



Deer Creek Newsletter

February 2026

All the News that Print can Fit

2026 Board of Directors

Matthew Koziolk	President
1947 Snowflake Dr.	2025-2028
koziolkmatthew@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

Michael Atencio	RowCal Mgmt.
3630 Sinton Rd., Suite 300, COS 80907	
mike.atencio@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!

Time to End NGBOA

End Taxation Without Representation

Deer Creek Owners should have received their 2026 assessment (\$66.65) for the Northgate Business Owners Association (NGBOA). We pay 25% of Voyager greenway maintenance as now determined by Dorman Real Estate. Here's the problem: 1) Owners have no say in the NGBOA (\$1.3), and 2) Flying Horse and The Farm are exempt. Section 10.1 of the Declarations (available at deercreekcos.com) say the NGBOA will renew after 30 years "unless a document signed by the Owners of at least 67 percent of the total number of Lots, stating that extension is not desired, is recorded in the real property records of El Paso County, Colorado". Thomas Jefferson wrote that governments derive their just powers from the consent of the governed. NGBOA rules without Owner consent. NGBOA turns 30 July 8th, 2027. It seems fitting in 2026, the 250th anniversary of the Declaration of Independence that we collect 1,382 signatures and end NGBOA, end taxation without representation. The Sunset Project seeks to file a petition with the requisite signatures by July 4th. Look for volunteers to contact you, or contact Rick White, rwhite3572@gmail.com if you'd like to sign or help. Only one Owner per residence may sign. Watch for more information to come.

Powers Extension Coming Soon

The City hosted an Open House January 28 to preview construction of the Powers Extension. Although it will cause major traffic disruption in Flying Horse, there should be no direct impact to Deer Creek other than the usual noise and dust.



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, Tom Bailey, 719.385.5493
- County: D1, Holly Williams, 719.520.6411

Deer Creek HOA Financial Highlights

November 2025 - Year-to-Date Summary

Operating Budget			
Assessments	100%	\$	56,575.00
Delinquency Income		\$	1,989.33
Investment Income		\$	82.69
Total Operating Income	104%	\$	58,647.02
Operating Expenses			
Administration	8%	\$	5,080.78
Insurance	3%	\$	1,632.00
Trash Service	54%	\$	32,720.94
Landscaping & Irrigation	8%	\$	4,927.76
Professional Services	27%	\$	16,694.00
Total Operating Expenses	104%	\$	61,055.48
Operating Budget Balance	-4%	\$	(2,408.46)
Reserve Funds			
Certificates of Deposit		\$	44,573.72
Total Reserve Funds		\$	44,573.72
Liabilities & Equity			
Prepaid Assessments		\$	16,014.38
Retained Earnings (2024 balance)		\$	9,118.74
Total Liabilities & Equity	60%	\$	25,133.12
HOA Financial Balance		\$	67,298.38

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.

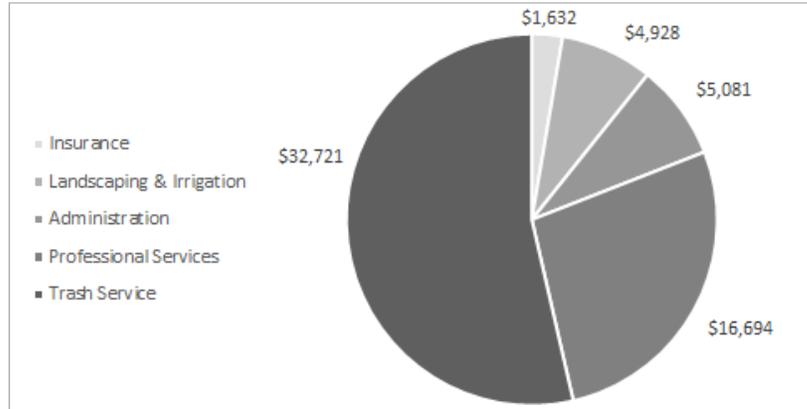


Snow Removal

City Ordinance 3.4.202 requires residents to clear snow from sidewalks 24 hours after snow stops falling. Failure to comply can result in Code Enforcement issuing a fine. Let's help each other keep our sidewalks clear and safe this season.



2025 Deer Creek Finances



Deer Creek ended 2025 with a \$2,408.46 deficit. A \$9,118.74 surplus from 2024 covered the difference. Administration and Landscaping exceeded projections and warrant scrutiny since the 2026 budget is the same as 2025, even if \$6,710.28 remains from the 2024 surplus. Otherwise, Trash Services remain the highest expense at 54%, followed by HOA Management at 36% (Professional Services plus Administration). Meantime, Deer Creek earned \$1,597.95 interest on 14 one-year CDs ending 2025 with a combined value of \$44,573.72 in reserves. According to covenants, reserves are meant for emergency repairs or capital improvements. The 2026 fiscal year began January 1.

2026 NGBOA Assessment

Dorman Real Estate set the 2026 NGBOA assessment at \$66.65, due February 28th. E-statements should follow. You need to register online to obtain your account number, www.dorman.cincwebaxis.com/NGBA. Allow at least one business day to register. You can pay online or you can mail a check with your account number to Northgate Business Owners Association, P.O. Box 5103, Denver, CO 80217. Questions? Contact Heather Smith, hsmith@dormanrealestate.com, or call 719.284.7804.

Don't Forget Valentine's Day

Valentine's Day, February 14th has roots in the Roman festival of Lupercalia celebrating spring with rites of fertility and purification. The holiday was later associated with Saint Valentine, a Christian martyr who defied Emperor Claudius II's ban on marriage for young men, believing that single men made better soldiers. By the 14th century, Valentine's Day began to be celebrated as a day of romance, coinciding with the medieval tradition of courtly love. The association with romantic love was further solidified in the 18th century when couples began exchanging gifts, flowers, and cards, known as "valentines". Today, Valentine's Day is celebrated in many countries around the world, often involving the exchange of cards, chocolates, and flowers.

"All you need is love!"
- The Beatles