



March 2026

Calendar Highlights

Advisory Meeting

March 2nd at 10:00 a.m.

Board of Directors Meeting

March 16th at 10:00 a.m.

Annual Homeowners' Meeting

March 30th, 6:30 p.m. to 8:30

Check in begins at 5:30 p.m.

Location is at
Monument View Bible Church
1173 17 1/2 Road, Fruita



Community Facilitator

Kim Dohrman

CCPHAFacilitator@gmail.com

New Office Hours by Appointment

Monday - Thursday 10AM - 1PM
for document drop-offs and brief questions.

Walk-ins are welcome as time allows.
For faster service, please email your request so it can be logged and routed.

Monthly dues Kim receives will be delivered to HOA Services on Tuesdays.

HOA SERVICES, INC.

970-812-3192

contact@hoaservicesco.com

CCPHA Member Portal

<https://www.hoaservicesco.com/>
Country-Creek-Association

BOARD UPDATE

The following list comprises item updates presented by the Board at the February Board Meeting.

General Comments Regarding the Budget:

- There will be no change in dues for the upcoming fiscal year – April 1, 2026 through March 31, 2027
- Jim Schulz and Elizabeth Ettlting are members of the Financial Oversight Committee, NOT Board members. They act at the direction of the Board.
- The Board has reviewed and approved the upcoming annual budget.
- The budget INCLUDES funds to address the drainage issue on Periwinkle Court.

Special Projects:

- The Association may have available funds at the end of this fiscal year (March 31, 2026) to take care of some one-time projects. These funds are available as a result of the lawsuit settlement and possible lower spending in the current fiscal year. We will not know the exact amount of available funds until the end of April 2026.
- The one-time projects include: Audit, Plum trees, Benches, Pond, Gravel for trails, clubhouse chairs and a retaining wall for the northeast corner of the RV Parking Area.
- The 3-year audit is on this year's budget and must be completed.

Other Updates:

- Not all files and documents have been recovered during the transition to HOA Services. Most importantly, the QuickBooks file has not been recovered. If this file is not recovered, 3+ years of financial transactions will have to be reconstructed. It is estimated to take 40 to 80 hour of dedicated time by Linda Larsen, Jim Schulz and Elizabeth Ettlting to do this.
- Linda Clifford, Linda Larsen and Elizabeth Ettlting went to Alpine Bank to obtain over 3 years of bank statements, copies of checks and bank deposits.

Reserve Account:

- Jim and Elizabeth plan to analyze the activity in the reserve account for the last 3+ years.
- Using data from the reserve study, the Board can plan to create a reserve balance projection for the upcoming 10 years.
- Maintenance issues have been identified that were planned for 2030/2031 and will likely need to be completed sooner. An example is the repair of cracking sidewalks.
- The Board's goal is to have this analysis completed by the annual meeting.

March Advisory Meeting will be Monday, March 2nd at 10:00 am. So far, residents have suggested the following topics for discussion:

- The community-wide garage sale in mid-May or the fall, or both? The current June date is felt to be too hot. And some residents would like an additional fall garage sale for fall/winter items. Volunteers needed to coordinate the garage sale.
- Ways to improve the existing Clubhouse storage space; where to store what?
- Opportunity for Community Facilitator, Kim Dohrman to share/seek input from residents.

Please submit additional topics for discussion to Ellie Schulz at elliefly8@gmail.com

March 2026

Meetings and Events

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Advisory Mtg 10 Arts & Crafts 1 Women's Pool 1	3 Creekers 10 Men's Pool 1 Card Bingo 6:30	4 Coffee 10 Cornhole 11 Cribbage 1 Social Hour 4	5 Mah Jong 1 Men's Pool 1 Hand & Foot 6	6 Creekers 10 Women's Pool 10 Pinochle 1 Mex Train 1	7
8	9 Arts & Crafts 1 Women's Pool 1	10 Men's Breakfast 8 Creekers 10 Men's Pool 1 Card Bingo 6:30	11 Coffee 10 Cornhole 11 Cribbage 1 Social Hour 4	12 Mah Jong 1 Men's Pool 1 Hand & Foot 6	13 Creekers 10 Women's Pool 10 Pinochle 1 Mex Train 1	14 St. Patrick's Day Dinner 12:30
15	16 Board Meeting 10 Arts & Crafts 1 Women's Pool 1	17 Creekers 10 Ladies' Luncheon 1 Men's Pool 1 Card Bingo 6:30	18 Coffee & Creekers 10 Cornhole 11 Cribbage 1 Social Hour 4	19 Mah Jong 1 Men's Pool 1 Hand & Foot 6	20 Creekers 10 Women's Pool 10 Pinochle 1 Mex Train 1	21
22	23 Arts & Crafts 1 Women's Pool 1	24 Creekers 10 Men's Pool 1 Book Club 1 Card Bingo 6:30	25 Coffee 10 Cornhole 11 Cribbage 1 Social Hour 4	26 Mah Jong 1 Men's Pool 1 Hand & Foot 6	27 Creekers 10 Women's Pool 10 Pinochle 1 Mex Train 1	28 Clubhouse Rental 11-5
29	30 Arts & Crafts 1 Women's Pool 1 CCPHA Annual Meeting 6:30	31 Creekers 10 Men's Pool 1 Book Club 1 Card Bingo 6:30				

What's Happening?

Coffee: The Village welcomes all residents at 10:00 am every Wednesday at the PHA Community Center. Coffee and treats will be served, and the donation is \$1. Country Creekers entertain March 18th.

Men's Breakfast: Tuesday, March 10th, at 8:00 a.m. at the Strayhorn Grill, 456 Kokopelli Dr., in Fruita. Sign up on the Bulletin Board or at a Coffee.

Ladies' Luncheon: Tuesday, March 17th, at 1:00 p.m. at Dragon Treasure, Fruita. Sign up on the Bulletin Board or at a Coffee. Donna Wood will host.

Book Club: meeting on March 24th at 1:00 p.m. , in the PHA Community Center. The selection is "The All-Girl Filling Stations' Last Reunion" by Fannie Flagg. Jan Hagen will moderate. ALL ARE WELCOME!

Card Bingo: Every Tuesday at 6:30 p.m. in the PHA Community Center. Bring 3 nickels, 3 dimes, 3 quarters, and a dollar to play. Win money!

Pinochle:
Come learn how to play this fun and challenging game. If interested, please call Jan Dotson 303-263-2526.

Hand and Foot: A rummy variation card game! Be the first to empty your "hand" and your "foot." Meets Thursdays at 6PM in the Community Center. Contact Kathy Smyser 303-601-4810

Chat for slippery spots

"Ice chat" is a coarse, gravel-like material that adds traction on ice or packed snow and helps reduce slipping. It's safer for concrete than ice melt. After it dries, sweep it up and re-use it. Chat is available at the clubhouse in a metal can on the porch. Please bring your own container and help yourself.

Arts & Crafts Group: Meets every Monday at 1:00 p.m. in the PHA Community Center. For more information: Pat Smith 720-404-3818 or Sandi Seckman 510-332-9312.

Social Hour will be changing it's day during the week. Social Hour will now be on Wednesdays from 4 to 6 p.m. Snacks will be provided. Bring your own beverage. All are welcome!

Advisory Meeting: Monday, March 2nd, 10 a.m. at the PHA Community Center. Please send your questions to Ellie Schulz (elliefles8@gmail.com) to be included on the agenda.

Have you taken advantage of the portal for our community provided by HOA Services? The website contains our Association's documents, dues, meeting minutes, and insurance information. <https://www.hoaservicesco.com/Country-Creek-Association>

Village Helpers

For more Information, questions, or to volunteer, please contact: *Gary Anderson (970) 260-1598* or *Lance Lehrkind (970) 639-2648*

REMINDER



All Association-related questions — including financial or accounting matters — should be directed to our current management company, HOA Services.

Our former CPA is no longer engaged by the Association. Recently, several residents contacted the former accountant directly, which resulted in \$375 in additional charges to the Association.

To avoid unnecessary expense and to ensure consistent, accurate information, please contact HOA Services with any questions or concerns related to HOA business. 970-812-3192 or contact@hoaservicesco.com

We appreciate everyone's cooperation in using the proper communication channels and helping the Board manage Association funds responsibly.

St. Patrick's Day Dinner
Saturday March 14th at 12:30 p.m.
Price per person: \$15.00
Reservations Required - Deadline for reservations is Sunday March 8th, 6:00 p.m.

A Classic St. Patrick's Dinner Menu
Corned Beef and Cabbage, potatoes, carrots, pistachio salad and dessert.

Take-out available - please indicate this on envelope or check.
Make check out to VCC Social Committee. Put in clubhouse drop box.

Important Dates for Board Member Candidates

If you are considering running for an open Board seat, these dates or deadlines are important.

Annual Meeting of the Country Creek Patio Home Association will be held on: Monday, March 30, 2026 Monument View Bible Church 6:30 to 8:30 PM (Check-in begins at 5:30 PM)

The Business Meeting begins at 6:30 PM that includes the Board Member Elections. Reminder: Only CCPHA members in good standing or their proxies may vote in this election. The agenda will be available after March 01, 2026 at: <https://www.hoaservicesco.com/Country-Creek-Association-Meetings>.

Posting of board member candidate completed applications for your review will be on the HOAServices / CCPHA Web Page at: <https://www.hoaservicesco.com/Country-Creek-Association-Meeting> in March.

Solar Panel Offers

If you're hearing "free installation" and "fixed low utility bill," you're often being offered a Power Purchase Agreement (PPA)—the company owns the panels and you agree to buy the power they produce for 20–25 years, often with an annual escalator (automatic price increase). Third-party ownership can be attractive, but read the fine print—especially: transfer terms if you sell, early cancellation, roof repair responsibility, and who gets incentives/RECs (often the system owner). Incentives and credits can change year to year—verify current programs through DSIRE and your utility's net-metering/solar pages before signing.

The Association does not investigate, recommend, or warranty any contractor, and the owner is solely responsible for all contractors, permits, and workmanship.



Kudos Given!

To the Village Helpers: A message was sent to the Board: "We had the Village Helpers over yesterday, and I think they're just wonderful, and I wondered if you could write a tribute to them in Cat Tales." We think they are all pretty wonderful, too. Thank you for all the generous help you give us!

To all the ladies who helped clean up and organize the storeroom at the clubhouse. It was a lot of work, but the project is now complete — and it looks great! A special thank you to Teresa Lehman, Nancy Burdette, Mary Jo Ward, Darlene Drake and Linda Larsen for all the time and effort you put in. Please help us keep the storeroom clean and organized going forward. Remember that the back door, and the area around the hot water heater must be kept clear at all times. Thanks again to everyone involved. It was a lot of work, but also a lot of fun working together.

Celebrating Birthdays!

If we missed your birthday this month, please email Donna Wood to let her know.

Happy Birthday!

Karen Roberts	Brenda Ferguson	Monica Swim	John Sanders
Nancy Burdette	Elois McKinzie	Vickie Holford	Jack Philp
Jerry Toft	Dick Hayes	John Anderson	
Dan Colesworthy	Nona Dodd	Karen Eatwell	

Grief Support Group

Beginning in April, the Grief Support Group will begin meeting again, once a month on Mondays at 6:00 p.m. in the Community Center. Meetings will last about an hour. Sometimes in our lives we would like to talk with someone who has experienced a similar event that has caused us the pain of loss. It may be the loss of a spouse or loved one, the passing of a

furry companion, loss of mobility, or you have been overwhelmed with events and would like a different perspective that may make things feel less overwhelming. Lee Beasley, a former professional counselor, has been asked to re-instate the Grief Support Group. Anyone with interest from the Village is welcome to join this group. For more information, contact Lee at 970-639-2929.

Food for Thought – When Nothing Seems to Work

Some days, nothing seems to work quite the way it should. Opening a box of cream cheese feels like it requires a chainsaw. Scissors and reading glasses seem to multiply—we have them in nearly every room. And somehow, that glass you carefully set on the shelf will throw itself to the floor the minute you turn your back. Our bodies remind us daily that they have their own sense of humor. When

everything feels a little clumsy and out of sync, the answer doesn't have to be big. This week, try one small change: put on music instead of the news, adjust your usual routine, or refresh a favorite corner of your home. Small, pleasant surprises can lift the day. Do one small thing differently today... and if it makes you smile, do it again tomorrow.

Homeowner's Proof Of Insurance

Please email a copy of your Homeowner's Insurance Declaration Page which contains the insured property address, policy effective dates and dwelling coverage amount to:

ccphainsurance@gmail.com or deposit a copy in the Dropbox to the left of the Office door.

Village Community Center Rental

Did you know the PHA Community Center can be rented by residents for events? The rental cost is \$50, with a refundable damage deposit of \$200, Weekends are preferred days for rentals. Contact Jan Hastings on the Social Committee to book and for more information.

Submissions to Cat Tales

- Submissions must be in writing. Please include the hosts of events, the venue, time, and the address.
- Provide to Donna Wood at msauntyd@gmail.com for inclusion in the newsletter.
- Village activities only.
- The Deadline for submissions is the 20th of each month.

*Editors and Contributors to this month's Cat Tales
Donna Wood, Jean Citkovic, Jan Peterson*

Social & Activities Committee

Chair:

Jan Hastings
(303) 521-7863

Activities Calendar:

Sharon Prather
(775) 846-1021

Decorating:

Jan Dotson
(970) 639-8866

Jan Hagen
(970) 858-7762

Community Center Rental:

Jan Hastings

Board Committees

Financial Oversight Committee

Elizabeth Ettling
Jim Schulz

Advisory:

Ellie Schulz, Chair
Mary Graziano
Sharon Prather

Architectural Review

Committee:

Patrick Rhodes
Ed Carter
Donna Wood

Community Association

Facilitator:

Kim Dohrman

Leadership Team

Board of Directors:

Linda Clifford, President
Donna Wood, Vice President
Linda Larsen, Treasurer
Debbie Jacox, Secretary
Jean Citkovic, Member at Large
ccphabod@gmail.com

