



Deer Creek Newsletter

April 2026

All the News that Print can Fit

2026 Board of Directors

Matthew Koziolk	President
1947 Snowflake Dr.	2025-2028
<i>koziolkmatthew@gmail.com</i>	
Jim Tiedemann	Vice President
2005 Silver Creek Dr.	2024-2027
<i>jteeds@comcast.net</i>	
John Stewart	Treasurer
2029 Silver Creek Dr.	2024-2027
<i>jks261@gmail.com</i>	
Nancy Clewell	Secretary
2231 Fieldcrest Dr.	2025-2028
<i>fancynancyclewell@gmail.com</i>	
LeRoy Willener	Member at Large
1923 Snowflake Dr.	2023-2026
<i>polarisleroy@comcast.net</i>	

HOA Contacts

Kate Newbill	RowCal Mgmt.
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<i>kate.newbill@rowcal.com</i>	
Nancy Clewell	Design Review
<i>fancynancyclewell@gmail.com</i>	
Rick White	Newsletter
<i>rwhite3572@gmail.com</i>	
Republic Services	Trash Company
<i>www.republicservices.com</i>	(844)737-8254
HOA Website	
<i>www.deercreekcos.com</i>	

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!

Deer Creek Tops NGBOA Sunset Goal Over 67% Owners Sign Petition

Over 110 Deer Creek Owners signed a petition to end assessments by the Northgate Business Owners Association (NGBOA), exceeding the 67% required for our community. It appears the same goal was exceeded in South Valley and is very close in Promontory Point. A good start, but we're still far from done. A current tally of both recorded and reported petitions indicates the Sunset Project has collected 326 of 1,382 required signatures, or 24% of the anticipated goal. Petitions are being circulated by volunteers in 11 out of the 16 communities, and we have already canvassed two. Not bad for a month's work. Nancy Clewell has gone "above and beyond". Our efforts are gaining notice. KOAA News 5 interviewed the petition organizers March 24th. On March 10th, Dorman Real Estate announced they would host a Townhall Meeting 5 pm Tuesday, March 31st, at Phil Long Music Hall. They plan to "give every resident the opportunity to learn more about the Association's duties, costs, and the value it provides the community." Certainly admirable, but you have to ask "why now and never before?" And despite the best intentions, it still won't change the fact that we're subject to taxation without representation. Did we not reject that in 1776?



Nancy Clewell & Rick White interviewed by KOAA TV Reporter Meghan Glova

2026 HOA Calendar

#	Event	Date	Time	Location
1.	1Q Board Meeting	10 Feb 26	6:00 pm	2231 Fieldcrest Dr.
2.	2Q Board Meeting	12 May 26	6:00 pm	2005 Silver Creek
3.	Annual Garage Sale	TBD	TBD	TBD
4.	3Q Board Meeting	11 Aug 26	6:00 pm	1923 Snowflake Dr.
5.	Annual Homeowners Meeting	8 Oct 26	6:00 pm	Library 21c
6.	4Q Board Meeting	10 Nov 26	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, TBD, 719.385.5493
- County: D1, Holly Williams, 719.520.6411

Deer Creek HOA Financial Highlights

February 2026 - Year-to-Date Summary

Operating Budget			
Assessments	100%	\$	56,575.00
Delinquency Income		\$	366.51
Investment Income		\$	27.82
Total Operating Income	101%	\$	56,969.33
Operating Expenses			
Administration	6%	\$	529.46
Insurance	0%	\$	-
Trash Service	60%	\$	5,495.52
Landscaping & Irrigation	5%	\$	450.00
Professional Services	29%	\$	2,629.00
Total Operating Expenses	16%	\$	9,103.98
Operating Budget Balance	84%	\$	47,865.35
Reserve Funds			
Certificates of Deposit		\$	44,706.22
Total Reserve Funds		\$	44,706.22
Liabilities & Equity			
Prepaid Assessments		\$	140.92
Retained Earnings (2025 balance)		\$	6,710.28
Total Liabilities & Equity	7%	\$	6,851.20
HOA Financial Balance		\$	99,422.77

Report Potholes

Potholes don't fix themselves. See a pothole, report it at <https://coloradosprings.gov/reportpothole>. The City will send a crew to fill it within two weeks. Thank you for the favor you will be doing for your vehicle and the community.



Noisy Pets Prohibited

Colorado Springs Ordinance 6.7.115 prohibits pets from disturbing the peace, including persistent barking. Violations may be reported to Animal Law Enforcement, 719.302.8798, and owners fined.



Tom Bailey Resigns from Office

Tom Bailey, our District 2 representative resigned City Council. Bailey was elected in April 2025 after running unopposed. Bailey's departure was prompted by a recall petition initiated by residents upset with his support for an apartment complex in Pine Creek. Others said he had a conflict of interest with noise complaints at Ford Amphitheater, and yet others didn't appreciate his support for a \$600 tax on residential solar panels. Initially rejected for invalid signatures, petitioners were given until the end of February to rectify the count. On March 6th Mr. Bailey was notified that enough signatures had been obtained to force a recall election, estimated to cost taxpayers \$200,000. On March 10th, Mr. Bailey chose to resign. He is thought to be the first City representative in history to resign as a result of recall. City Council has 30 days to appoint his replacement. Applications were elicited starting March 14th.

NGBOA Townhall Meeting

Dorman Real Estate, now Excel Community Management, will host a Townhall Meeting "to give every resident the opportunity to learn more about the Association's duties, costs, and the value it provides to our community". The Townhall begins 5 pm Tuesday, March 31st, at Phil Long Music Hall, 13071 Bass Pro Dr., Colorado Springs, CO 80921.

New RowCal Agent

Kate Newbill has been temporarily assigned our Management Agent for RowCal. She replaces Mike Atencio who faithfully served Deer Creek since 2020 and has now moved on to new opportunities.

April Lawn Care Tips

In April, Colorado Springs residents can expect warm weather, making it an ideal time for lawn maintenance. Here are some tips to ensure your lawn thrives this season:

Aerate: Relieve compaction and allow air, water, and nutrients to reach the lawn's root system. Do it before fertilizing to help nutrients sink in and boost root development.

Fertilize: Apply a balanced, slow-release fertilizer to help your lawn recover from winter stress.

Watering: Ease into a watering routine by starting light and working up to about an inch per week by May. Deep watering and less frequent watering encourage stronger roots.

Mowing: Sharpen mower blades and stick to the "one-third rule" (never cut off more than a third of the blade height at once).

Weed Control: Use pre-emergent weed control to stop weeds before they sprout. If you're planning to overseed, skip the typical pre-emergent or use a special fertilizer that won't block new grass growth.

These tips can help set your lawn up for a beautiful summer and fall, ensuring it remains healthy and vibrant throughout the season.

"In the Spring, I have counted 136 different kinds of weather inside of 24 hours."

- Mark Twain