



Deer Creek Newsletter

June 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

Michael Atencio 3630 Sinton Rd., Suite 300, COS 80907 mike.atencio@rowcal.com	RowCal Mgmt.
Sharon Wood saw.dchoa@gmail.com	Design Review
Rick White rwhite3572@gmail.com	Newsletter
Republic Services www.republicservices.com	Trash Company (844)737-8254
HOA Website www.deercreekcos.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!

Annual Community Picnic

Date TBD in August

The annual Garage Sale was held on May 10, 2025 and now plans for the Annual Picnic are underway for early August. WE NEED VOLUNTEERS to help coordinate this event. Please contact Sharon Wood at saw.dchoa@gmail.com if you are able to help. The more volunteers we have, the easier it will be to finalize plans. Location is TBD.

Picnic Volunteers Sought!

Volunteers are needed to help set-up and clean up this year's Community Picnic. "Many hands make light work."

Please contact **Sharon Wood** at saw.dchoa@gmail.com if you are able to help.

End-of-School is Cool!

The End-of-School Celebration held Sunday, May 4th was another hit! Several children participated in the fun and games organized by Mike Hendricks and volunteers. *Thank you, Mike! You are appreciated.*

Extension to walking path cancelled

Unfortunately, the plans for an extension of the walking path through the South Commons area have been cancelled. Flying Horse has denied approval for this proposal. Even if a pathway could be installed, there is no way to connect it to the existing bridge due to the existence of a retaining pond area directly south of the proposed pathway.

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.deercreekcos.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			
March 2025 - Year-to-Date Summary			
Operating Budget			
Assessments	100%	\$	56,575.00
Delinquency Income		\$	990.53
Investment Income		\$	1.28
Total Operating Income	102%	\$	57,566.81
Operating Expenses			
Administration		\$	759.86
Insurance		\$	-
Trash Service		\$	7,991.10
Landscaping & Irrigation		\$	578.55
Professional Services		\$	3,943.50
Total Operating Expenses	23%	\$	13,273.01
Operating Budget Balance	77%	\$	44,293.80
Reserve Funds			
Certificates of Deposit		\$	43,139.11
Total Reserve Funds		\$	43,139.11
Liabilities & Equity			
Prepaid Assessments		\$	169.00
Retained Earnings (2024 balance)		\$	9,118.74
Total Liabilities & Equity	11%	\$	9,287.74
HOA Financial Balance		\$	96,720.65

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!



Temporary Editorship

Nancy Clewell is editing the Deer Creek Newsletter while Rick White is away to Europe. If you have any questions or would like to submit an article or advertisement, please contact Nancy at the email address below. Thank you!

Rick White, rwhite3572@gmail.com

Nancy Clewell, fancynancyclewell@gmail.com

Board Meeting Highlights

The HOA Board of Directors conducted their quarterly meeting 6-8 pm Tuesday, May 20, at 2089 Silver Creek Dr. Highlights as follow:

- 2025 HOA expenditures tracking with budget projections;
- **Need a volunteer to** organize 2025 HOA Community Picnic;
- Annual renewal of the HOA's insurance coverage will be finalized in early June;
- Common area landscape company for mowing has been contracted;
- An amount of \$1,100 was approved for the construction of a community message board to be placed on the North common area for use of notifying residents of community events, available services, and other relevant announcements in our neighborhood;
- Inquires have been made to the City about speed mitigation on Snowflake and Silver Creek;
- Next BOD meeting scheduled for August 12th, 2005 Silver Creek.

Covenant Community Standards

Covenant communities help sustain home prices by establishing and enforcing standards. According to Deer Creek Covenants Section 6.4, "Lot Owners shall maintain, replace and keep in good repair the interior and exterior of their Dwellings and all improvements to their Lots." Deer Creek Modification (i.e., "Design") Guidelines, Chapter 3, sets the standards for landscapes. You don't need to study these standards so long as you make honest effort to keep your property in good condition. Notices are generally issued for gross negligence. Fortunately, these are few, and we hope none at all.

Yards in Spotlight

Starting in June, the HOA will issue notices for unkept yards in accordance with Design Guidelines and Covenants (www.deercreekcos.com).

CSU Watering Restrictions

Colorado Springs Utilities' Water Wise rules restrict sprinkler use to three days a week, with no watering allowed between 10 a.m. and 6 p.m. from May 1 to October 15. You can water on any three days of your choice. Other rules include fixing leaking sprinkler systems within 10 days and using a shut-off nozzle when washing anything with a hose. To learn more, visit www.csu.org/water-wise-rules.

Father's Day

Father's Day originated in Spokane, Washington, when Sonora Smart Dodd, inspired by a Mother's Day sermon and her own widowed father, proposed a similar holiday to honor fathers. In 1910, Dodd proposed the idea to local clergy and the Spokane Ministerial Alliance, who supported the idea and organized the first Father's Day service in Spokane, Washington, on June 19. The idea of Father's Day gradually spread to other parts of the country. President Woodrow Wilson honored the holiday in 1916, and President Calvin Coolidge urged states to recognize it in 1924. Father's Day was officially recognized as a national holiday in the United States in 1972, when President Richard Nixon signed a bill designating the third Sunday of June as Father's Day.

"The older I get, the smarter my father seems to get."

- Tim Russert

Make payments at rowcal.com. Set up your account today!