes an agenda item specific to a board goal that was set at the first of the year. April's agenda will not include a goal item as time will instead be spent at a work session to work on some of the larger goals such as writing Standard Operating Procedures, determining a reserve fund plan, and drafting a Policy 7 regarding such reserve funds.

Monthly board meetings are open for all owners to attend, and there is an opportunity for community input. If you have a desire to help keep DCVOA in good working order, please attend the meetings and inform yourself of what takes place. This could be especially helpful if you would like to run for the open board position at the end of the year (Linda Scott's 3-year term will be ending in December 2024).

All meeting minutes (once approved) are uploaded to our DCVOA.com website along with the financials for that month. Keeping the DCVOA.com website up-to-date and full of useful information is one of the goals of the board. There is now a FAQ page, and a Welcome to the Neighborhood page to help people navigate moving into the area. If you would like to see additional information on the website, please communicate this with Tracy.

Sign Policy:

In January 2021 a Design Guidelines Section 9. SIGNS, was approved by the (then) DCVOA Board of Directors. This policy included a restriction that political signs could not be displayed earlier than forty-five days before the day of an election, and must be removed no later than seven days after an election day. It also permitted only one political sign per political office and one per ballot issue for upcoming elections. Size restrictions include a maximum of 36 inches by 48 inches.

In July of 2021, the State of Colorado signed into law An Act HB21-1310. This law requires DCVOA to remove the timeframes from the political sign section of the policy. Specifically, HB21-1310 says "...The Association shall not prohibit or regulate the display of window signs or yard signs on the basis of their subject matter, message, or content; except that the Association may establish reasonable, content-neutral sign regulations based on the number, placement, or size of the signs or on other objective factors..."

With this information, the current Design Guidelines Section 9 will be modified to come into compliance with current State law. The BOD is determining if additional language will be changed or added to this policy. It has already been discussed that "other objective factors" allows the BOD to restrict and prohibit any vulgarity used on signs.

Please consider that our neighborhood houses both Cedaredge Middle School and High School students. The Cedaredge Elementary School students ride the buses through our neighborhood to the middle and high schools to pick up siblings. Vulgarity on signs will be in violation of DCVOA policy. Thank you in advance for your civility during this (and every) election year.

NEIGHBORHOOD SAFETY: by: Tracy Brown—information provided by John Farrell (BOD Secretary)

John Farrell was voted onto the DCVOA board at the December 2023 annual meeting. He has since set out to revise our area maps (his past profession) and provide excellent information to the DCVOA neighborhood regarding emergency ingress and egress routes. The maps are in progress and will be available on the www.DCVOA.com website soon. In the meantime, please make note of what John has learned about our area.

SE Independence Avenue and SE Jay Avenue are the primary ingress/egress routes for our neighborhood. These have been designated as primary routes by the Cedaredge Volunteer Fire Department and are the routes they will use to access the area in case of emergency.

SE Deer Trail Avenue and SE Old Goat Trail are considered secondary access routes to the neighborhood. In the event of a wildfire emergency, these routes might be best used to vacate the area as the primary routes will likely be busy with emergency equipment, and congested with traffic leaving the area. SE Old Goat Trail is not a frequently used road, nor is it designed for a lot of traffic, but please note that it will take you out of the neighborhood if necessary. SE Deer Trail Avenue is the road behind the high school and at the end of SE Stonebridge (north of SE Independence Ave). This road takes you right past the RV storage lot and exits onto highway 65 (Grand Mesa Dr.). The Town of Cedaredge is currently applying for grants to replace the bridge on SE Deer Trail, which will make it a more viable access route. Until the bridge is replaced, in the event of flooding, please use SE Independence Ave, or SE Jay Avenue to exit the neighborhood.

The good news is that the DCVOA neighborhood is still currently listed as low risk for wildfires! Even so, having an evacuation plan in place is always a good idea. Taking that one step closer to home, having an emergency exit plan for your home is a must. Talk with family members and set up a meeting place outside of your home in case of a house fire. If you have a two-story home, have emergency ladders available on the upper floor and an escape plan for anyone who may be on that upper level. These small measures can add up to lives saved!

CEDAREEDGE GOLF COURSE NEWS:

The golf course is open and ready for play! April brings a Ladies and Men's club opener, and several other events on the calendar as well. Stop by the clubhouse or check out their website at www.cedaredgegolf.com to see what's happening. If you've never played golf before, you are encouraged to change that this year! Take a lesson or rent clubs if you would like... a day on the golf course can be therapeutic and the views on the back nine are breathtaking. Call the course to reserve a spot today! 970-856-7781.

MISCELLANOUS (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.

2nd quarter school break is:
April 15-19

Summer break: May 24

Please drive with care
through our neighborhood!

*DOG OWNERS AND WALKERS: Please know that vacant lots are NOT open areas for your dog to use to poo! If you have permission from the lot owner, you are still asked to pick up after your dog. The BOD is looking into spending money on dog waste stations and locating them on common areas in the neighborhood (think mail box areas and DCVOA owned lots). Complaints have been coming in from the community about the lack of cleaning up after dogs, so the board is hopeful that this will help. **Vacant lot owners:** you are responsible for the cleanliness of your lot. Dog waste smell is a valid neighbor complaint. If you give permission for someone to use your lot for their dog, please be sure they are cleaning it up. Please know that while the vacant lot owned by DCVOA is a common area for the community, if you use these lots, you MUST clean up after your dog. If you know of someone outside of DCVOA that utilizes the neighborhood for dog walking, please share this information with them as well. If you are someone who always cleans up after your dog, thank you!! Let's help keep this a neighborhood that works for everyone!*

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 June 15, 2024. Thank you!