



Deer Creek Newsletter

June 2023

All the News that Print can Fit

2023 Board of Directors

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

HOA Contacts

Brittany Rodgers brittanyh@diversifiedprop.com	Diversified Mgmt.
Sharon Wood saw.dchoa@gmail.com	Design Review
Rick White rwhite3572@gmail.com	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.

Community Garage Sale & Picnic

Saturday, June 10th!

Annual Garage Sale (7am to 12pm-ish)

- Please participate
- Please spread the news
- GoodWill CANNOT collect ... Please tidy up after

Community Picnic (12:30pm to 4:30pm-ish)

- Top of Fieldcrest Dr. (near little library)
- Bring lawn chairs & sunshade
- Hot dogs, bratwurst, & drinks provided
- Please bring a side dish
 - Cheese, Crackers, & Veggies
 - Pasta Salad
 - Cookies
 - Fruit
 - Chips
- Volunteers needed to set up and clean up
- Please contact rebecca.roundsco@gmail.com

Fun & Games

- Cornhole Tourney
- Pickleball Tourney
- Hula Hoop Contest
- Basketball Games
- Face Painting
- Raffle
- Giant Jenga
- Arts & Crafts
- Bingo
- Bouncy House
- Music
- Comeraderie

Covenant Community Standards

Covenant communities help sustain home prices by establishing and enforcing standards. According to Deer Creek Covenants Section 6.4, "Lot Owners shall maintain, replace and keep in good repair the interior and exterior of their Dwellings and all improvements to their Lots." Deer Creek Modification (i.e., "Design") Guidelines, Chapter 3, sets the standards for landscapes. You don't need to study these standards so long as you make honest effort to keep your property in good condition. Notices are generally issued for gross negligence. Fortunately these are few, and we hope none at all.

2023 Inspections

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

2014 HOA Policy

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

2023 HOA Calendar

#	Event	Date	Time	Location
1.	1Q Board Meeting	9 Feb 23	5:00 pm	Library 21c B2
2.	2Q Board Meeting (changed)	30 May 23	5:00 pm	Library 21c B2
3.	Annual Garage Sale & Picnic	10 Jun 23	All Day	Fieldcrest Dr.
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

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. See you there!



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).



Rocky Top Resources

Got yard waste and can’t wait or won’t fit in the weekly trash? Haul it to Rocky Top Resources at 1755 E. Las Vegas St., CO 80903. On Saturdays they charge only \$10 a truckload. It was the cheapest way I found to dispose of the branches after pruning the trees along Ridgeline Dr. Call them at 719.579.9103.



Want to Place a Free Ad or Announcement?

Contact Rick White, rwhite3572@gmail.com

HOA does not endorse any services.

Fiber Installation Repairs

ADB completed most repairs in May, but some damages still linger. To say this was poorly managed is an understatement. The City set an impossible standard that the contractor was not ready to implement. Unfortunately, we have very few options. If you have legitimate damages, first contact Kreed Watts with ADB. If you don’t get satisfactory service, next contact Holly Lindquist with CSU and copy me. If you still don’t get satisfactory service, let me know and I will notify Randy Helms, our City Representative. If after all that you still aren’t satisfied, your only recourse is to sue the City. They will likely win due to easement rights. It is not the best situation, but fortunately ADB has proven responsive to calm and reasonable requests for repairs.

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

HOA Contracts

Your annual assessment is critical to helping the HOA maintain its obligations to the State, covenants, and community. With the support of our management company, the HOA must periodically solicit, assess, and make contracts for essential services. Below list identifies those services and their current status. Our two biggest contracts are Trash Services and HOA Management. Both are under review this year.

1. Audit & Taxes. Due by April. Completed. Charles F. Roland, CPA
1. Common Area Maintenance. Due by April. Completed. A Cut Above Lawn Service
2. Property Insurance. Required by State (CRS 38.33.3-313). In Negotiation. TBD
3. Liability Insurance. Required by State (CRS 38.33.3-313). In Negotiation. TBD
4. Fidelity Insurance. Required by State (CRS 38.33.3-313). In Negotiation. TBD
5. HOA Management (2-years). December. Diversified Properties. Under HOA Review.
6. Trash Services (3-years). December. GFL. Under HOA Review.

Other Happenings & Initiatives

- Since the North Gate Business Association did not respond to our request to be removed from their annual assessment, Bert Bauer is now looking into how the HOA may appeal to the state legislature.
- The HOA continues to transfer \$3,000/month from savings to CDs. Savings interest is only 0.30% APR. Each CD is invested for one year. Unless needed, CDs will automatically renew starting February 2024.
 - CD01, \$3,000, 3.82%, 1 Mar 23
 - CD02, \$3,000, 4.08%, 23 Mar 23
 - CD03, \$3,000, 4.08%, 26 Apr 23
 - CD04, \$3,000, 4.08%, 22 May 23

THANK YOU REBECCA ROUNDS!

Please join the Board in thanking Rebecca Rounds for organizing this year’s annual garage sale and picnic, and all who have supported her. And again, we can’t thank our volunteers enough. Thank You!

“Strength lies in differences, not in similarities”

— Stephen R. Covey