



Deer Creek Newsletter

October 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.

Annual HOA Meeting October 9th

6:30pm, Library 21c

Homeowners should've received a letter notifying them of the annual membership meeting scheduled 6:30pm Monday, October 9th, in the Public Meeting Room at Library 21c. With the announcement was enclosed an agenda, minutes from last year's meeting, a proposed budget, candidate questionnaire, and mail-in/proxy voting ballot. The Board of Directors is recommending a \$20 increase to 2024 assessments to cover increased costs in trash and management services. Together, these two expenses comprise 82% of the HOA's total budget. The BoD carefully considered its alternatives before deciding that the budget increase was the least-worst option. They weren't certain the BoD was prepared to deal with the disruption attendant to changing trash or management services, especially given the pending departure of the current president and treasurer. This is another reason the community needs strong candidates for office. Although two positions are coming available, only one volunteer has stepped forward, Camille Blakely. All nominations will be considered. If you did not mail in your ballot by October 1st, please give it to a proxy, or better yet, plan to attend.

August Inspection Report

The HOA Board conducted a walk-through of the neighborhood on September 12th. We are pleased to report that no notices were issued. This is not to say that everything is perfect, but there were no willful or flagrant violations. Again we are grateful to everybody for the obvious care and pride you invest in your homes. There will be one last inspection before the onset of winter. We recommend you take care to winterize both your plants and sprinkler system so your yard can return to full bloom next year. Thank you again for your dedication.

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

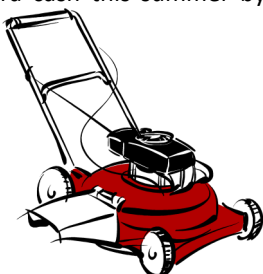
Sitting Services

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.**

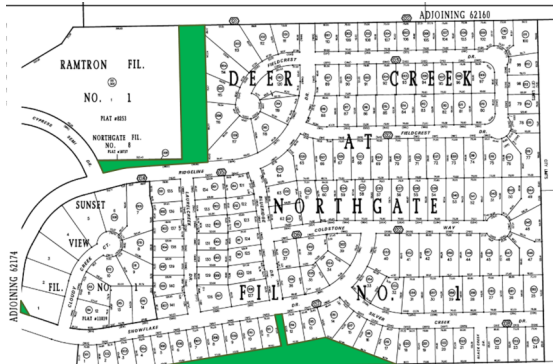


President's Report

I assumed office to finish out the final year left by the previous president. I entered office with three broad goals: safety, community, and value. Safety was enhanced by trimming the trees along Ridgeline, getting the City to put in a 4-way stop and crosswalk at Snowflake, and posting a "no soliciting" sign at the Snowflake entrance. The community was served by reviving the monthly newsletter, creating an open website, and launching the "Field of Dreams" initiative. Value was enhanced by moving reserves to bank CDs, re-evaluating all contracts, and starting the journey to end taxation without representation. But there's more still to be done. We need another 4-way stop and crosswalk at Ridgeline and Blueridge; speeding and crime need to be addressed; we need a footpath to the new bridge; costs need to be reduced; and we need more community events. I have served the Board over seven years. Time for fresh blood. I know they will continue to pursue improvements to our HOA's safety, community, and value.

Tough Job

Volunteering for the HOA Board of Directors is not for the feint of heart. It's a tough job that requires serious commitment. Yes, we pay for management services, but they can't do everything. Important tasks remain that require the Board's attention. Every year we must deal with delinquent assessments. Every year we must certify taxes, finances, and insurance. Maintenance is renewed yearly; expenses reviewed and certified monthly. Standards must be enforced and policies kept up-to-date. And every year we seek volunteers to for the Garage Sale and Picnic. It's a tough job, but it's also one with great reward. Volunteer today!



Thank You Volunteers!

<i>Mike Hendricks</i>	<i>Annual Garage Sale & School Events</i>
<i>Rebecca Rounds</i>	<i>Annual Picnic</i>
<i>LeRoy Willener</i>	<i>South Dog Station</i>
<i>Heather Evans</i>	<i>North Dog Station</i>
<i>Robert Herman</i>	<i>North Dog Station</i>
<i>Colleen Bunkers</i>	<i>North Dog Station</i>
<i>Katia Winkler</i>	<i>North Dog Station</i>

Field-of-Dreams Initiative

Want to help improve our common areas? Contact Nancy Clewell for the North Common Area, fancynancyclewell@gmail.com, and Kim Caves for the South Common Area, kpietszak@gmail.com.

"Only a life lived for others is a life worthwhile."

— Albert Einstein