

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

Third Quarter

2023



Summer is here!



Current Members of DCVOA Board and the DRC

The 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.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

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

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

Oh Deer! By: Marcia Martin, BOD Secretary

Summer is here and our neighborhood deer friends are showing off their new spotted fawns! Before they can get around well, the fawns are hidden and vulnerable, especially to loose dogs. Both dogs and people are at high risk of the does protecting their fawns. Enjoy your walk around the streets and trails, but please keep your dog leashed at all times, and keep your distance from the does and new babies.

The deer herd in Cedaredge has been growing, according to the Colorado Division of Parks and Wildlife, and is very well adapted to its urban environment. Unfortunately, not everything about living in town is healthy for the deer. There is plenty of water and food, and they are protected from hunting and other predation. However, grass and human food aren't a good diet for deer.

You may have noticed how shaggy the deer can look. Naturally they are browsers, not grazers. In other words, they prefer leaves, stems and buds of woody plants as well as weeds. That's why they fancy your well-tended shrubbery. Grass is harder for deer to digest and not as nutritious, but they will supplement their natural diet with succulent, new grass. The good news is that when deer appear to be eating grass, they may actually be doing some weeding for you. (Source: Delta County Independent, August 16, 2019 and Colorado Parks and Wildlife website).

Humans feeding deer is another reason for the increase in the number of deer in our community. Feeding deer is tempting, but not especially good for the deer. It tends to create greater density which can spread disease, cause aggression, and attract predators such as coyotes and domestic dogs. Humans also share food that isn't always healthy for the deer and encourages them to depend on human generosity, especially when natural resources may be scanty. So please enjoy the deer but keep your distance.

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.



DRC Corner..

The Design Review Committee (DRC) has been busy this year! 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, or landscaping. Although they do their best to accommodate requests as soon as possible, the DRC has up to 60-days to respond to your requests. The more complete your plan is, including material samples and colors, the easier it is to move it through the approval. The DRG do get modified from time to time (though board approval), so please be sure that you are using the most updated version from the DCVOA website, or on file in the HOA office.

In some changes over the past year, the board has moved to have covenant violations be addressed on a formal complaint basis only. This eliminates the need to send management to “police” the area looking for covenant violations. However, the board can also file the formal complaint based on observation of violations. Overall, the desire is to have this community know and follow its guidelines, helping keep this neighborhood a beautiful and enjoyable place to live. We appreciate your willingness to step up and learn the rules if you do not already know them. If a complaint form is needed, it is available on www.DCVOA.com under “more” then “design review committee”, or on file with Tracy in the office. We usually find that a conversation is all it takes to help open communication and move in the direction of a solution. Fees can still be assessed for violations, so working to a solution is usually the best scenario for all involved when these situations present themselves.

THE DRC NEEDS MORE PEOPLE— The back page of this newsletter is a proxy form that can be used for the annual meeting in 2023, specifically for the vote of additional people serving the DRC. The only way this vote can pass is if 67% of the entire community places 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 in December). 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!

Cedaredge Golf Course News:

Golfing is such a great outdoor recreational option and any age can play! The beauty of a course like Cedaredge is that it offers so much more than just golf itself. The serenity of the course, the abundance of wildlife, the shade of the trees, the babbling of the brooks, the sound of the birds, and the smiling welcome at the pro shop and restaurant... this is what enjoying life outdoors is all about. The back nine offers amazing views, challenging shots, and opportunities to practice conscious course management. The back nine can equate to life lessons—look ahead with a plan—steady progression and strategic short shots can make the difference. There are times to hold back a bit and play safe, and times when letting loose and going for the big one can both pay off. And, it’s easy to look around at the surrounding beauty and feel a sense of deep gratitude for it all—no matter the golf shot!

July 7—21st Cedaredge Golf Course is offering discounted rates for anyone who would like to come and enjoy the beauty of outdoor play— staff and volunteers have worked hard to get the course into its beautiful summer shape and are inviting you out with this \$40 18-hole (including cart) special—any time of day! That is over four hours of play for only \$40!

August and September are bound to bring more beautiful weather and opportunities to play the course. If you want to learn; we can offer lessons. If you just want to practice, you can spend time at the driving range, or work on mastering the short game by chipping and putting at the putting green. We welcome you to stop in and see what we are all about!

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
- Current 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.

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!!

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 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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