



Deer Creek Newsletter

August 2025

All the News that Print can Fit

2025 Board of Directors

Sharon Wood 2089 Silver Creek Dr. saw.dchoa@gmail.com	President 2022-2025
Jim Tiedemann 2005 Silver Creek Dr. jteeds@comcast.net	Vice President 2024-2027
John Stewart 2029 Silver Creek Dr. jks261@gmail.com	Treasurer 2024-2027
Heather Evans 2262 Fieldcrest Dr. hevans719@gmail.com	Secretary 2022-2025
LeRoy Willener 1923 Snowflake Dr. polarisleroy@comcast.net	Member-at-Large 2023-2026

HOA Contacts

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Sharon Wood saw.dchoa@gmail.com	Design Review
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Republic Services www.republicservices.com	Trash Company (844)737-8254
HOA Website www.deercreekcscos.com	

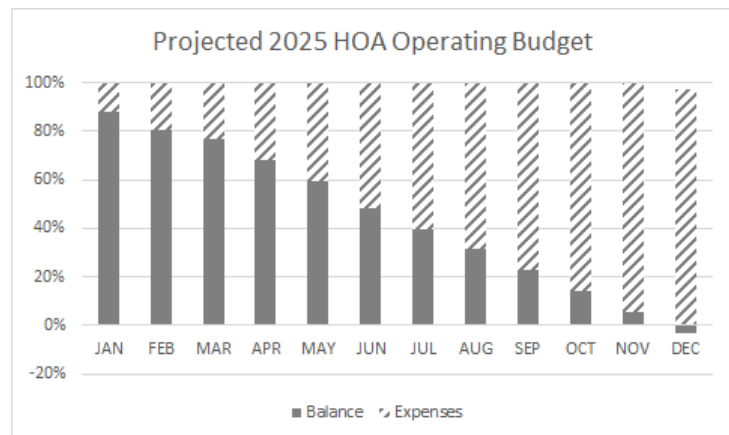
Design Review

The HOA enhances property values by keeping a basic set of standards. It was likely the result of that effort that attracted you to Deer Creek in the first place. But the HOA needs your help. **Before making any exterior design changes, please submit your plans for design review.** It's easy and it's free, and it will save you a headache later. Please login to rowcal.com and submit your plans at the earliest opportunity. Your HOA thanks you!

HOA Midterm Budget Review

Cutting it Close

A review of the 2025 Operating Budget indicates that the HOA will either be right on or just a little over budget by the end of this fiscal year. Last October the BoD approved the FY25 HOA Budget for \$56,575 with no increase over FY24. Annual assessments remained unchanged at \$365. Trash removal, the single largest HOA expense, appears to be running \$1,500 over its \$31,000 estimated budget. All other expenses appear to be tracking right on or just under estimated projections. The potential shortfall does not pose a particular reason for concern. As can be seen in the Financial Highlights on the next page, the HOA currently maintains a reserve balance of \$43,739.73. Additionally, the HOA has a carryover balance from last year's budget of \$9,456.78. It is highly unlikely the BoD will have to issue a special assessment to make up any differences this year. However, these same circumstances may also indicate that an increase in annual assessments is warranted next year.



Community Bulletin Board Ready for Installation

Please contact Sharon Wood if you have offered or are willing to help install the new community bulletin board for Deer Creek. Thank you.

2025 HOA Calendar

#	Event	Date	Time	Location
1.	1Q Board Meeting	11 Feb 25	6:00 pm	1923 Snowflake
2.	2Q Board Meeting	20 May 25	6:00 pm	2262 Fieldcrest
3.	Annual Garage Sale	9-10 May	8-2 pm	Deer Creek
4.	3Q Board Meeting	12 Aug 25	6:00 pm	2005 Silver Creek
5.	Annual Homeowners Meeting	9 Oct 25	6:00 pm	Library 21c
6.	4Q Board Meeting	11 Nov 25	6:00 pm	2029 Silver Creek

Visit us at www.deercreekcscos.com (No login necessary)

Community Contacts

- Emergency? Call 911
- Non-Emergency? Call CSPD, 719.444.7000
- Noisy Pets? Call ALE, 719.302.8798
- Snowy Sidewalk? Code Enforce: 719.444.7891
- Injured Wildlife? Call CP&W, 719.227.5200
- City Rep: D2, Tom Bailey, 719.385.5493
- County: D1, Holly Williams, 719.520.6411

Deer Creek HOA Financial Highlights

June 2025 - Year-to-Date Summary

Operating Budget			
Assessments	100%	\$	56,575.00
Delinquency Income		\$	1,767.22
Investment Income		\$	2.33
Total Operating Income	103%	\$	58,344.55
Operating Expenses			
Administration		\$	2,099.16
Insurance		\$	1,632.00
Trash Service		\$	16,234.38
Landscaping & Irrigation		\$	1,916.83
Professional Services		\$	8,212.00
Total Operating Expenses	52%	\$	30,094.37
Operating Budget Balance	48%	\$	28,250.18
Reserve Funds			
Certificates of Deposit		\$	43,739.73
Total Reserve Funds		\$	43,739.73
Liabilities & Equity			
Prepaid Assessments		\$	338.04
Retained Earnings (2024 balance)		\$	9,118.74
Total Liabilities & Equity	13%	\$	9,456.78
HOA Financial Balance		\$	81,446.69

Lawn Care Services

Local Student for Hire

James Knapp on Fieldcrest Dr. is a motivated TCA junior now taking appointments for lawn care. You can schedule weekly or one-time service. James offers quality mowing and trimming for a flat \$40 for Deer Creek neighbors. Call or text him at (719) 445-7346 to schedule today!



Thank You Nancy Clewell

Nancy Clewell graciously saw that the Deer Creek Newsletter was published during my absence in June and July. I walked 500 miles from St. Jean Pied in France to Santiago Spain along the Camino Frances. It was an incredible experience. Now I am returned with no plans for any similar hikes, please feel free to contact me with questions or to submit an article for the paper. Cheers!

Rick White, rwhite3572@gmail.com

Colorado Springs Road Maintenance

Colorado Springs road maintenance is primarily funded by voter approved Proposition 2C Road Improvement Tax. The City manages an annual budget over \$1 billion. The Department of Public Works spends approximately \$74 million annually to maintain 6,213 miles of city roads. In 2024, voters passed a 10-year extension to the 2C Road Improvement Tax first approved in 2016 and extended in 2019. Proposition 2C assesses 5.7 cents for every \$10 purchased in the City. The funds are exclusively used for paving, preventative maintenance, and concrete work. Pothole repairs are separately paid from the Pikes Peak Rural Transportation Authority. 2C is credited with repaving over 1,600 miles of city roads and installing thousands of pedestrian ramps. In 2025, most 2C projects are concentrated west of I-25.

New Restaurants Coming to Springs

Four new restaurants are set to bring fresh flavors and innovative dining concepts to Colorado Springs:

1. Evergreen will offer Euro-style cuisine with a unique menu across from Colorado College's Robson Arena.
2. Hammond's Pastrami & Smoked Delicatessen is a premium deli serving slow-smoked meats and deli-style sandwiches, including pastrami, turkey, and smoked chicken salad sandwiches.
3. The Seared Steer Steakhouse blends live-fire cooking with Southern-inspired dishes, featuring the standout Chicken Fried Bison made with locally sourced Colorado bison.
4. The Gourmet Vegan Bistro is an innovative plant-based restaurant offering a menu that is entirely plant-based and committed to local, organic ingredients.

If you've tried any of these new restaurants, send us a review and let us know how they rate.

August Lawn Maintenance Tips

In August, Colorado Springs homeowners should focus on maintaining their lawns to keep them healthy and vibrant in the summer heat. Apply water on a "Cycle and Soak" schedule using repetitive, short bursts to facilitate absorption and prevent runoff. Mow no more than one-third of the grass height and avoid fertilizing to prevent burning. Be vigilant for grubs and other pests, and apply insecticides appropriately. These simple practices will help your lawn withstand the summer heat and keep it healthy throughout the season.

Mailbox Cleaning Campaign

The HOA is cleaning up neighborhood mailboxes by removing old tape and gunk stuck to the exteriors. Residents are reminded that it is illegal to post signs and place notices on mailboxes. The new community bulletin board will hopefully eliminate any further need for such practice.

"You can drag my body to school, but my spirit refuses to go."

- Bill Watterson

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