Deer Creek Newsletter

November 2026 *What's happening in your community*

2026 Board of Directors

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1947 Snowflake Dr. 2025-2028
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Jim Tiedemann — **Vice President**
2005 Silver Creek Dr. 2024-2027
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John Stewart — **Treasurer**
2029 Silver Creek Dr. 2024-2027
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Nancy Clewell — **Secretary**
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LeRoy Willener — **Member-at-Large**
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HOA Contacts

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Nancy Clewell — **Design Review**
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Nancy Clewell — **Newsletter**
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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!



Neighborhood Little Libraries Get Spooky!



A massive thank you to our wonderful neighbor, ***Colleen Bunkers***, for bringing a touch of magic, fun, and literacy to our community! Colleen generously took the time to decorate the Little Libraries and turned them into little "***ghost libraries***" around our neighborhood in October. To make sure the local kids had plenty of extra surprises to discover, she also filled them with toys and coloring books alongside the reading material. Whether you were looking for a thrilling mystery, a classic novel, or a creative activity for the little ones, Colleen's thoughtful project made visiting the libraries an absolute delight.

Just a reminder: Our community was generously gifted two Little Libraries in the past as part of an Eagle Scout Project. They are located on Snowflake Drive by the walking path and at the top of Fieldcrest Dr.

2027 HOA Fee Increase

At the Annual Homeowner Meeting in October, next year's budget was passed with a $15 increase ($380 / year) to HOA fees. The increase in Fees is driven by inflation and fuel prices affecting our services.

New Trash Company in the New Year

We have heard your complaints and frustrations after Republic purchased our former Waste Management Company.

Beginning in *March 2027*, **SOCO**, a small locally family-owned business, will be providing our trash service. **SOCO** offers better customer service at a better price, more equitable contract terms, and includes 2 extra trash bags per home. *PLUS,* we will be able to terminate should they be purchased by a bigger company, don't provide service within 5 days of being notified of a missed pickup, or should prices increase more than 10%. With the new state recycling program, **SOCO** will also be providing free recycling every other week. *More frequent recycling pickup is available for an additional fee billed directly to the resident. **SOCO** has the best google reviews in town and we are excited to work with them. **TRASH PICKUP WILL BE CHANGING TO WEDNESDAY starting March 2027.** More information regarding collection of the old bins, and drop-off of the new **SOCO** bins will follow as the details become available.

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

...Friendly Reminders...

Snow Removal

The snow removal crew under contract with our HOA will begin snow removal along the sidewalks on Ridgeline Drive once snow accumulation has reached 3".

WINTER AWARE

City ordinance 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.*

Holiday Lighting

Deer Creek Design Guidelines restrict holiday lighting from November 1st to January 31st. Deer Creek Covenants limit exterior lighting and sound to those that don't cause unreasonable glare and that are not unreasonably loud.

Under-eave, permanent decorative lighting is NOT allowed.

Please be considerate of your neighbors this Holiday Season.



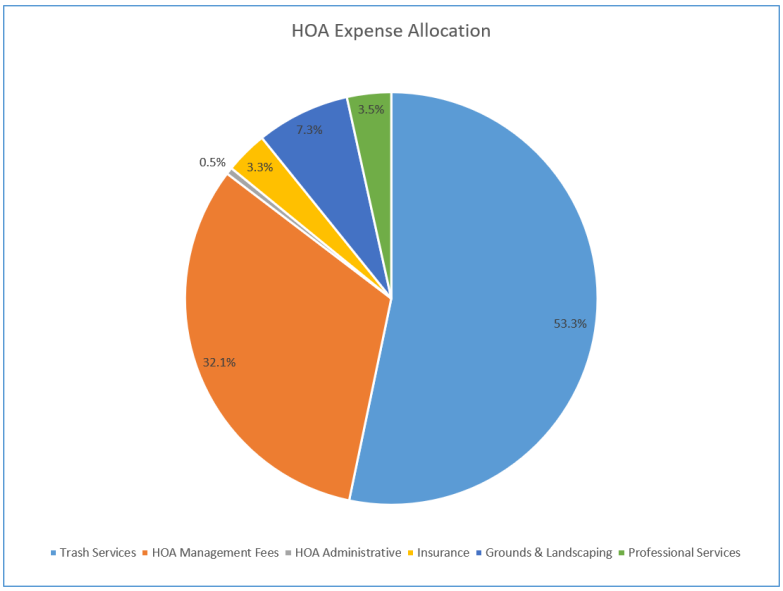
City Ordinance requires all fecal waste to be removed and placed in suitable containers. Failure to comply can result in Code Enforcement issuing a fine. *Please be considerate and respectful of your neighbors!*

Board Meeting Highlights

The Annual Homeowner Meeting was held Thursday, October 8, 2026 at 6 p.m. at Library 21C.

- Quorum was established with 14 Homeowners present and several proxies returned.
- LeRoy Willener was re-elected for another term.
- State and Federal Taxes have been filed.
- Insurance Renewal is coming up for Property, Liability and Theft.
- Renewal of Landscaping & Snow Removal Contract.
- Shortfall on Projected 2026 Budget due to cost increases with Republic Trash, Management Fees, and Attorney Fees.

Where do my HOA Fees go?



Volunteer Position Open

A big Thank You to ***Sharon Wood*** for the many years she has volunteered on the Design Review Committee. With Sharon stepping down, this leaves a volunteer opening on this 3-person Committee. Please consider volunteering to work with this great team to review and approve exterior changes. It's easy and interesting!

Also, a huge shout out to ***Rick White*** who has produced our community Newsletter for many years. Nancy Clewell has volunteered to step in to fill some big shoes!

2026 HOA Calendar

Event	Date	Time	Location
1Q Board Meeting	2-10-2026	6:00 pm	2231 Fieldcrest Dr.
2Q Board Meeting	5-12-2026	6:00 pm	2005 Silver Creek Dr.
3Q Board Meeting	8-11-2026	6:00 pm	1923 Snowflake Dr.
Annual Homeowners Meeting	10-8-2026	6:00 pm	Library 21c
4Q Board Meeting	11-10-2026	6:00 pm	2029 Silver Creek Dr.

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