Deer Creek Newsletter

October 2026 *All the News that Print can Fit*

2026 Board of Directors

Matthew Koziolek — **President**
1947 Snowflake Dr. 2025-2028
MatthewDeerCreek@gmail.com

Jim Tiedemann — **Vice President**
2005 Silver Creek Dr. 2024-2027
jteeds@comcast.net

John Stewart — **Treasurer**
2029 Silver Creek Dr. 2024-2027
jks261@gmail.com

Nancy Clewell — **Secretary**
2231 Fieldcrest Dr. 2025-2028
fancynancyclewell@gmail.com

LeRoy Willener — **Member at Large**
1923 Snowflake Dr. 2023-2026
polarisleroy@comcast.net

HOA Contacts

Deanna Barnhart — **RowCal Mgmt.**
3630 Sinton Rd., Suite 300, COS 80907
deanna.barnhart@rowcal.com

Nancy Clewell — **Design Review**
fancynancyclewell@gmail.com

Rick White — **Newsletter**
rwhite3572@gmail.com

Republic Services — **Trash Company**
www.republicservices.com *(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!

Notice from the HOA Board

Upcoming Holiday Lighting & Decorations

As the festive season approaches, the HOA Board wants to share how incredibly excited we are for the upcoming seasonal temporary holiday lighting and decoration season! Our neighborhood truly comes alive during this time of year, and we absolutely love seeing the boundless creativity, warmth, and community spirit reflected in the unique custom displays our residents set up. Your incredible efforts not only bring immense joy and holiday cheer to our streets, but they also create a magical atmosphere and wonderful memories for families throughout the neighborhood.

As you begin planning your festive setups, we would like to issue a friendly reminder regarding our community guidelines. Please remember that while temporary seasonal decorations are highly encouraged, installing permanent decorative year-round lighting under the soffit or eaves of your roof is a violation of the Covenants, Conditions, and Restrictions (CC&Rs) of our community. Please ensure all lighting is temporary and removed at the end of the holiday season.

Let's work together to celebrate the holidays expressively while also preserving our value, quality of life, and quality of sleep.

Deer Creek Design Guidelines 5.2.3 Holiday Lighting

"...the brightness or direction in which the lighting is installed should not intrude on neighboring homes. Holiday lighting is temporary improvement and may not be installed on any home before November 1 and must be removed in its entirety... by January 31."

Annual Homeowners Meeting 6 pm October 8th

Please come 6pm Thursday, October 8th, Library 21c for the Annual Homeowners Meeting. Please attend or assign a proxy so we can meet 10% quorum (16 owners). Also don't forget to vote. Nominations still being sought. Find more information in packets mailed to all Owners.

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	N/A	N/A	Canceled
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

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, Ken Casey, 719.385.5015
- County: D1, Holly Williams, 719.520.6411

Deer Creek HOA Financial Highlights
August 2026 - Year-to-Date Summary

Operating Budget			
Assessments	100%	$	56,575.00
Delinquency Income		$	1,033.99
Investment Income		$	135.33
Total Operating Income	102%	**$**	**57,744.32**
Operating Expenses			
Administration	6%	$	2,446.98
Insurance	4%	$	1,644.00
Trash Service	55%	$	23,438.64
Landscaping & Irrigation	7%	$	3,095.90
Professional Services	28%	$	12,074.46
Total Operating Expenses	74%	**$**	**42,699.98**
Operating Budget Balance	26%	**$**	**15,044.34**
Reserve Funds			
Certificates of Deposit		$	45,326.15
Total Reserve Funds		**$**	**45,326.15**
Liabilities & Equity			
Prepaid Assessments		$	746.26
Retained Earnings (2025 balance)		$	6,710.28
Total Liabilities & Equity	12%	**$**	**7,456.54**
HOA Financial Balance		**$**	**67,827.03**

Tips for Ghosts & Goblins

Halloween is Saturday, October 31st. Traditionally, children in costume will go door-to-door asking for "Trick or Treats". Here are some guidelines:

- Trick-or-Treat hours are 6pm to 9pm
- Only visit homes with porch lights on
- Ring the doorbell or knock only once
- Take only one candy, unless told otherwise
- Be polite; say "please" and "thank you"
- Walk safely on sidewalks and crosswalks

Scoop the Poop

City Ordinance 6.7.106 requires all pet fecal waste to be removed and placed in suitable containers. Failure to comply can result in Code Enforcement issuing a fine. Moreover, don't let your pets poop in your neighbor's yards. Scoop the poop and properly respect your neighbors property!



NGBOA Sunset Project Update

September saw the biggest gain since March in the petition to end the Northgate Business Owners Assoc. Tags were placed on 318 doors in Northgate Highlands. Still, progress remains slow. We need everybody to spread the word to our neighbors and friends. Our goal remains 1261 Owner signatures, 67% excluding Stone Crossing. We have collected 508 valid signatures, placing us 40% to goal. We have until July 10th, 2027 to meet it.

#	*Community*	*Tally*	*Pct.*
1	**Deer Creek**	**121**	**78%**
2	Estates at Middle Creek	36	56%
3	Greyhawk	29	13%
4	Middle Creek Manor	17	11%
5	**Morning View**	**42**	**88%**
6	Northgate at Highlands	62	19%
7	Promontory Point	42	60%
8	Serenity Park	7	11%
9	**South Valley**	**50**	**192%**
10	Stone Crossing	37	21%
11	Stonewater	20	14%
12	Trail Ridge	34	14%
13	Trail Ridge South	13	13%
14	Villas at Northgate	0	0%
15	Wildwood	23	15%
16	Wildwood Ridge	12	15%
		545	
	Excluding Invalid Signatures	508	40%

Board Verifies Suspicious Email

On September 8th, Deer Creek Owners received an email asking them to complete and return a form updating their personal information. Many residents questioned the authenticity of this email. Upon further investigation it was determined that ExcelHOA (formerly Dorman), sent this email on behalf of the Northgate Business Owners Association (NGBOA) and were told "there is no penalty for failing to complete the requested information."

New Members Sought for HOA Board of Directors

One new Board member will be elected during the Annual Homeowners Meeting October 8th to fill the vacancy opening after LeRoy Willener completes his three-year term. Positions are determined after the election. If you are interested in serving, notify a current Board Member to have your name added to the election ballot. Nominations will also be considered at the meeting.

American Halloween Tradition

Halloween in America blended Celtic roots with diverse immigrant traditions to become a unique cultural phenomenon. It originated from Samhain, an ancient festival marking the Celtic new year, where people lit bonfires and wore costumes to ward off ghosts. Christian influences later rebranded it as All Hallows' Eve. Irish immigrants fleeing the Potato Famine in the 1840s popularized the holiday in the United States, introducing mischief-making and jack-o'-lanterns. By the early 20th century, community leaders transformed it into a family-friendly event. Today, the holiday's meaning centers entirely on community, imagination, and playful trick-or-treating, evolving from a somber ritual into a celebratory commercial tradition.

"Abby someone. Abby Normal, I'm almost sure that was the name."
- Igor, Young Frankenstein, 1974