



# Deer Creek Newsletter

August 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>Michael Atencio</b> <i>michaela@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://www.deercreekcos.com/">https://www.deercreekcos.com/</a>	



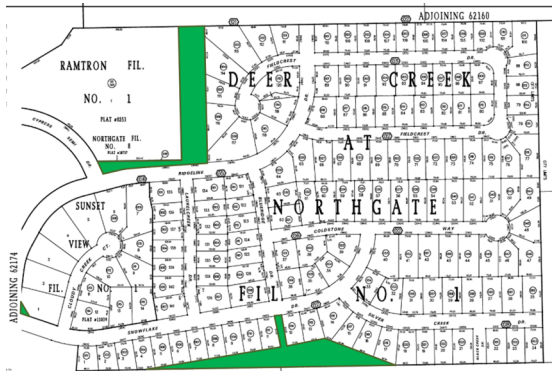
## Design Review Committee

Don't forget to contact the Design Review Committee **BEFORE** making 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.

## Field of Dreams

### How Can We Improve Our Common Areas?

Deer Creek has two common areas, one to the north and one to the south. Both grow wild and require mowing twice yearly to preclude wildfire. But what if we didn't have to mow them at all? Is there a way they can be landscaped to prevent wildfire and also provide further benefit to the community? Can we turn them into gardens or even orchards? Would it be worth investing some of our \$40,000 in reserves to develop them? What do you think? **This is a call to action for residents** to help us improve our common areas. Send us your ideas. Let us see how we might improve our common areas and improve our community.



## July Inspection Report

The HOA Board conducted a walk-through of the neighborhood on July 11th. Thank you again to the vast majority of residents who take good care of their homes and make Deer Creek a beautiful place to live. Given the challenges of keeping a green lawn in the recent desiccating heat, we overlooked brown patches where it was apparent the yard was being maintained. Still, nine notices were issued for weeds in parkways and low hanging branches over sidewalks. Please help us comply with the Covenants so we don't have to issue notices. 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.	<b>3Q Board Meeting</b>	<b>8 Aug 23</b>	<b>5:00 PM</b>	<b>1827 Snowflake Dr.</b>
5.	Annual Homeowners Meeting	9 Oct 23	6:30 pm	Library 21c
6.	4Q Board Meeting	9 Nov 23	5:00 pm	TBD

Visit us at [www.deercreekcos.com](http://www.deercreekcos.com)

### 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
<b>Total Income</b>	<b>53,613</b>
Trash Services	12,113
HOA Management Fees	6,260
Other Operating Expenses	3,252
<b>Total Expenses</b>	<b>21,625</b>
<b>Operating Income - 5-31-23</b>	<b>31,988</b>
<b>Operating Income - 5-31-22</b>	<b>28,666</b>
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
<b>Total HOA Cash 5-31-23</b>	<b>78,928</b>
<b>Total HOA Cash 5-31-22</b>	<b>76,958</b>
2023 Assessments	
2023 Assessments	53,475
Assessment Collections - as of 5-31-23	53,383

## 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 Tuesday, August 8th, at 1827 Snowflake Dr. 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

## No Soliciting Sign Installed

A “no soliciting” sign was finally installed at the Deer Creek entrance on the corner of Snowflake and Ridgeline Dr. Although first announced in March, installation was delayed by rain and mounting difficulties. Unable to attach the sign directly to the wall, it was bolted to a stake and driven into the ground just in front of the footings. It is meant to deter scammers from canvassing the neighborhood. In no way is it meant to restrict fund raising by local residents.



### 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.

### HOA Homeowners Rights Task Force

On May 24, 2023, Governor Polis signed House Bill 23-1105 into law, which, among other actions, creates the HOA Homeowners Rights Task Force (“Task Force”).

This notice is being sent pursuant to C.R.S. 12-10-226.3(3)(b)(V). Under this section, the association is required to provide notice to all Owners that the Task Force has been created. The initiative of the Task Force is to examine issues regarding homeowners’ rights and to perform other duties as noted in the new law. If you have questions about the task force, the HOA Information Office (part of the Division of Real Estate within the Colorado Department of Regulatory Agencies) may have additional information.

“Few of us could bear to have ourselves for neighbors.”

— Mignon McLaughlin