Deer Creek Newsletter

April 2023 *All the News that Print can Fit*

2023 Board of Directors

Rick White — **President**
1827 Snowflake Dr. — 2022-2023
rwhite3572@gmail.com

Sharon Wood — **Vice President**
2089 Silver Creek Dr. — 2023-2026
saw.dchoa@gmail.com

Heather Evans — **Secretary**
2262 Fieldcrest Dr. — 2023-2026
hevans719@gmail.com

David Bunkers — **Treasurer**
2064 Coldstone Way — 2020-2023
dave@gb85.com

Kim Hermann — **Member at Large**
2066 Silver Creek Dr. — 2021-2024
kjhermann@hotmail.com

HOA Contacts

Brittany Rodgers — **Diversified Mgmt.**
brittanyh@diversifiedprop.com

Sharon Wood — **Design Review**
saw.dchoa@gmail.com

Rick White — **Newsletter**
rwhite3572@gmail.com

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.

CSU Fiber Installation

Damage Reporting

In October 2022, Colorado Springs Utilities (CSU) began installing a new fiber-optic network to support high-speed data communications across the City. Phase 1 encompasses the area north of Woodmen Rd., between I-25 and Union Blvd. This includes Deer Creek. The six-year, $600 million project entails burying conduit down every street and past every home. Although most of the work was expected to occur in the right of way between the sidewalk and curb, additional access was needed in some areas. Residents should have received an email or door tag notifying them of construction. Crews were also instructed to repair any damages and restore properties to their original condition. Of course, some damages may not become apparent until we turn on our sprinklers. **If you encounter latent damage, please contact:**

***Wyatt Reed**, wreed@broadbandgroup.com, TNG Network Services*
*or **Holly Lindquist**, holly.lindquist@coloradosprings.gov, CSU*
*or **Rick White**, rwhite3572@gmail.com, Deer Creek HOA*

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 make electronic payments.

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

Deer Creek HOA Financial Highlights

February 2023 - Year-to-Date Summary	
Homeowner Assessments	53,475
Other Income	130
Total Income	53,605
Trash Services	4,845
HOA Management Fees	2,504
Other Operating Expenses	989
Total Expenses	8,338
Operating Income - 2-28-23	**45,267**
Operating Income - 2-28-22	**43,690**

Cash Position	
Operating Cash at 2-28-23	51,514
Cash Reserves at 2-28-23	40,371
Total HOA Cash 2-28-23	**91,885**
Total HOA Cash 2-28-22	**89,703**

2023 Assessments	
2023 Assessments	53,475
Assessment Collections - as of 2-28-23	53,385

CONTACT US IF YOU ARE INTERESTED...
Spring is here! Residents will soon be looking for entrepreneurs to mow lawns.

Snow Removal?

Winter's not done yet! We've still got that heavy wet Spring snow ahead of us. Need help removing it? **Call Spencer McCaskill at 719.660.4239.** He's a budding neighborhood entrepreneur and sophomore at Discovery Canyon Campus High School. Let us support our neighbors. Call Spencer McCaskill if you need help removing snow.

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

HOA does not endorse any services.

Notice of HOA Board Meeting

In accordance with HOA Bylaws and Policies, the next meeting of the Board of Directors will convene 5:00 pm Thursday, May 11th, at Library 21c, Room B2. Residents may attend and voice concerns during the first fifteen minutes. The agenda is tentatively set as follows:

5:00-5:05 Call to Order
5:05-5:20 Member Forum
5:20-5:25 Minutes of Last Board Meeting
5:25-5:35 Financial Report
5:35-5:50 Committee Reports
5:50-6:00 Unfinished Business
6:00-6:25 New Business
6:25-6:30 Adjourn

Trash Contract Ends in December

Half your HOA assessment pays for trash services. We enjoy nearly a 30% savings contracting collectively plus the safety advantages of single day collection. With our 3-year GFL contract ending in December, Sharon Wood has investigated other service alternatives. We invite your feedback before we start negotiating in October.

	Service	*Monthly**	*Annual**	*Recycle**
1.	GFL	$15.63	$187.56	$154.38
2.	Carefree Disposal	$15.00	$180.00	$120.00
3.	Infinite Disposal	$24.94	$299.28	$119.40 biweekly service
4.	Waste Connections	$12.00	$144.00	$120.00 $10/monthly

**Cost per Home*

Other Happenings & Initiatives

- Deer Creek resident Bert Bauer has been investigating our contract relationship with North Gate Business Association. Based on new finding we are requesting to be removed. Will keep you updated.
- Deer Creek is looking into creating a new website. Residents won't have to sign in to find basic community information. Please stand by.
- Deer Creek failed to obtain an injunction against Heavenly Bodies LLC who will begin holding outdoor naked yoga on the south common area starting April 1st. Residents will be charged an extra $1,000 assessment to cover legal fees with Dewey, Cheatem and Howe. Not true (but everything else is true). APRIL FOOLS!

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.**

"If we wish to rebuild our cities, we must first rebuild our neighborhoods."
— Harvey Milk

Don't have a Deer Creek web account? Visit https://portal.diversifiedprop.com/ and set yours up today!