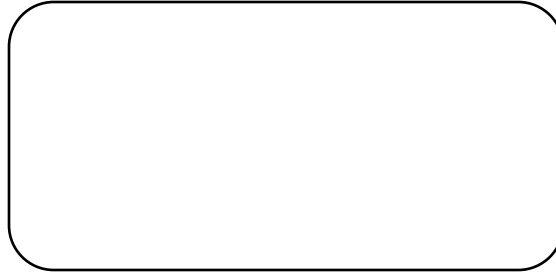
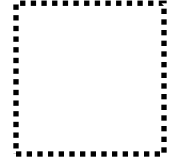


Dakota Ridge North HOA
PO Box 325
Eldorado Springs, CO 80025



Summer Movie Night

Saturday August 19th at 7 pm



Puss In Boots | The Last Wish

Bring a chair and a blanket
Hot dogs and soft drinks will be provided

Dakota Ridge North HOA

Next board meeting:

Wednesday October 18 at 6 pm

Location TBD - check at
www.creeksidecam.com/dakotaridgenorth

The fall meeting is when the board considers the budget for the following year.

Homeowners are welcome to attend!

Current Board Members

John McCarthy—President

Bill Kramer—Vice President

Tim Beal—Treasurer

Cal Sheppard

Denali Hussin

Dakota Ridge North HOA | Financial Planning

Dues remained the same in 2023 at \$600 per household. This covers the following expenses:

ECO-PASS PROGRAM | 7.5%

INSURANCE | 6%

MANAGEMENT & ADMIN | 19%

PARK UPKEEP | 50%

FENCE REPAIRS | 2.5 %

RESERVES | 13.5%

We also look to the future and plan for funding replacements of these common amenities:

BOUNDARY FENCE

IRRIGATION SYSTEM

GAZEBO

PLAYGROUND EQUIPMENT

PLANTERS & TREES

PARK SIDEWALKS & PATHS

Architectural Approval

If you are planning a change to the exterior of your home, please submit a Design Review Request form.

The form is available on the HOA webpage:

www.creeksidecam/dakotaridgenorth

Neighborhood Eco Pass

Did you know that all residents in the Dakota Ridge North HOA are eligible for a FREE ECO-PASS?

The cost is included in your household HOA fee - contact the HOA Manager for details!

New Fence along 10th St alley:

After discussing and planning for this project for many years, we are happy to report that the east boundary fence has been replaced.

The new fence has metal posts and includes deeply anchored additional posts at the Lykins Avenue end where the old fence was prone to wind damage.

Thanks to our careful financial planning over the years this improvement was entirely funded from the Association reserves account.

Zero Emission Park

We continue to work with Greenr365, a local zero emission landscaping company, and OrganoLawn, organic lawn treatment company, to keep our park in great condition with minimal environmental impact.

New Basketball Hoops:

The basket ball hoops are being replaced very soon!

If you notice any issues at the park, including irrigation leaks, please report them to our management company

Your HOA Board:

We rely on volunteer board members to help run your association. The HOA serves various legally mandated functions, including administering the HOA governing documents, managing the budget and long term financial goals, and maintaining HOA property like the park and the boundary fence.

In addition, your HOA board endeavors to foster community engagement with events like the annual Movie in the Park.

Management Company:

The day to day management of association functions is contracted out to a professional management company to ensure compliance and an efficient service for all owners in our community.

Creekside Community Association Management
PO Box 325, Eldorado Springs, CO 80025

303-443-7872 (O) | 720-966-8475 (C)
helen@creeksidecam.com

www.creeksidecam/dakotaridgenorth