

INDIAN CREEK NEWSLETTER
JANUARY 2016
Management & Maintenance, Inc.
7803 E. Harvard Ave. Denver, CO 80231 (303) 755-2732
Please Continue to Check Our Website for Updates www.indiancreekhoa.net

Bylaw Amendment Meeting

The Bylaw Amendment meeting will be held on Tuesday, February 2nd at the Eloise May Library at 6PM. We've received 22 proxies, and still encourage you to attend if you want to vote yes or no on increasing the number of homeowners required for a quorum. The official meeting notice is enclosed.

Sample Letter Regarding Neighborhood Street Repairs

A homeowner has written a letter that we could all use to try to encourage the city to repair the streets around our neighborhood. The letter is enclosed so all you have to do is sign it and email it, or mail it to Denver City and County, Public Works.

Architectural Control/Exterior Modification Committee Reminder

Detailed requests are necessary when you want swift consideration of your change. Failure to leave off information or to make requests without pictures, drawings, or detailed descriptions of what you want to do can result in delays because we end up going back and forth requesting more information. 30 days are allowed for the Architectural Control Committee to make decisions and sometimes all that time is necessary if we don't have all the information up front. We know it's early – very early – but if you have plans on making landscaping changes next spring now would be a great time to start the design.

Neighborhood Crime

There have been nine break-ins at Park at Indian Creek (the single family homes south of Iowa). The M.O. seems to be the thieves ringing the doorbell and if no one answers they break in. So if you don't want to answer your door, at least yell through it so they know you're home.

Packages on Porches

On a related subject, it's the time of year when packages get left on porches by the post office or UPS. Stealing packages off of front porches is a city-wide problem, and given the break-ins in the neighborhood it's a cause for concern. So if you know a package is coming be sure to watch for it or make other arrangements for delivery.

Snow Shoveling

Everyone knows (hopefully) that it's a city requirement to shovel your walks after a snow storm. That's true even if you're going to be out of town over the holidays. So if you plan on being gone please make arrangements to have your walks shoveled.

And Last – Don't forget to recycle your Christmas Tree once the holidays are over

1. Remove all decorations, lights, and the tree stand. Natural (real) trees only! NO artificial or flocked trees.
2. Set your tree out for collection during the two week Treecycle collection period (January 4th to 15th). Trees are collected by tree-only collection trucks during this period.
3. Reclaim free mulch made from your tree at the Annual Mulch Giveaway & Compost Sale in the spring!

Trash Removal

Large Item Pick Up and Overflow Trash on Thursday, December 31, 2015.

HAPPY HOLIDAYS

INDIAN CREEK NEWSLETTER
FEBRUARY 2016
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Bylaw Amendment Meeting

Please be reminded that the Bylaw Amendment meeting will be held on Tuesday, February 2nd at 6:00 PM at the Eloise May Library.

Icy Sidewalks

A homeowner fell and broke his hand when dog walking along Iowa at the beginning of the year. The sidewalk had been shoveled, but there was the freeze/thaw cycle that caused ice to melt back over the sidewalk. This is a reminder to everyone to please check your sidewalks, even after shoveling, to make sure they are clear of ice.

Ice Melt vs. Landscaping

Using ice melt during the winter months is a fact of life in Colorado to keep ourselves, our guests, and neighbors safe. There is also a down side to using a lot of ice melt. It is usually applied on walks and steps next to landscaped areas - and the salt from these products ends up in the soil that sustains our plants. Season after season of using ice melt will bump up the salt content in the soil and that can damage plant life.

To minimize salt damage:

- **Use ice melt products sparingly.** Play it safe on walks, of course, but pay attention to how much product it really takes to get the job done. Less may be enough.
- **When ice is melting,** avoid sweeping the puddles of salty water into planting areas. Instead, let the moisture evaporate, sweep up any product that remains and dispose of it.

Through moderation and careful clean-up, you can reduce the amount of damaging salt that travels to the root zone of your plants that flank those always-icy steps and walks.

If the ice problems result from poor drainage, then the best option is to get to the source of the underlying problem. If you can solve the problem that causes ice to accumulate in the first place, you may need little to no ice melt going forward - and the walks will be much safer.

If you think your plants have salt damage, have the plants evaluated by a qualified horticulturist and consider getting a soil test that can confirm whether salt has been the cause. With this information, you can look for options that keep your paved areas safe for people and also for the plants trying to have a healthy life beside them.

Indian Creek Website

Due to the provider no longer supporting our old website, we have a new and improved site. The address is still www.indiancreekhoa.net. It's cleaner and easier to navigate. Check it out!

December Snowstorm and Snow Removal on Our Streets

EcoCutters, our landscaping firm, plowed Gunnison and in the front of the mailboxes at our instruction after the big storm at the end of December. That is always a problem area so we pay to keep it clear. None of the other streets are plowed unless the accumulation is 12 inches or more. However, the plowing made it very difficult for the homeowners on Spruce since there was a snow bank to get over just to get out of the neighborhood. Mike from EcoCutters understands the concern about high-centering and said he would correct that in the future.

Painting

We have contracted with a new firm for the 2016 painting. Murata Coating Systems will be doing the painting on Roslyn and a portion of Gunnison.

Indian Creek Annual Garage Sale

Our annual garage sale is scheduled for Friday and Saturday, June 3 & 4. As usual this date is right after Memorial Day and pay day. The committee is very concerned that this may be the last sale. Since most of us have served on this committee for an average of 12 years, we're ready for a break. Please consider volunteering for the committee. We need at least 3 volunteers to help. Ideally, we'd like the new people to assist this year so that they can easily feel confident to take over next year. Please email Danielle or Judi (fei31046@aol.com) if you can help and keep the tradition going.

Repaving of Neighborhood Streets

It looks like our complaints to the city have been received – although to no immediate avail. Here is the transcript of a letter that Danielle received from Denver Public Works:

“Ms. Loquercio, I have recently received a number of requests for street paving in the Indian Creek Subdivision of the City and County of Denver. For the purposes of pavement analysis and management, we have divided the City into 268 sectors roughly the same size. We analyze the condition and, using our pavement management software, develop a multi-year prioritized list of paving operations. The Indian Creek area is one of those sectors. While I acknowledge the streets in Indian Creek are in poor condition, at this time there are 39 other sectors in worse condition. Given current funding levels and the paving treatment appropriate for the streets in Indian Creek, I do not anticipate this area being scheduled for major paving operations until 2018. We will continue to perform minor maintenance, per requests through 311, until that time we can fully pave it.”

In order to make sure we stay on the schedule for 2018 we recommend that we continue to notify the city of our concerns. Write to William Kennedy, Public Works Department, City and County of Denver, William.Kennedy@denvergov.org, 1271 W. Bayaud Ave., Denver, CO 80223

Advertisement

I worked with Jose Cruz from Real Mountain Tree Service. He trimmed our tree in the back yard for a very reasonable price. His phone number is 720-271-4196 and his email is realmountaintreeservice@gmail.com.

INDIAN CREEK NEWSLETTER

MARCH 2016

Management & Maintenance, Inc.

7803 E. Harvard Ave. Denver, CO 80231 (303) 755-2732

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Bylaw Amendment Meeting

As we're sure you figured out, the last meeting was cancelled due to very inclement weather. The meeting is now scheduled for **Monday, March 7th at the Eloise May library at 6:00 pm.**

Landscape Contract

At the last board meeting we approved the contract for another year with Eco Cutters. Mike Ibrahim did such a great job last year with the landscaping, especially at the pool, so we know you'll be pleased. He's written a short article below about the care of your lawn and plantings.

A note from the Association's landscape contractor (and resident) Mike Ibrahim of Eco Cutters:

Spring is just around the corner so it's time to start thinking about our yards once again to make sure they all get off to a great start! We have had abundant moisture this winter but things have been drying out fast with the unseasonably warm weather lately. If the dry weather continues, make sure to start watering your plants, especially those on south-facing walls, those under evergreen trees, and any other sensitive plants. Cut back any perennials that were not cut back in the fall and ornamental grasses should be cut down to the ground. Roses should not be cut until around mid-April to avoid encouraging new growth too early. Pre-emergent herbicides can also be applied to the lawn and planting beds to keep weeds from popping up at all. This should be done preferably by early April. Fertilization of the lawn can be done at any time but most other plants should generally not be fertilized until May. You may also want to consider planting Pansies in March or April for some early spring color. They can handle spring snows and are a beautiful way to bring in the new season!

As much as we love anticipating spring, we are entering our snowiest months.

We sound like a broken record, but please make sure to shovel your sidewalks and the street gutter after a snowstorm. If you don't want to shovel your driveway that's your right, but it's the law that sidewalks be shoveled within 24 hours of a snowstorm. We want you to shovel the gutter too because if you don't the melting snow can't make its way to the storm drain. Instead the water backs up and freezes, creating a worse hazard than the snow. Only a couple more months to go for shoveling!

Annual Disclosure Statement

Name of Association	Indian Creek Association
Association's Managing Agent	Management & Maintenance, Inc. 7803 E. Harvard Ave. Denver, CO 80231 303-755-2732 303-755-4509 Fax
Designated Agent	Danielle Loquercio dloq@managementandmaintenance.net
Association Declaration and Filing Information	Declaration of Covenants, Conditions and Restrictions of Indian Creek Association Recording Date: 10-21-82 Recording Number: 028121, Book 2677, Page 4 Maintained at: www.indiancreekhoa.net
Association Fiscal Year Commences	May 1
Current Fiscal Year Operating Budget	Maintained at Management & Maintenance, Inc.
Current Assessment/Late Fees/Unit Type	\$69/month/\$20/month late fee, Townhouse (Duplex)
Financial Statements	Maintained at Management & Maintenance, Inc.
Audit/Review	Maintained at Management & Maintenance, Inc.

Association's Insurance	State Farm 303-220-1000 Common Areas Only
Association's Bylaws, Articles of Incorporation and Declaration of Covenants	Maintained at: www.indiancreekhoa.net or in the distributed Green Document Booklet
Minutes of Board Meetings	Maintained at: www.indiancreekhoa.net
Minutes of Annual Meeting	Maintained at: www.indiancreekhoa.net
Association Responsible Governance Policies	Maintained at: www.indiancreekhoa.net or in the distributed Green Document Booklet



St. Patrick's Parade

The Thirteenth Annual St. Patrick's Parade Down Spruce Street will be held on Sunday, March 13th at 1:30 PM.

Starting at the corner of Gunnison Place and Spruce, we will march down the Spruce Street cull-de-sac led by local bagpiper Lise Nelson of 1551 S. Spruce Street. As Spruce Street isn't very long, the parade will only last 10 to 15 minutes (even if we go up and down twice), so please be prompt or you'll miss it!

Following the parade we will gather at Spruce and Gunnison for refreshments, either on the street or in the garages. Please bring your own beverage and a food item to share. This event is open to all Indian Creek residents... friends, family members, dogs, observers, floats - the list goes on...

More than a porch light – a note from Mountain High Landscape

We're about two weeks away from when we re-set the clocks and spring forward into longer days. For many, the extended daylight hours brighten our spirits and get us in the mood for spring. With outdoor living season just around the corner, many of us will find we want more than the porch light to enhance our outdoor experience.

Even before the clock changes, additional lighting can help guests find their way to the door and make us feel more secure during long winter nights. Winter or summer, lighting in strategic areas improves our quality of life whenever we're outside.

The gap we are in now between growing seasons can be an efficient timeframe to install outdoor lighting because it can be installed any time the ground is not frozen. And installing during the down-time of winter means you can begin the outdoor living season with adequate lighting right from the start.

LED technology for landscape lighting offers several benefits:

- Low-voltage LED lighting **uses up to 80% less energy** than traditional lighting.
- **LED bulbs last longer** - meaning less ongoing maintenance and more convenience.
- They will brighten the evening around your home, but **won't add light pollution** to the night sky.
- **Installation** is not a long, complicated process.

Other tangible benefits of having outdoor lighting around a home are increased security and curb appeal. According to law enforcement pros, outdoor lighting helps deter break-ins. Given a choice between a dark property and one that is well lighted, thieves will choose the neighbor with less light surrounding the home.

And if your home is going on the market, realtors say that lighting is now on the top 10 list for curb appeal when selling. In Colorado, we value our time spent outdoors and lengthen that timeframe long past sunset. As a result, lighting has become a valued feature within the landscape.

If you are renovating or installing a new landscape this season, it will be more efficient and cost-effective to install the wiring at the same time as installing wiring for the sprinkler system.

Digging only one trench to hold both sets of wires cuts costs. Even if you need to phase in lighting at another time, having the wire in place is a smart move. Later on, you won't have to dig again to install the wires.

We're two weeks from longer days and about 12 weeks away from the early date for first planting. Even though it's too soon to plant petunias, we can still start gearing up for spring!

INDIAN CREEK NEWSLETTER

APRIL 2016

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Sewer Repair

Recently a homeowner had a sewer backup and rather than contacting Danielle at Management & Maintenance she contacted a plumber herself. Since sewer repairs from your home out to the street are the responsibility of the HOA, we had to reimburse her. However, the repair could have been done for thousands of dollars less if we could have used contractors we know and who know our property. Management & Maintenance has a 24-hour 7-day-a-week emergency number, so there's never a reason not to call on them for help (303-755-2732). Please do not hire an outside firm for Association responsibility repairs. The costs of doing so come out of all our maintenance fees.

Bylaw Amendment

Thank you to everyone who attended the Bylaw Amendment meeting and/or submitted their proxy. The Bylaws were amended to reflect an increase in quorum. The quorum for a Members meeting is now 53 homes either in person or by proxy.

Feeding the Animals

Feeding animals in your backyard is strongly discouraged. With spring here, we have animals looking to mate and nest, and if they have a food source they will stay in the area. This can mean chewing through siding, nesting in your attic space, and/or under decks or in backyards. The animals can also cause extensive damage by chewing through wires and wall board, defecating and urinating, and causing disruption of insulation. Please do not feed wildlife, and please feed your domestic pets indoors. If your attic vents have not been screened off you may want to consider doing so to prevent easy access into your attic.

Trash

Cesar Chavez Observance is Monday, March 28. Trash collection will be delayed to Friday, April 1. Overflow will be Thursday, April 7.

Is it Spring yet?

Despite the blizzard on March 23rd, it actually is spring.

From Mountain High Landscape, here is some advice about gardening (especially vegetables) this year:

Veggies are no longer tucked into an obscure part of the landscape or restricted to raised planting beds.

The latest growing trend is to intersperse edibles in planting beds among other annuals and perennials and to grow them in containers placed just as prominently on the patio as the bright and showy flowers. Growing edibles in containers means almost everyone can enjoy home-grown varieties, even if they are short on space.

It's too soon to plant the tender annual varieties -- tomatoes, peppers, etc. But now is the time to prep and plan the garden you will soon enjoy. Take the steps to get the garden off to a clean and healthy start:

- **Clean out debris** such as leaves and dead plant material that has collected over the winter.
- **Till planting areas** by double digging or even triple digging to loosen soil. This means digging down to the third shovel depth to till. This practice is common in Africa and has had amazing results in production.
- **Add compost.** Tilling plus composting will improve soil quality and help it hold moisture.
- **Plan ahead to have mulch** on hand when you plant. It lowers evaporation, keeps more water in the soil and helps deter weeds. Use wood mulch, straw or recycle newspapers and grass clippings. They all do the job.

To make your garden even more sustainable this year, consider these tips:

- **Plant early, cool season crops** such as carrots, radishes, lettuce and spinach. Seeds can be planted as soon as the ground can be tilled. This can be done now along the Front Range in most locations and a little later in the high country.
- **Grow more edibles than ornamentals.** This means the water you apply is going to a more productive use.
- **When it's warm enough to plant annuals,** dress up veggies with companion flowers. Nasturtium isn't only pretty in the soil. It is a beneficial companion plant you can also use to brighten a salad and add a slight peppery flavor. Marigolds help to deter pests. Using dual-purpose flowers like these gives more bang for your buck when you buy them and also in the money you spend to water them.
- **Control weeds.** They will suck up moisture your edibles need. Using mulch and keeping up on hand weeding means less water needed.
- **Use containers with herbs** to dress up the patio. Foliage-only containers are a popular trend and again, your time, expense and water to grow them is maximized by providing more than visual interest.

Productive landscapes promote a healthy lifestyle and are a responsible use of our resources. Start planning and planting as soon as you can!

Recycling

Please remember, not everything should go in your recycling bin. The following items are trash and are not recyclable:

- **NO** Garbage
- **NO** Plastic Bags
- **NO** Styrofoam® of any kind
- **NO** Foil "Yogurt" Lids
- **NO** Microwave Popcorn Bags
- **NO** Waxed Cardboard
- **NO** Toys
- **NO** Cassettes, DVD's, CD's or Plastic Cases
- **NO** Garden Hoses or Plastic Tubes
- **NO** Plastic Shrink Wrap
- **NO** Plastic Tubes, such as toothpaste or hair gel tubes
- **NO** Paper Cups or Plates
- **NO** Paperback or hardcover books
- **NO** Bubble Wrap or Envelopes with Bubble Wrap inside
- **NO** Ceramics
- **NO** Candy or Food Wrappers
- **NO** Potato Chip Bags
- **NO** Plastic containers marked as "Compostable" or "PLA"
- **NO** Scrap Metal
- **NO** Plastic Flower Pots
- **NO** Glassware or Window Glass
- **NO** Yard Waste

Speaking of recycling

Denver residents, if a garage, backyard, alley or neighborhood cleanup is on your **spring to-do list**, don't miss **The Great Denver Cleanup, Saturday, May 21st**, 9am – 2pm. Haul discarded household items (furniture, appliances, bikes, carpet, etc.), household trash, and yard waste to a **free drop site**. The one near us is at Jewell & S. Quebec St. (Cherry Creek Transfer Station).

Sorry, appliances with Freon (e.g. refrigerators), electronics, hazardous waste and auto parts are not acceptable. See denvergov.org/kdb for details.

INDIAN CREEK NEWSLETTER

MAY 2016

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Shooting Squirrels

Not for the first time, unfortunately, we are dealing with a homeowner who is shooting squirrels from his backyard. There are three huge issues with this.

First – It is OBVIOUSLY dangerous to be discharging a firearm when the homes of your neighbors are put in the line of fire. Numerous neighbors have found dead squirrels in their yards. The police have been notified (although took no action besides speaking to the shooter) because –

Second - it is illegal to fire or discharge a weapon in the city of Denver. To quote from the Denver Municipal Code Chapter 38 Article IV, Div. 2:

Sec. 38-121. – Firing or discharging dangerous or deadly weapons.

It shall be unlawful for any person, except a law enforcement officer in the performance of duty, to fire or discharge a revolver or pistol of any description, machine gun, shotgun or rifle which may be used for the explosion of cartridges, or any air gun, gas operated gun, spring gun, or any instrument, toy or weapon commonly known as a “peashooter,” “slingshot” or “beany,” or any bow made for the purpose of throwing or projecting missiles of any kind by any means whatsoever, whether such instrument is called by name set forth herein or by any other name; provided that nothing in this section contained shall prevent the use of any such instruments in shooting galleries or in any private grounds or residence under circumstances when such instrument can be fired, discharged or operated in such a manner as not to endanger persons or property, and also in such a manner as to prevent the projectile from traversing any grounds or space outside the limits of such gallery, grounds or residence.

(Code 1950, § 845.5; Ord. No. 621-86, § 1, 9-22-86)

Third, the Indian Creek Covenants also prohibit discharging a firearm in the neighborhood:

Article VII Section 15. No Hazardous Activities. No activities shall be conducted on the Properties . . . which are or might be unsafe or hazardous to any personal or property. . . . no firearms shall be discharged upon any property.

PLEASE DO **NOT** SHOOT AT WILDLIFE!!

If you really can't stand squirrels in your yard, Denver wildlife ecologist Ashley DeLaup offers a recipe for home-brewed squirrel repellent:

Mix one chopped yellow onion, one chopped jalapeño pepper and one tablespoon of cayenne pepper in two quarts of water. Boil for 20 minutes. Cool, strain through cheesecloth, and apply to foliage with a spray bottle.

Spring Walkthrough

The spring walkthrough is scheduled for Tuesday, May 17th. One of things the Board will certainly be noting on the walkthrough is weed control. Dandelions are out in force this year. Please spray or dig up these infuriatingly healthy weeds. Too bad dandelions aren't the only weeds – please start checking your yards for unwanted plants.

ACC (Architectural Control Committee) Requests

Not every homeowner bothers to request approval for changes to their homes. Windows and landscaping are the usual problems. You must get approval from the ACC before making changes. Even if you think it's a foregone conclusion that your request would be approved – make it anyway. Article 13 of the Covenants gives the Association the right to lien and/or take to court homeowners who do not comply. That's not how we want to spend our time or yours – please just submit the request which can be found on our website or through Management & Maintenance.

INDIAN CREEK ANNUAL GARAGE SALE

Friday, June 3 and Saturday, June 4, 8:30 a.m. - 2:00 p.m.

Our annual sale is quickly approaching! Use this opportunity to clean out your basement and closets. It's a great way to earn some extra cash and meet your neighbors. Since it's just the beginning of the summer garage sales, we get many enthusiastic buyers looking for great deals. Based on past years, we anticipate good crowds.

The committee has been working hard to guarantee the success of the sale. Professionally made banners will be placed well in advance on Iowa, Florida, and Quebec Way advertising the sale. On the days of the sale, additional signs will be posted directing buyers to our complex. We will also be advertising on Craig's List, Next Door, Face Book, and Twitter.

For this year, there is no need to sign up or pay a fee. All of our banners are in good shape and signs have been replaced and additional ones added. For now, the committee feels comfortable with the amount of money we have in reserves. So, we invite you to participate one or both days.

We continue to look for additional people to join our committee. We could use assistance in several areas. Also, if anyone has access to an inexpensive way that we could print new banners and/or signs, we'd sure appreciate your passing that information along to Danielle at M & M.

Looking forward to a sunny June 3 & 4.

Painting/Siding

Every time we go through a paint cycle we ask the painters to identify bad siding so that it can be replaced (at the homeowner's expense) so that the new paint can be warranted. It's a problem every time. The painters just do a visual assessment from the ground and often don't see all the siding that needs replacing. And it's expensive! But putting new paint on rotten siding is a waste of money and the Association does require that siding be in good repair before we pay for painting. One of the contractors used by a homeowner has provided some information about new siding that may be helpful. This is not an endorsement from the Board to use this firm.

Advertisement - James Hardie Siding in Indian Creek

Many home owners in the Indian Creek sub division are faced with very important decisions concerning their home siding as the summer paint cycle looms. As the original masonite siding for most homes is beginning to warp and rot, moving into a standard siding style such as the 8¼ " Hardie Cedar Lap offers a great benefit. For overall curb appeal and ROI (return on investment) few things compare to the benefit of James Hardie. Remodeling Magazine listed fiber cement siding as the #1 ROI for all home remodeling projects 10 years running since 2005.

As great of a product as Hardie is, make sure that you the home owner are making sound decisions in the installation to gain the full impact. When installed properly Hardie has 100% non-prorated full warranty coverage for 30 years. However improper decisions could cause the loss of this warranty. We suggest avoiding the replacement of single boards or very small areas. Proper installation often calls for the replacement of an entire section or elevation to remove all rotten wood and to apply house wrap or moisture barrier underneath the new siding. Intermixed sections and boards of masonite and Hardie look bad, negatively affect warranties and could be an eventual deterrent at resale. Intermixing white pine trim with new fiber cement siding while cheaper is a short term fix.

While many home owners are not able to take on re-siding an entire home this spring, it would be worthwhile to meet with an experienced Hardie installer to come up with a two or three phase plan to take on this project over the next several years. If you would like a free, no pressure analysis and estimate for your home please feel free to call on me.

Tim Swenson 303-919-9792, Sales Manager, Hoffman Weber Construction, www.hwconstruction.com

Advertisement - For Sale - White Solid Wood Plantation Shutters with 3 ½" Louvers for sale and in perfect condition!

1-Window 62 " wide x 60" high

1-Window 35" wide x 60" high

1-Window 35" wide x 70 ' high

1-Window 43"wide x 48"high

Please contact Laura if you are interested in looking at them and make an offer...[303-589-1999](tel:303-589-1999).

Advertisement - Free. Golden elderberry seedlings. Call Ed. 303-752-4054

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Rules & Regulations

The Board has updated and amended the Rules and Regulations for Indian Creek. They are posted on the website under Forms/Docs.

Swimming Pool

The pool will open Saturday, May 28, 2016. This year we will not host an "Opening" and "Closing" party. But last year's closing party was such a success that we're already making plans for a repeat. Save the date – Sunday, September 18th!

Ash Trees

An alert homeowner saw the following report on KUSA. She has an ash tree and suggested that other homeowners who also have ash trees might want to try and negotiate a discount to treat the trees. If you're interested, please let Danielle know so that there can be some coordination.

Denver is facing an invasion that could change the look and feel of the city. The Emerald Ash Borer is already in Colorado, and now the city is warning it could take out swaths of the city's ash trees. Hundreds of thousands of trees could be gone, that's 15 percent of the trees in the city. While tree experts have to see the actual EAB (Emerald Ash Borer) infected tree to get an estimate, several tree professionals told us for a 60 foot tree, a homeowner could pay around \$1,000 to remove it from their property. The cost of removal can vary on where the tree is on your property. To treat Emerald Ash Borer infestation in a tree, it'll cost about \$12 per diameter inch. The treatment of the infestation could last a couple of years.

The city is currently spending \$3 million to treat a third of the city's ash trees. District 7 City council member, Jolon Clark says "the cost of doing nothing is astronomical. The cost of treating trees is one thing, but the cost of removal for the city, also for private residents and taking those trees out is enormous." A city forester says there have been discussions with the city attorney on whether they can force homeowners to treat the ash trees.

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Indian Creek is #5 in the 5280 Top 25 Neighborhoods

We're moving up in the world. 5280 Magazine ranked the Indian Creek neighborhood #5. If you'd like to read the whole article, here's the link:

<http://www.5280.com/magazine/2016/04/25-best-places-live-denver-right-now>

Do you like to garden?

Denver Urban Gardens is opening a new community garden at the Place Bridge Academy School (7125 Cherry Creek North Drive) and is looking for gardeners this summer. If interested, please call Denver Urban Gardens (DUG) at 303-292-9900. Or email dirt@dug.org.

Additionally, The University of Colorado and Denver Urban Gardens are partnering on a new study, the Denver Garden Environment and Microbiome Study (D-GEM), to understand the links between gardening and health. If you like to garden and are relatively new to vegetable gardening, you may be eligible. The study will take place at the Place Bridge Academy Community Garden and financial compensation for participation will be provided. If interested in the study, please email us at dgem@ucdenver.edu or call us at 303-724-4402.

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JULY 2016

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Landscaping Changes

The Board authorized numerous improvements to the landscaping at the Quebec Way and Iowa entrance to the neighborhood. Many homeowners don't drive that way, but you should check it out because both the island and the northwest corner look a LOT nicer.

Pool Party – Save the Date

Mark your calendars for the Annual Pool Party on September 18, 2016. More information to come!

Pool Furniture

We've added a lot of new furniture to the pool area. While we're told that it gets pretty hot to the touch when it's out in the sun, we now have so much more seating and many more umbrellas. The pool really looks lovely.

Pool Rules

Speaking of the pool – please don't forget the rules:

RESIDENT: A resident is defined as a person who has a permanent full time address in Indian Creek and lives in Indian Creek.

Hot Tub Rules

1. No balloons or toys in the hot tub.
2. General Pool Rules also apply to the hot tub.

General Pool Rules

1. No attendant is on duty. Swim at your own risk.
2. No diving allowed.
3. Gate must be closed at all times. The pool gate cannot be propped open for any reason or any length of time.
4. Any resident at any time should be prepared to show key/key card and provide their address.
5. No more than 4 guests per unit at any one time without prior approval for a party.
6. Guests are required to be accompanied by a Resident the entire time guests are in the pool area.
7. No children under 16 years old allowed without adult supervision at all times.
8. No smoking anywhere inside fenced area.
9. No glass on the concrete pool area.
10. No running in pool area.
11. No cut-offs; no jeans, only bathing attire allowed.
12. Pull-up swim diapers required if not potty trained.
13. No radios/IPOD except with headphones.
14. No pets allowed, with the exception of service animals.
15. Please crank down umbrellas before leaving. Put furniture back around tables. Put all trash in receptacles.
16. Between 7:30 a.m. to 10:30 a.m. the pool is to be used for lap swim.

Change in Monthly Maintenance Fees

It's been many years since our monthly maintenance fees have increased. The Board has agreed that raising the fee is warranted, but there will be more discussion and a final decision at the Annual Meeting in September. No increase would be effective until November. The current thinking is to raise the fees \$10 per month. Part of the reason for the increase is due to extensive landscaping improvements we felt were urgently needed in the last couple of years. Such improvements have not been inexpensive. Added to that there have been really large bills due to the pool (remember how late it opened last year?). Stay tuned for more.

Indian Creek Annual Garage Sale

Once again we had a great weekend with many buyers, thirty-three participants, and plenty of sunshine. Our committee wants to thank all of the participants and we appreciate the suggestions passed on to us. A very special thank you goes to our hard working committee members: Stephanie Lang, Donna Lynch, Sharon Peterson, and Shirley Vaughn. Their commitment and dedication are truly appreciated.

The committee has already met to evaluate this year's sale and to discuss next year. Our dates for 2017 have been set. Be sure to save June 2 & 3. If you're thinking about participating next year, you might want to get a head start. As the year progresses and you find items you'd like to sell, just put them aside in a designated area. That will make organizing so much easier for you next June.

Judi Marcus, Co-Chair

Update to Ash Tree Treatment

Last month we told you about having your ash trees treated for the Emerald Ash Borer. One homeowner did, to the tune of \$150, but she also let us know that she found a more economical alternative. She shared with us that Bayer Tree and Shrub liquid concentrate can be found at Home Depot or Lowe's. According to the product information provided by the company, it "kills insects including emerald ash borers". On the Lowe's website it's listed at \$69.97 for a one gallon container.

Watering of Lawns

When we see lawns looking stressed - or even brown - it's tempting to set the sprinklers to run longer. Yet lack of water may not be what's causing those stressed areas and brown spots. If water from the sprinkler heads is not hitting the brown spots, then watering longer won't turn that spot green.

The underlying problems could be simple fixes to sprinkler system flaws you don't see because the system operates overnight. During a heat wave, the already stressed lawn will not be forgiving about any flaws in your system. On the other hand, making small repairs and adjustments this weekend could mean the difference between green grass and brown spots.

Here's what you can do:

- Turn on the sprinkler system and watch every zone operate. Are the brown spots being watered?
- Next, notice if heads are sitting straight up and down in the lawn. If they are pointed down instead of out and across the lawn, for example, the water won't spray the whole area it's supposed to reach. Re-positioning the heads will get the water headed in the right direction.
- Is water hitting the sidewalk instead of the lawn? If so, the heads need to be adjusted so that the water is directed at the lawn. Sprinklers are mechanical devices - and like our cars, they need a little tinkering at times to be in good working order.
- Next, look for clogged nozzles. If the head is not spraying evenly or as strongly as other heads are, that could be debris inside the nozzle. A little grit may be all that stands between a green lawn and a brown spot. A quick nozzle cleaning can keep your lawn green.

When you set watering times, do so based on the kind of sprinkler heads:

- Pop-ups spray continuously in one area and should never run more than about 10 minutes at a time. If they spray longer, the water starts to run off because there is more water now than the soil can absorb.
- Rotor heads - that go back and forth - need longer run times because they are moving across the yard. But they, too, can also create runoff if operated more than about 20 minutes - and that's water that doesn't stay on your lawn that you'll pay for.
- If the lawn needs more water than one cycle can provide, add another watering time later so water has time to soak in between watering cycles. This cycle and soak method will prevent run-off and keep you from paying for water that literally goes down the drain.

For Sale

- 4 drawer file cabinet
- Set of men's golf clubs
- 5000 + brand new basketball cards from the 80s & 90s
- Olympic weights, barbell, bench, weight tree & dumbbell set

Please call Sherlyn at 303-916-2453 for prices & more information

INDIAN CREEK NEWSLETTER

AUGUST 2016

Management & Maintenance, Inc.

7803 E. Harvard Ave. Denver, CO 80231 (303) 755-2732

Please Continue to Check Our Website for Updates www.indiancreekhoa.net

Annual Meeting

The Annual Meeting will be held on Tuesday, September 27th at 6:30 pm at the Eloise May Library. There are several important items on the agenda including:

- There are two openings for Directors on the Board. Lauri Baird is resigning and Diane Levene will not run for another term. So if you're interested in running for the Board and would like your bio published in next month's newsletter, please let Danielle know.
- We will also be discussing a rise in the monthly maintenance fee.
- As usual we will review the financial position of the Association and many other topics.

Pool Closing Party

The pool party is scheduled for Sunday, September 18th at 4:30 pm. Rob will once again be providing the entertainment (he was simply great last year) and we can only hope to have the same lovely weather. Once again it will be catered by Bennett's BBQ but we'll add more vegetarian options and fruit and more non-alcoholic beverages. It is, of course, BYOB (in non-glass containers!). Last year's party was the best received event in the history of the neighborhood, and we'd like to repeat it. We encourage you to bring some of your own seating because if attendance is anything like last year there aren't nearly enough chairs. We really need you to RSVP so that we don't have the issue of not enough food or too much. Please call or email Danielle at Management & Maintenance with your total attendance. Hope to see you there!

Shred Day

A document shredding company will be parked on Syracuse Street on August 13, 2016 from 9 a.m. to 11 a.m. Each home is permitted to bring up to 5 banker boxes of documents you would like shredded. You will need to make sure that you take back your banker boxes or whatever you bring your documents in as we will not have disposal for those items. Additionally, please make sure there are no staples or binder clips on your documents for shredding. There is no cost to you (it is being paid for through the Association) so please mark your calendar to join us.

Painting

Murata Painting will begin this year's round of painting in August/September. They will notify you when they plan on painting your home by leaving a note on your garage door.

Window Replacement Policy

A new Window Replacement Policy will go into effect August 2, 2016. The bottom line is that all windows must match both in terms of grids (grids or no grids) and in terms of style (hung or sliders). No combination of style or windows or grids will be permitted.

For Sale

Traeger Top of the Line Select Pro Grill

Only two years old...works perfectly, and makes for delicious grilling, just want a smaller version!

Retails at Costco for \$1200

Asking only \$600

If interested please call Laura 303-589-1999

INDIAN CREEK NEWSLETTER

SEPTEMBER 2016

Management & Maintenance, Inc.

7803 E. Harvard Ave. Denver, CO 80231 (303) 755-2732

Please Continue to Check Our Website for Updates www.indiancreekhoa.net

POOL CLOSING PARTY

Please join us on Sunday, September 18th at 4:30 pm. Once again we'll be having Bennett's BBQ cater the party and Rob Wivchar will be providing his wonderful singing accompanied by his guitar. The menu includes beef and turkey barbeque, lettuce salad, fruit salad, potato salad, beans (non-vegetarian), macaroni and cheese and cookies. We'll be providing beverages, including water and juice. If you bring any beverages of your own please make sure they're not in glass bottles. Looking forward to another great turnout. Don't forget to RSVP to Danielle at dloq@managementandmaintenance.net via the website or by calling 720-398-0717 (direct line for Danielle).

INDIAN CREEK ANNUAL HOMEOWNER'S MEETING

Tuesday, September 27th at 6:30 pm

Please don't forget to attend the Annual Meeting at the Eloise May library at Florida and Parker Road. We'll be electing two new board members and discussing the budget/fee increases, and window policies. Speaking of new board members, one homeowner has indicated her interest in a position and submitted her resume which follows:

Stephanie Lang Holder | 7515 E. Gunnison Pl.

My husband, Mike, and I have lived in Indian Creek for two years and love it here. As a Denver native, I can appreciate what a wonderful and diverse community we have at Indian Creek, and hope that I can contribute my personal and professional experience to the Indian Creek HOA Board of Directors.

I've worked as a paralegal for more than 23 years, five of which were spent managing the legal operations for a national nonprofit based in the DTC. In that role, I also served as assistant secretary to the board of directors and worked closely with the board on nonprofit governance issues. My current position is with a boutique firm in Downtown Denver where our practice only represents nonprofit organizations, and I am very willing to bring my expertise in this area to my service on the Indian Creek HOA Board. Please see my work bio for more detail on the nonprofit corporate and tax nitty-gritty. <http://leafferlaw.com/our-team/stephanie-lang/>

I look forward to seeing everyone at the annual meeting in September!

Board of Directors terms:

1 Open position – 3 years

Lauri Baird's (open) position – 1 year remaining

Fletcher Woolsey's position – 2 years remaining

Beth Cox's position – 2 years remaining

Marilyn Newell's position – 1 year remaining

The Annual Meeting notice, financials and budget are enclosed for your review and discussion at the Annual Meeting.

POLITICAL SIGNS

Now that Election Day is nearing we wanted to remind you of the rules related to political signs. No signs may be placed in the public right-of-way or Common Area. This includes median strips, traffic signs and posts, and utility poles.

Election signs are limited to one per candidate or issue per street frontage. If you have an interior lot you may have only one sign per candidate. If you have a corner lot, you may have one sign facing each street per candidate or issue. Maximum dimensions for political signs is eight square feet. They cannot blink, flash, fluctuate, or be animated. Political signs may be displayed no more than 90 days prior to the election date and no more than 15 days after the election date.

CONTRACTOR RECOMMENDATION FROM DOUG AND GAIL WALTER 1592 S. SPRUCE ST.

Gail and Doug Walter just had a kitchen makeover done by Tom Owens, owner of Creative Remodeling and are very pleased with the result. Using owner-supplied materials, Tom and his great crew of subs (plumber, electrician, tilesetter) completed the makeover in just three weeks! Tom is honest, easy to work with and an incredible perfectionist. After a career doing large scale remodeling, Tom has now tuned his focus onto just kitchens and baths. He can be reached at 303-298-2659 or his email: tom@creativeremodelinghome.com. Anyone wishing a more detailed referral can call Doug at 303-880-9080

SHRED-A-THON

The shred-a-thon was held on Saturday August 13th. For those who utilized it we received many thanks. We plan on checking with neighboring communities to see if we could share the cost in future years. Otherwise we may only repeat it every other year. Let us know what you think.

TRASH PICK UP

The next extra trash pick up day is Friday, September 9, 2016 (due to the Labor Day holiday). Extra trash pick up day allows for 10 bags of trash pick up and 5 large items. Electronics are not collected as part of the extra trash pick up. For more information on trash pick up or information on the schedule, please visit the City and County of Denver website at: <http://www.denvergov.org/content/denvergov/en/trash-and-recycling/pickup-schedules.html>

BREAK IN

You may have seen the information on nextdoor.com, however, there was another break in into one of the single family homes at Iowa and Trenton Court across the street from Indian Creek. The break in was in the middle of the day and they kicked in the front door of the home. An unidentified maroon van was also seen parked in front of the home. Please be aware of your surroundings and report any suspicious activity to the police either emergency at 911 or non-emergency at 720-913-2000.

EMAIL STATEMENTS AND NEWSLETTERS

We have about half of the community signed up to receive newsletters and statements via email. If you would like to receive statements and newsletters via email please advise Management & Maintenance, Inc. in writing via email at dloq@managementandmaintenance.net. You can remove yourself from the list at any time.

INDIAN CREEK NEWSLETTER

OCTOBER 2016

Management & Maintenance, Inc.

7803 E. Harvard Ave. Denver, CO 80231 (303) 755-2732

Please Continue to Check Our Website for Updates www.indiancreekhoa.net

Annual Meeting

The Annual Meeting was held Tuesday, September 27th at the Eloise May library. Here are the highlights:

1. Fee Increase - there will be a \$10/month increase in the fees (to \$79) effective November 1st. The reasons for the increase are 1) with no increase for the last 7 years it's partly to make up for inflation, 2) Sewer replacement costs have increased significantly this year, 3) our infrastructure is aging and 4) we are creating a 5-year strategic plan for capital investments in the neighborhood.
2. Two new board members were elected. They are Stephanie Lang Holder and Garrett Singer. Congratulations!
3. The Board has commissioned an audit of the financials which is in process and will be completed in about two weeks.
4. The Board has put new rules into place regarding signage. Every home will be allowed two signs in the yard - one security sign and one "curb your dog" sign. The maximum size for these signs is 90 square inches. One additional sign is allowed SUBJECT TO BOARD APPROVAL. This sign can be no larger than 110 square inches. The reason for board approval is to prevent offensive or threatening signs. These rules are in addition to City of Denver rules about political signs and For Sale or For Rent signs. Please let us know if there are any questions.
5. The window policy posted in the August 2016 newsletter remains in effect. The policy is all windows must match both in terms of grids (grids or no grids) and in terms of style (all hung or all sliders). No combination of style or windows or grids will be permitted.

It was also brought to the homeowners attention that our City Council representative, Paul Kashmann, has stated that Iowa won't get repaved for 4 more years! But you can always call 311 for potholes and they'll be repaired right away.

Also, if you're interested, go to www.highlinecanal.org to get information about the Highline Canal and upcoming meetings to determine its future.

End of Summer Party

We had another tremendously successful End of Summer party at the pool on September 18th. Mother Nature cooperated completely and we had a far bigger turnout than had actually RSVP'd. So we did run out of some of the food, for which we apologize. Next year we'll try to make sure to notify everyone both in the newsletter and another mailing so that everyone will know about the party and hopefully RSVP so that we can plan the food amounts better.

Leaf Raking

Hard to believe, but fall is coming and there's going to be a lot of leaves to rake. Please remember that raking leaves into the gutter will accomplish nothing but letting them blow around since the city of Denver doesn't collect leaves. Please rake and bag your leaves.

Sprinklers

And don't forget to turn off your sprinklers and have the system blown out! And, disconnect your hose when the temperature drops below freezing!

Painting

The painters are in the process of completing the Roslyn phase of painting. Looks like they're doing a great job.

Extra Trash Pickup

The next overflow and extra trash pickup is October 6th. Denver is now picking up extra trash and overflow items monthly, so if you miss the October one they'll do it again on November 3rd.

Daylight Savings

The days are getting shorter and daylight savings officially ends on November 6, 2016. Mark your calendars so you don't forget to set your clocks back!

Business Networking Group

Bill Shipman and Pat Booth, Indian Creek residents, are organizing a business networking group for the community. If you are a business owner, sales person, or entrepreneur wanting to grow your business through relationship building, please join us Tuesday, October 18 at SoJo's Coffee shop (Florida and S. Holly) at 9 AM. Questions? and RSVP: Pat at realtorpat@aol.com

City of Denver's Environmental Health Department Notice

Denver residents can currently get a 15% discount on high-efficiency furnaces and AC units through November 1st. Their goal in launching this offer is to make it less expensive for residents to purchase these efficient units upfront, reduce their energy bills in the future and diminish energy consumption and greenhouse gas emissions in Denver overall. Details below.

Do you need to replace your home's furnace or AC unit? Get a 15% discount on high-efficiency models through November 1st!

Denver Environmental Health and the Energy Efficiency Business Coalition launched a limited-time offer to make it easier and more affordable for Denver residents to upgrade to energy efficient furnaces and/or AC units. Take advantage of this offer to save money on equipment now and on energy bills for years to come! All pricing includes standard installation.

- **95% Efficient Furnace:** Rheem Classic Series Multi Position Gas Furnace for \$3,750
 - \$662 has been discounted. Eligible for an additional \$300 Xcel Energy rebate.
- **14.5 SEER AC:** Rheem Classic Series Air Conditioner for \$4,726
 - \$834 has been discounted. Eligible for additional \$500 Xcel Energy rebate.
- **Furnace and AC Units** can be purchased together for \$7,630
 - \$1,347 has been discounted and save another \$846 when you purchase both. Eligible for an additional \$800 Xcel Energy rebate

For more information and to participate, visit www.Denvergov.org/HomeEnergyDeals or call the Rheem Pro Partners directly at [720-204-3403](tel:720-204-3403).

**INDIAN CREEK NEWSLETTER
NOVEMBER, 2016**

Management and Maintenance, Inc.

7803 E. Harvard Ave., Denver, CO 80231, (303)755-2732

Please Continue to Check Our Website for Updates www.indiancreekhoa.net

Reminder: If you are changing windows in your home, even if it is like for like, you **MUST** submit the changes to the Board. Likewise, if you are making changes to your landscaping anywhere in front of the fence to the rear yard, it must also be approved. The form to submit is on the website.

Painting: The third phase of our paint cycle is complete, thanks to High Country. The next cycle will begin in approximately three years.

Leaf Clean-Up: Again, make sure that fallen leaves do not clog the street gutters. Do **NOT** blow your leaves into the street and leave them. Bagged leaves may be recycled close by at the Cherry Creek Recycling Center. Research the DenverGov.org/LeafDrop site. Also, if you have a fruit tree in your yard that drops fruit onto any public sidewalk, please go out and bag it up. This caveat may be a little early, but remember also not to allow snow to clog the street gutters. They need to be free-running to the storm drain as the snow melts.

Sprinklers: Even with these great temps, schedule your sprinkler blow-outs and be mindful of disconnecting hoses on cold nights.

Trash Pick-Up: The November overflow date is November 3rd. Please be considerate of your neighbors who may be having family and friends in for Thanksgiving, and put your garbage bins out as late as possible that day or very early on Friday morning.

Items Available: Shutters FREE: White painted wood plantation shutters for the Sunlight model; Small living room window 35" X 60"; Staircase window 35" X 70"; Dining Room window 62" X 60"; contact laurag.den@transgroup.com



BRAND NEW WINDOWS FOR SALE!
for reasons we will NOT go into now - we have these 2 extra windows!

 1 - 71 1/2 x 60 1/2 (Twin Single Hung - no grids) two hung windows - side by side
1 - 71 1/2 x 60 1/2 (Twin Double Hung - no grids) two hung windows - side by side

Pricing:
Want just the windows: \$1450
Windows & installation: \$2300

picture does not represent actual windows & size (!)

please contact: Carrie & Rolf Gundersen if you are interested
303.745.4077-or- cgcreative@q.com

Happy and safe Thanksgiving to all!

INDIAN CREEK NEWSLETTER
DECEMBER 2016
Management & Maintenance, Inc.
7803 E. Harvard Ave. Denver, CO 80231 (303) 755-2732
Please Continue to Check Our Website for Updates www.indiancreekhoa.net

Trash Pick Up

Extra trash/Large Item pick-up will be December 1st and December 30th. If you incorporate a live tree in your holiday decorations, the city will only be picking them up on January 7th and 14th. After those dates, you will need to take it to the Cherry Creek Recycling Center.

Leaf Reminder

A reminder to please be respectful of your neighbors and try to keep up with disposing of fallen leaves. Un-collected leaves blow into others' yards which is an annoyance. Also, please remember **NOT** to blow leaves into the street and leave them. The gutters must be kept open to assure proper drainage.

Don't Forget to Clean Your Gutters

It's that time of year again! The leaves are finally almost done falling and the gutters may be clogged. As you may have noticed during the last rain storm/snow storm your gutters could be overflowing and not working properly. Cleaning out your gutters regularly can help save on roofing and siding expenses.

Prepare for the Cold Weather

With skiing season and the holidays approaching, many homeowners are out of town when temperatures drop drastically and as a result water pipes freeze and burst. Please use the check list below before leaving for a long weekend or extended vacation.

1. Set the furnace thermostat to 60 degrees. Furnace filters should be changed monthly if possible.
2. Open all heating registers.
3. Do not close off any rooms so that warm air can circulate through the unit.
4. Open cupboard doors under kitchen and bathroom sinks.
5. If the water shut off valve can be located it can be turned off as an added precaution.
6. Call Danielle at Management & Maintenance (720-398-0717) and leave a phone number where you can be reached in case of an emergency or leave the information with a neighbor or a close friend who is checking on the unit while you are away.
7. Remember to unhook the hose from the outdoor faucet. This will keep the faucet from freezing and causing the faucet to leak or break and flood your home.

Backyard Trees

Be sure to check the growth of your trees two to three times per year. Your trees may be hanging over onto your neighbor's roof, gutters, fence, and against their house outside walls. It is your responsibility, as the homeowner, to keep your trees from damaging your neighbor's property.

Found Money

A homeowner in the community found money in front of the Roslyn mailboxes. If this is your money, please call 303-751-4424 to claim it.

High Line Canal

If you are interested in accessibility and preservation of the 71 Miles of the High Line Canal, research opportunities at ***Walk2Connect*** and ***Connecting the Canal Winter 2016/2017***.

We wish for all of you a joyous holiday season and a peaceful and healthy 2017!