



Deer Creek Newsletter

November 2025

All the News that Print can Fit

2025 Board of Directors

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

Matthew Koziolk **TBD**
1947 Snowflake Dr. 2025-2028
koziolkmatthew@gmail.com

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

Jim Tiedemann **TBD**
2005 Silver Creek Dr. 2024-2027
jteeds@comcast.net

LeRoy Willener **TBD**
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

TBD **Design Review**
tbd

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!

New Board Members Elected Positions To Be Decided

Two new Board of Directors were elected at the Annual Homeowners Meeting, October 9th, Nancy Clewell, 2231 Fieldcrest, and Matthew Koziolk, 1947 Snowflake. Positions will be decided at the November 11th quarterly meeting, starting 6 pm at 2029 Silver Creek. The 2026 Proposed Budget was validated, keeping Annual Assessments at \$365. Notices will go out in December reminding owners to submit payment by January 1st. Again, much appreciation to the two outgoing Board Members, Sharon Wood and Heather Evans for completing their 3-year terms.

New Flying Horse Construction

Construction began in October on Downtown Flying Horse south of Deer Creek. The new development occupies a 65-acre site at Interquest Pkwy. and New Life Dr. Construction has noticeably excavated the hillside in preparation for the new development that will combine retail and dining with office and residential spaces. In addition to a large office component, it will accommodate multi-family and single-family homes. No opening date has been posted.



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

September 2025 - Year-to-Date Summary

Operating Budget		
Assessments	100%	\$ 56,575.00
Delinquency Income		\$ 1,867.27
Investment Income		\$ 42.81
Total Operating Income	103%	\$ 58,485.08
Operating Expenses		
Administration		\$ 4,369.09
Insurance		\$ 1,632.00
Trash Service		\$ 24,477.66
Landscaping & Irrigation		\$ 4,627.76
Professional Services		\$ 12,750.50
Total Operating Expenses	82%	\$ 47,857.01
Operating Budget Balance	18%	\$ 10,628.07
Reserve Funds		
Certificates of Deposit		\$ 44,171.39
Total Reserve Funds		\$ 44,171.39
Liabilities & Equity		
Prepaid Assessments		\$ 429.30
Retained Earnings (2024 balance)		\$ 9,118.74
Total Liabilities & Equity	17%	\$ 9,548.04
HOA Financial Balance		\$ 64,347.50

Holiday Lighting

Deer Creek Design Guidelines restrict holiday lighting from November 1 to January 31 (5.2.3). Deer Creek Covenants (12.12) limit exterior lighting and sound to those that don't cause unreasonable glare and that are not unreasonably loud. Please be considerate to your neighbors this holiday season.



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.



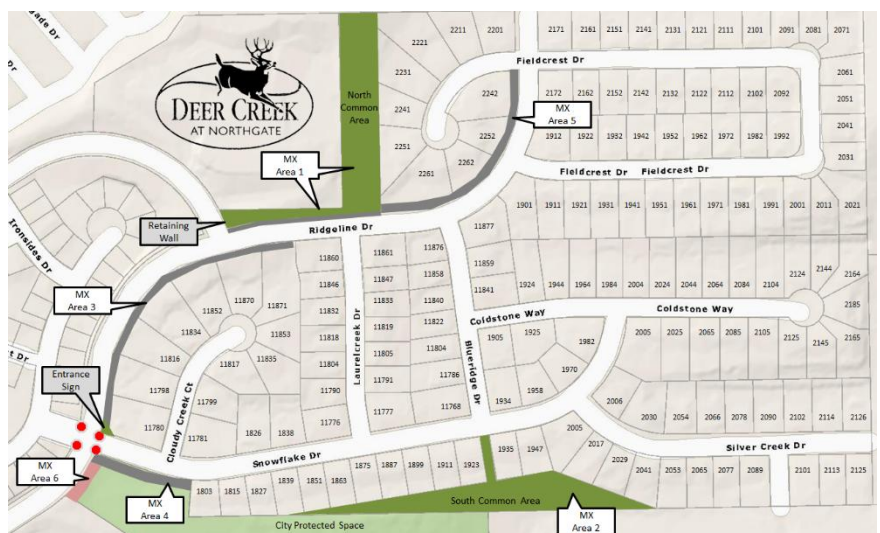
City Council Rejects Solar Tax

On October 14th, City Council voted 5-4 against proposed charges to home solar owners. In August, the Colorado Springs Utilities Chief Financial Officer, Tristan Gearhart, proposed charging solar owners \$600 annually in a move she said was necessary to equalize costs for all customers. The proposal understandably raised a furor among the 9,000 home solar owners as it undermined the basic agreement on which they based their cost calculations and might not allow them to ever break even. As a result of the blowback, Ms. Gearhart revised her proposal to charge a fee that averaged the highest 15-minute demand during peak hours, 5 to 9 pm daily. This dynamic approach would reportedly halve the previous static costs, but could still "vary significantly". It still didn't make sense, certainly not to the solar owners who packed City Hall to express their opposition. Council members Kimberly Gold, Nancy Henjum, David Leinweber, Roland Rainey, and Brandy Williams voted "no". **Our City Council representative, District 2, Tom Bailey voted "yes"**. The issue was sent back to the Utilities Board (same people) to decide if and when a new version will be proposed.

Recall Petition for Tom Bailey

On October 16th, Pine Creek Village residents filed a petition to recall D2 representative Tom Bailey. The given justification was his support for the Royal Pines Apartment complex and Ford Amphitheater. Once approved, they will have 60 days to gather 1,764 signatures from D2 voters. If certified, Bailey will have to resign within five days or face a recall election. If you're interested in signing the petition, contact timothy.p.lewin@gmail.com.

Community Map



"Thanksgiving Day, man – not a good day to be my pants."

- Kevin James

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