



# Deer Creek Newsletter

May 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.

## Changing Climate & Landscapes

### HOA Design Review

After 20 years' drought, water is becoming an increasingly precious commodity and lush green lawns more expensive. The City now limits watering to no more than three days a week. Still, letting your yard die is not a good alternative. Instead, you might want to consider changing your landscape so it uses much less if any water. The City offers many tips for creating a "Water Wise" landscape at [www.csu.org/Pages/WaterWiseBasics.aspx](http://www.csu.org/Pages/WaterWiseBasics.aspx), or visit a demonstration garden at 2855 Mesa Rd. or 3920 Dublin Blvd. Colorado State University also offers good advice, just Google "xeriscape CSU" to find their website. If you do decide to change your landscape, **please don't forget to run your plans by the Design Review Committee (below left)** to ensure they comply with our Design Guidelines.

### 2023

#### Yard Inspections

- 12-13 June
- 10-11 July
- 14-15 August
- 11-12 September
- 9 -10 October

#### Covenant Enforcement Policy (2014)

1. Warning
2. 1st Notice
3. 2nd Notice
4. Hearing
5. Fine

## 2023 Garage Sale & Picnic Plans

### Annual Garage Sale

- Saturday, June 10, 7am to 12pm-ish
- Everybody encouraged to participate

### Community Picnic

- Saturday, June 10, 12:30pm to 4:30 pm
- Top of Fieldcrest Dr. (near little library)
- Bring lawn chairs & sunshade
- Bring side dish
- Contact [MrandMrsHendricks@yahoo.com](mailto:MrandMrsHendricks@yahoo.com)

### Picnic Activities

- Cornhole Contest*
- Pickleball Contest*
- Hula Hoop Contest*
- Basketball Contest*
- Giant Jenga*
- Face Painting*
- Arts & Crafts*
- Bingo*
- And More!*

THANK YOU MIKE HENDRICKS & REBECCA ROUNDS!

## 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

### March 2023 - Year-to-Date Summary

Homeowner Assessments	53,475
Other Income	133
<b>Total Income</b>	<b>53,608</b>
Trash Services	7,268
HOA Management Fees	3,756
Other Operating Expenses	1,391
<b>Total Expenses</b>	<b>12,415</b>
<b>Operating Income - 3-31-23</b>	<b>41,193</b>
<b>Operating Income - 3-31-22</b>	<b>37,661</b>

### Cash Position

Operating Cash at 3-31-23	47,535
Certificates of Deposits - 3-31-23	6,000
Cash Reserves at 3-31-23	34,380
<b>Total HOA Cash 3-31-23</b>	<b>87,915</b>
<b>Total HOA Cash 3-31-22</b>	<b>85,738</b>

### 2023 Assessments

2023 Assessments	53,475
Assessment Collections - as of 3-31-23	53,384

## End-of-Year School Party

Please come join the celebration at 10am **Saturday, June 3rd**, in the cul de sac on Coldstone Way. There will be games, contests, snacks, and prizes for all the neighborhood school children. We hope you will come share in the fun and help celebrate the end of the 2023 school year.



## Beware Aggressive Coyotes

WARNING. Residents have reported aggressive coyotes in the neighborhood. Coyotes are naturally shy unless they become "habituated" to humans or have rabies. Although they are unlikely to attack humans, they may prey on your pets. If confronted by an aggressive coyote, don't run. Shout and wave your arms to "haze" it. Report to ALE (above).



HOA does not endorse any services.

## Repairing Fiber Installation Damage

About half a dozen neighbors engaged with ADB representatives to complete yard repairs from the recent fiber installation through our community. The installation is part of a \$600 million project backed by Colorado Springs Utilities. Weather permitting, Kreed Watts, the **ADB restoration manager plans to finish all yard repairs by the end of April**. Of course, they can only repair the damages they see. Because of the extended snows this year, many residents have delayed turning on their sprinkler systems and won't discover any residual damage until they do. **If you do discover latent damage, please contact the people indicated below to request repair.** Feel free to copy me on the message. So far ADB has been prompt and fair with their repairs.

**Kreed Watts**, Kreed.Watts@adb-us.com, ADB  
**Holly Lindquist**, Holly.Lindquist@coloradosprings.gov, CSU  
**Rick White**, rwhite3572@gmail.com, Deer Creek, HOA

## Dog Station Volunteers

Let us take a moment to thank those who have voluntarily maintained the dog stations on Ridgeline and Snowflake Drives. Some volunteers have been at it four years. They have kept the community clean while saving thousands of dollars. But they can't do it forever. Please contact a Board Member if you can help out with the Deer Creek dog stations. We appreciate everybody's support.

Ridgeline Dr.  
 Heather Evans  
 Robert Hermann  
 Gretchen Sandoval  
 Colleen Bunkers  
 Katia Winkler

Snowflake Dr.  
 LeRoy & Joyce Willener

**THANK YOU!**



## Other Happenings & Initiatives

- Neither the North Gate Business Association nor Olive Real Estate responded to our request to remove Deer Creek from the Northgate Association. We will look into taking alternative action.
- Contracted "A Cut Above" April 12 to manage weeds in parkway, mow common areas (2/year), and provide optional snow removal.
- Starting in February, HOA began transferring \$3,000/month from money market savings, 0.30% APR, to bank CDs, 3.5% APR.
- **REMINDER THAT HOA BOARD WILL MEET 5:00PM THURSDAY, MAY 11, AT LIBRARY 21c, ROOM B2... Residents invited first 15 minutes.**

## 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.**

*"We make a living by what we get, but we make a life by what we give."*  
 — Winston Churchill