



Deer Creek Newsletter

July 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.

Throw the Bums Out!

Two Seats Opening on Board in October

Two positions will open on the HOA Board when David Bunkers and Rick White complete their terms this October. David served as the HOA Treasurer and Rick its President, however, offices are determined separate from positions after the election. This year's election will be held during the Annual Homeowners Meeting October 9th. All terms are for three years.

What does the Board do? First, it represents the community. It speaks with the authority of 155 homes to negotiate better rates for trash services and bring issues to the attention of our elected officials. Second, it maintains compliance with legal covenants and State law. The Board enforces covenant standards designed to enhance property values while complying with State laws protecting property owners. Third, it sponsors programs and events promoting cohesion that make Deer Creek a safe and happy place to live.

Now is the time to start considering running for election. We need new Members with fresh ideas and strong initiative. Contact a Board Member today.

June Inspection Report

The HOA Board completed this year's first covenant inspection on June 12th. It was conducted with a drive-past look at all 155 homes noting only what was visible from the street. In general, the neighborhood looked good, however, eighteen violations were cited. They consisted primarily of bare spots in yards and weeds in the parkway. No violation was cited if it was apparent the resident was already taking corrective action. Similarly, those who received notices need only show progress by the time the HOA next inspects in July. Thank you.

2023 Inspections

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

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

Visit www.deercreekcos.com to view governing documents and learn the latest community 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

Deer Creek HOA Financial Highlights

May 2023 - Year-to-Date Summary	
Homeowner Assessments	53,475
Other Income	138
Total Income	53,613
Trash Services	12,113
HOA Management Fees	6,260
Other Operating Expenses	3,252
Total Expenses	21,625
Operating Income - 5-31-23	31,988
Operating Income - 5-31-22	28,666

Cash Position	
Operating Cash at 5-31-23	38,483
Certificates of Deposits - 5-31-23	12,049
Cash Reserves at 5-31-23	28,396
Total HOA Cash 5-31-23	78,928
Total HOA Cash 5-31-22	76,958

2023 Assessments	
2023 Assessments	53,475
Assessment Collections - as of 5-31-23	53,383

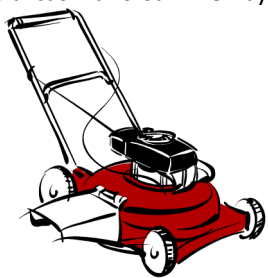
Annual Garage Sale & Picnic

Saturday, June 10th, dawned sunny and skies remained clear for the eight homes who participated in this year’s annual garage sale. Right on time, though, as the picnic was scheduled to begin the sky clouded over and rain started pouring down. When lightning flashed on the horizon, everything was moved into the safety of a nearby garage. About twenty brave souls ventured out to participate in the picnic. Food was plentiful and delicious including various Jamaican casseroles, pulled pork, brats, hot dogs, fruits, vegetables, cookies, and pastries. We even managed to conduct activities between rain showers. Thank you again to Mike Hendricks and Rebecca Rounds for organizing this year’s Annual Garage Sale & Picnic. Special thanks to Mrs. Geniel McAllister for generously letting us use her garage.



Need Your Lawn Mowed?

Spencer McCaskill, a Deer Creek neighbor, high school sophomore, and budding entrepreneur is seeking to earn extra cash this summer by mowing lawns. Rates vary based on yard size. If you need your lawn mowed, please call Spencer at 719.660.4239.



Want to Place a Free Ad or Announcement?

Contact Rick White, rwhite3572@gmail.com

HOA does not endorse any services.

www.deercreekcos.com

Visit our new website to find documents and learn the latest information without logging in. It is a supplement not a replacement. Still make payments at <https://portal.diversifiedprop.com/>, or follow the link from our new website. We look forward to seeing you there!

“The smallest act of kindness is worth more than the grandest intention.”
— Oscar Wilde

Sign in at <https://portal.diversifiedprop.com/> to make electronic payments.