



Deer Creek Newsletter

February 2023

All the News that Print can Fit

2023 Board of Directors

Rick White 1827 Snowflake Dr. <i>rwhite3572@gmail.com</i>	President 2022-2023
Sharon Wood 2089 Silver Creek Dr. <i>saw.dchoa@gmail.com</i>	Vice President 2023-2026
Heather Evans 2262 Fieldcrest Dr. <i>hevans719@gmail.com</i>	Secretary 2023-2026
David Bunkers 2064 Coldstone Way <i>dave@gb85.com</i>	Treasurer 2020-2023
Kim Hermann 2066 Silver Creek Dr. <i>kjhermann@hotmail.com</i>	Member at Large 2021-2024

HOA Contacts

Brittany Rodgers <i>brittanyh@diversifiedprop.com</i>	Diversified Mgmt.
Sharon Wood <i>saw.dchoa@gmail.com</i>	Design Review
Rick White <i>rwhite3572@gmail.com</i>	Newsletter
HOA Website https://portal.diversifiedprop.com/	

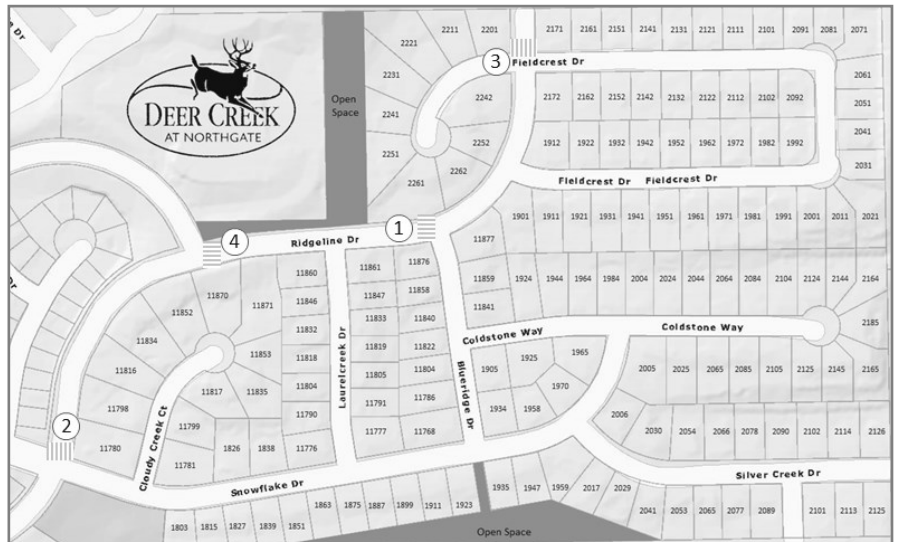


Design Review Committee

Don't forget to contact the Design Review Committee if you are planning exterior changes to your home. DRC will ensure your plans don't run afoul of community standards (available at your HOA website). Send your request to Brittany Rodgers at Diversified Property Management, *brittanyh@diversifiedprop.com*. It's easy and it's free, and it will save you a lot of headaches later.

Four-Way Stop Coming to Snowflake Pedestrian Safety on Ridgeline

On January 5th Councilman Helm's spokesman replied saying that he "held a series of conversations with our Traffic Engineers on behalf of the neighborhood, and we are happy to announce that a four-way stop with signs and a crosswalk will be installed at the intersection of Snowflake Drive and Ridgeline Drive". I asked again about crosswalks around the blind curve at Fieldcrest and received no response. Thank you everybody who sent an email. We'll keep at it. Rick White



Olive Real Estate Rescinds \$10 Check Fee

Olive Real Estate rescinded the \$10 check processing fee from the 2023 assessment for the Northgate Business Owners Association. A post on NextDoor.com noted it violated Colorado Law 5-2-212. If you paid the extra \$10 it was credited towards your account for next year. We will continue to press for better representation with NBOA.

2023 HOA Calendar

#	Event	Date	Time	Location
1.	1Q Board Meeting	9 Feb 23	5:00 pm	Library 21c B2
2.	2Q Board Meeting	11 May 23	5:00 pm	TBD
3.	Annual Garage Sale & Picnic	10 Jun 23	TBD	TBD
4.	3Q Board Meeting	10 Aug 23	5:00 PM	TBD
5.	Annual Homeowners Meeting	9 Oct 23	6:00 pm	TBD
6.	4Q Board Meeting	9 Nov 23	5:00 pm	TBD

Sign in at <https://portal.diversifiedprop.com/> to view governing documents and see the latest information.

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, Randy Helms, 719.385.5493
- ⇒ County: D1, Holly Williams, 719.520.6411

HOA Financial Highlights

December 2022 - Year-to-Date Summary	
Homeowner Assessments	50,375
Other Income	973
Total Income	51,348
Trash Services	27,785
HOA Management Fees	14,040
Other Operating Expenses	8,550
Total Expenses	50,375
Operating Income - 12-31-22	973
Operating Income - 12-31-21	(795)
Cash Position	
Operating Cash at 12-31-22	36,575
Cash Reserves at 12-31-22	40,351
Total HOA Cash 12-31-22	76,926
Total HOA Cash 12-31-21	75,719
2022 Assessments	
2022 Assessments	50,375
Assessment Collections - as of 12-31-22	50,355

YOUR COMMUNITY NEEDS YOU!
 Looking for a volunteer for the June Picnic.
 Please contact a Board Member today!



Safety Reminder

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, or a lawsuit stemming from injury. Let's remain neighborly and keep our walks clear, and when needed, help others who need help keeping their walks clear. Thank you.

Want to Place a Free Ad or Announcement?
 Contact Rick White, rwhite3572@gmail.com

HOA does not endorse any services.

Sunset Amphitheater Approved

On January 11th, Colorado Springs City Council voted final approval for Sunset Amphitheater, an 8,000-seat outdoor concert arena slated to be built on Bass Pro Drive next to Boot Barn Hall. The \$40 million venue will host an estimated 50 acts a year. The project was proposed in April 2022 by JW Roth of Notes Live, Inc. The Greyhawk HOA filed an appeal after it was approved in November. It objected that the project violated existing noise and parking ordinances and was not compatible with surrounding neighborhoods. It also stated that developers did not include sufficient parking which could overflow into residential areas. Emergency response times might also be impeded. JW Roth responded saying they secured 3,000 parking spots, would build a wall to block sound, and hired a firm to secure events. Notes estimates the theater will create 500 jobs and bring in \$100 million each year. District 1 Councilman Dave Donelson was the only member to uphold the appeal and vote against the project. Construction is expected to start soon.

Tree Trimming Progress Along Ridgeline

Tree trimming continues apace along Ridgeline Drive. Progress has been slow due to poor weather and construction work. New Internet fiber is being installed under the parkway between Deer Creek and Flying Horse. Otherwise the worst offenders have been pruned offering better visibility around the blind curve at Fieldcrest. Again, the work is being done by volunteers saving the HOA an estimated \$3,000 in landscape charges. Your patience is appreciated.



HOA Board Meeting Reminder

Just a reminder that the next meeting of the Deer Creek Board of Directors will convene 5:00 pm Thursday, February 9th, at Library 21c, Room B2. Residents may attend and voice concerns during the first fifteen minutes.

GFL Trash Holiday Service Schedule

According to the GFL website, service that falls on the holidays listed below will be completed the following day, and service for subsequent days in the same week will also be completed one day later.

New Year's Day Memorial Day Labor Day

Thanksgiving Christmas

<https://gflenv.com/gfl-colorado-springs/>

719.633.8709

"Volunteers don't get paid, not because they're worthless, but because they're priceless." — Sherry Anderson