



Deer Creek Newsletter

September 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

Michael Atencio <i>michaela@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://www.deercreekcos.com/	



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 Michael Atencio at Diversified Property Management, michaela@diversifiedprop.com. It's easy and it's free, and it will save you a lot of headaches later.

You Make the Difference

Need Dedicated HOA Board Members

I often hear the question "why do we need an HOA?" Obviously, there are many communities that don't have an HOA. Why then did you choose to live here? Although there are many reasons why you chose to live in Deer Creek, the advantages of an active covenant community probably played a role. The biggest reason most residents cite for moving to Deer Creek is that it's an attractive neighborhood with marketable homes. That's directly attributable to our active HOA. You need only look as far as Briargate to see the difference. They were once like us. The HOA maintains our common areas and keeps the community compliant with State laws. It also negotiates discounted rates for trash services. All these benefits are provided through one very reasonable annual assessment. But it's not enough. We need dedicated Board Members committed to taking care of the community to be in charge. The management company we hire provides essential knowledge and financial services, but they are not the ones responsible and will never have the same commitment as a homeowner. You make the difference. We need you to run for the HOA Board in October.

August Inspection Report

The HOA Board conducted a walk-through of the neighborhood on August 15th. Again, we don't like to issue notices, but we certainly appreciate those who respond positively to support the community. Moreover we are grateful to everybody for the obvious care and pride you invest in your homes. Because the overwhelming majority do care, only one notice was issued for willful and flagrant violations of Covenant standards. Again, we would prefer not to issue any at all. Thank you again to everybody for helping maintain our community.

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	8 Aug 23	5:00 PM	1827 Snowflake Dr.
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

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

July 2023 - Year-to-Date Summary

Homeowner Assessments	53,475
Other Income	141
Total Income	53,616
Trash Services	16,959
HOA Management Fees	8,764
Other Operating Expenses	5,978
Total Expenses	31,700
Operating Income - 7-31-23	21,916
Operating Income - 7-31-22	21,721

Cash Position

Operating Cash at 7-31-23	29,077
Certificates of Deposits - 7-31-23	18,139
Cash Reserves at 7-31-23	22,409
Total HOA Cash 7-31-23	69,625
Total HOA Cash 7-31-22	68,884

2023 Assessments

2023 Assessments	53,475
Assessment Collections - as of 7-31-23	53,454

Sitting Services

Hannah Winkelman, a Junior at Pine Creek High School is available to babysit, watch pets, and house sit. She has her own transportation. Rates vary. References provided on request. **Please call Hannah at 719.722.6944.**



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.**

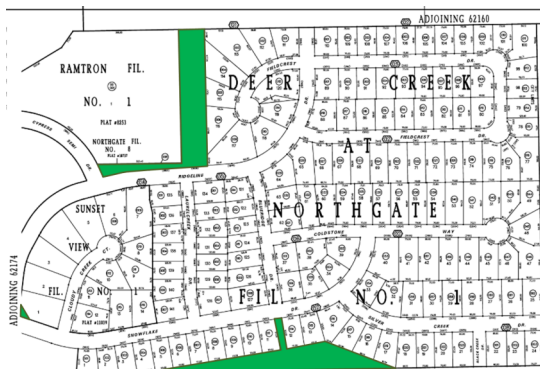


NGBOA Letter from Olive Real Estate

Deer Creek residents may have been puzzled last month by a letter from Olive Real Estate extolling the benefits of the Northgate Business Owners Association. Deer Creek residents pay NGBOA \$70.40 annually to help maintain unspecified elements of Voyager and Middle Creek parkways. We don't know where the money goes because we have no rights or representation under the NGBOA charter, nor do any residential neighborhoods. Moreover, we learned last October that Flying Horse and The Farm are exempt, meaning that we are bearing an unfair share of costs for benefits Olive says are enjoyed by all. For these reasons the HOA sent a letter March 27th asking to be removed from the NGBOA. Having received no reply, on July 24th the HOA sent letters to representatives Lundeen and Pugliese asking them to close the loophole in State law permitting taxation without representation. To date we have received no reply, but perhaps the letter from Olive was a result of an inquiry. See all NGBOA documents at deercreekcos.com.

Field of Dreams

Thank you for the many responses received from the "Field of Dreams" proposal in the August Newsletter. A proposal for pollinator / wildflowers got Nancy Clewell appointed chair of a committee for the North Common Area. The low cost and obvious benefits gained the full support of the HOA Board. Although a number of ideas were submitted, no similar consolidated proposal was received for the South Common Area. The Board now seeks a volunteer to chair a similar committee. Please contact the Board if you would like to participate in any manner.



Heads Up!

Bylaws (III.3) require the HOA to mail out information and ballots at least 15 days in advance of the homeowners meeting coming October 9th. As of now the ballots will be blank because nobody has volunteered for any of the two positions that are coming available. Also, as a result of rising costs, it seems likely that 2024 assessments will have to be raised \$20 to \$365. Look to receive your meeting packet by September 25th.

CSU Fiber Installation

On August 15th, the City activated its new fiber network. Ting offers 2Gb internet for \$89/month. A Gazette article noted they expect fewer problems as installation now expands across the City. Good luck.

"The best way to find yourself is to lose yourself in the service of others."

— Mahatma Gandhi