



# Deer Creek Newsletter

March 2023

All the News that Print can Fit

## 2023 Board of Directors

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

## HOA Contacts

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



## 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](mailto:brittanyh@diversifiedprop.com). It's easy and it's free, and it will save you a lot of headaches later.

## Colorado Covenant Communities

### Understanding Your HOA

Covenants are deed restrictions found in a community Declaration of Covenants normally established by the original developer. All property owners are bound by the covenants because they are in the "chain of title" attached to your property. The purpose of covenants is to "preserve, protect, and enhance property values." This may be achieved as follows:

- Architectural and maintenance guidelines
- Restrictions on property use in accordance with defined standards

Covenants may authorize the HOA to enforce compliance by enacting fines, liens, and remediation as necessary. The HOA can also call on City and County agencies to enforce ordinances related to property use, maintenance, safety, and animal care. The ultimate recourse is a lawsuit against the owner, in which they may not only have to pay for damages, but also reimburse the HOA's court costs. Extreme measures, though, should only be taken when other actions fail:

- Communicate with owners before there is a problem.
- Follow governing documents and act promptly and consistently.
- Follow due process procedures as set forth in policy.

Caution is urged because the HOA must bear the cost of any litigation until it is settled, which may entail additional assessments to cover expenses. To quote Abraham Lincoln: "Discourage litigation. Persuade your neighbors to compromise whenever you can."

### 4-Way Stop Coming to Snowflake & Ridgeline

Those of you driving past Snowflake and Ridgeline may have noticed the City has installed poles that will support signs making the intersection a 4-way stop. This will hopefully make the intersection safer for pedestrians and especially for children taking the school bus from the stop across the street.

### 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	Library 21c B2
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

January 2023 - Year-to-Date Summary	
Homeowner Assessments	53,475
Other Income	215
<b>Total Income</b>	<b>53,690</b>
Trash Services	2,423
HOA Management Fees	1,252
Other Operating Expenses	566
<b>Total Expenses</b>	<b>4,241</b>
<b>Operating Income - 1-31-23</b>	<b>49,449</b>
<b>Operating Income - 1-31-22</b>	<b>47,751</b>
Cash Position	
Operating Cash at 1-31-23	55,104
Cash Reserves at 1-31-23	40,362
<b>Total HOA Cash 1-31-23</b>	<b>95,466</b>
<b>Total HOA Cash 1-31-22</b>	<b>89,642</b>
2023 Assessments	
2023 Assessments	53,475
Assessment Collections - as of 1-31-23	52,243

**CONTACT US IF YOU ARE INTERESTED...**  
Residents are looking for community entrepreneurs interested in removing snow.



### 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](mailto:rwhite3572@gmail.com)

HOA does not endorse any services.

## HB22-1137 Makes Sweeping Changes

On June 3rd, 2022, Governor Polis signed House Bill 22-1137 making sweeping changes to HOAs forcing them to:

- Evaluate collection and enforcement procedures
- Update governance policies to comply with new law
- Budget for increased management and legal expenses

At a minimum, associations need to substantially revise collection and covenant enforcement policies to comply with new law. Policies pertaining to fines or fine schedules must be updated to comply with limits for covenant and rule violations. Changes may also be required to meeting policies and other association rules, and regulations.

In general, HB22-1137 requires more intricate and lengthy measures related to covenant enforcement imposing increased time and expense on board members, management companies, and homeowners. For example, HOAs must now send delinquency notices via certified mail and physically post notices at the property. Just reviewing and updating HOA governance documents is an expensive proposition. These and other changes were reflected in the increase to 2023 assessments. If we're not careful, there may be more.

HB22-1137 was motivated by the excessive actions of a few extreme HOAs. HB22-1137 was meant to curb some of these excesses by encouraging HOAs to incentivize voluntary compliance and seek fairer means of enforcement. The difficulty is agreeing on what's "fair"? This Board hopes to be fair, and if you don't think we are, certainly reach out and talk to us. Meanwhile, we will endeavor to navigate HB22-1137 in the most equitable and least costly manner possible.

See More: <https://www.ochhoalaw.com/resources/blog/hb-22-1137-signed-into-law/>

### Trees Trimmed / No Soliciting Sign Coming

Tree trimming along Ridgeline was completed in February. Branches were removed to provide a better view of pedestrians and traffic rounding the curve near Fieldcrest. A no soliciting sign will soon be installed at the community entrance on Snowflake. It is meant to discourage scammers posing as salesmen. **It is no way meant to restrict local fund-raising efforts by local residents.**



### Help Mike Hendricks Organize Annual Sale & Picnic

Former HOA President and consistent good neighbor Mike Hendricks volunteered to organize this year's annual Garage Sale and Picnic in June. He will need our help. **Please contact him to lend your assistance at [MrandMrsHendricks@yahoo.com](mailto:MrandMrsHendricks@yahoo.com).**

*"The smallest act of kindness is worth more than the grandest intention."*

— Oscar Wilde