

# Overlook at Cherry Creek

## Newsletter for 12/21/21

PLEASE IGNORE ALL CORRESPONDENCE FROM THE MANAGEMENT TRUST DATED 1 DECEMBER OR LATER. METRO IS NOW OUR PROPERTY MANAGER.

Here is the State of the HOA as presented to members at the annual meeting 12/16/21:

Thanks to all volunteers: Neighborhood Watch Officers, Committee Members, Decorators, Flag Providers, Planters, Waterers, etc.

Jackie Davis will be the new member on the Board of Directors. Please welcome her warmly.

Thanks to Clark Gilbert for filling in as Board member and for the landscaping projects he pursued this past year.

End of year financial health:

Operating fund = **\$22,123 (2020 = \$15,391, 2019 = \$14,790).**

Reserve fund = **\$49,734 (2020 = \$38,695, 2019 = \$77,109).** Goal = 50% of annual budget = \$85,032 minimum.

2022 budget increased 9% for increases in expected expenses and new contracts. Management, Snow Removal, and Landscaping contracts will increase by 64%, 15% and 6% respectively for 2022. Metro Property Management will be the new property manager and CDI will be our new landscaping maintenance provider. We will continue to aggressively fund our reserve account in anticipation of concrete repairs in the near future. Monthly dues will increase to **\$300.00** in January. Please make changes to autopay if not already done so.

2021 review:

- ✚ 2021 was a difficult year in many respects. While most expenses were in keeping with expectations, extensive irrigation repairs put a notable strain on our 2021 budget. In the spring there was a large main-line leak beneath the road at the south end of Anaheim. Extensive excavation, repair, and re-sodding were required. Additionally, a large leak at the west end of Saratoga occurred late in the season and also required extensive excavation. Finally, the usual small leaks and sprinkler head repairs were addressed as they presented themselves. **Total irrigation repair**

**costs @ \$20,000.** Water consumption was in keeping with budgeted expectations and subject to reduced allocation from the city.

- + After much vetting and due to a huge proposed price increase and reduced services by TMT, Metro Property Management was hired to provide management services. Jen Wyman is our new property manager and she can be reached at [jen@metropropertymgt.com](mailto:jen@metropropertymgt.com), 303-309-6220.
- + Similarly, due to poor service by Mountain High Landscaping, CDI was hired to provide landscaping maintenance beginning in the spring.
- + All Concrete Works will continue with snow removal for 2022. Rates will increase 15% due primarily to labor costs.
- + Environmental Tree Care will be our new service provider for tree health and pest spraying. They replace J & J who had proposed a hefty price increase.
- + Volunteers planted bushes and perennials at the monuments under the direction of Nancy Berry. Extra water and TLC were required during the growing season.
- + Approximately 10 maple and pine trees were planted east of the wall under the direction of Peter and Cheri Lucking. Expect more plantings in 2022.
- + After numerous requests for clarification, the Homeowner's Rules and Regulations were updated with clear language regarding flag display and signage.
- + The Neighborhood Watch contact list was updated and made available to all homeowners. It is for official use only and not to be shared outside the community.
- + The native area was cleared of excessive growth as a means of fire protection.
- + Two properties had much-delayed landscaping rehab done mostly by Clark Gilbert (Starnes & Neal).
- + Trees encroaching approximately 20 homes will be trimmed in mid-January.

2022 and beyond:

- + Continue irrigation system repairs as necessary with the goal of better coverage and reduced water consumption.
- + Improve lawn health throughout the community. Control weed growth. Aggressively treat for spurge. Fertilize and rehab troublesome turf areas.
- + Control rabbit population.
- + Continue planting additional trees east of wall as we begin to reduce turf and xeriscape the area.
- + Repaint iron fencing and gates as needed.

2023 and beyond:

- ✚ Patch/repair concrete gutter/curb/sidewalks as required. Major repairs will be charged to the Reserve account in 2023 or beyond.
- ✚ Transition to larger segments of xeriscape area once new trees are established east of the wall. Remove turf where applicable.

Notes:

- ✚ Criticism forwarded to the Board should come with recommended action.
- ✚ Pet project requests should come with suggestions on how to finance them.
- ✚ Please volunteer your services to the Board. Take an active part in the community.

Happy Holidays

Glen  
Ivan  
Clark

2021/ Edition 12



Did you hear about the guy who invented Lifesavers? They say he made a  
mint!