



Deer Creek Newsletter

November 2023

All the News that Print can Fit

2024 Board of Directors

Sharon Wood 2089 Silver Creek Dr. <i>saw.dchoa@gmail.com</i>	President 2022-2025
Kim Hermann 2066 Silver Creek Dr. <i>kjhermann@hotmail.com</i>	Vice President 2021-2024
Heather Evans 2262 Fieldcrest Dr. <i>hevans719@gmail.com</i>	Secretary 2022-2025
Camille Blakely 2102 Silver Creek Dr. <i>cblakely@adproresults.com</i>	Treasurer 2023-2026
LeRoy Willener 1923 Snowflake Dr. <i>polarisleroy@comcast.net</i>	Member at Large 2023-2026

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.

New Board Elected

Annual HOA Meeting

The Annual Homeowners Meeting was conducted 6:30pm Monday, October 9th, at Library 21c. Quorum was attained by members present and represented by proxy. Camille Blakely and LeRoy Willener were voted to fill positions vacated by David Bunkers and Rick White. Homeowners unanimously ratified the 2024 budget recommending a \$20 increase to annual assessments raising them to \$365. Invoices should arrive December 1st and payment is due January 1st. Nancy Clewell presented a detailed wildflower proposal for the North Common Area at an estimated cost of \$625. It was approved and funded by the Board. Learn more about this and other items of discussion at the Deer Creek website, www.deercreekcos.com. Scroll down the Home page and find 2023 Annual Meeting Handouts under Community Interest.

Other Items of Interest

- On October 24th, an Indiana Company filed to build another 276 apartments on 12 acres southeast of Voyager and Spectrum Loop.
- Colorado Springs Utilities is replacing a wastewater pipeline under Interquest from Federal to I-25 from now to mid-December.
- 2023 election ballots are due by 7 pm on November 7th and may be deposited without postage at the Library 21c parking lot ballot box.
- Olive Real Estate sent notice that this year's North Gate Business Owners Association assessment will be \$73.50 for residents.
 - 25% of total, \$135,487.50 divided among 1844 residences.
 - \$3.10 increase (4%) over 2022, due by February 1st, 2024.
 - Remember to subtract \$10 if you paid a check fee last year.**
- The Colorado Task Force formed under HB23-1105 to examine issues confronting HOA homeowners' rights met October 24th.
 - They must prepare a report to the Governor by April 15, 2024.
 - No word from elected officials since September 7th when they requested documents about our complaint against NGBOA.

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	1 Nov 23	5:00 pm	TBA

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.**



NOTICE

City Ordinance 3.4.202 requires residents to clear snow from sidewalks 24 hours after snow stops falling. Failure to comply can result in Code Enforcement issuing a fine, or a lawsuit stemming from injury. Let's remain neighborly and keep our walks clear, and when needed, help others who need help keeping their walks clear. We thank you.

Happy Thanksgiving

Thanksgiving is modeled on a 1621 harvest feast shared by the English colonists (Pilgrims) of Plymouth and the Wampanoag people. Plymouth's Thanksgiving began with a few colonists going out "fowling," possibly for turkeys but more probably for the easier prey of geese and ducks, since they "in one day killed as much as...served the company almost a week." Next, 90 or so Wampanoag made a surprise appearance at the settlement's gate, doubtlessly unnerving the 50 or so colonists. Nevertheless, over the next few days the two groups socialized without incident. The Wampanoag contributed venison to the feast, which included the fowl and probably fish, eels, shellfish, stews, vegetables, and beer. Since Plymouth had few buildings and manufactured goods, most people ate outside while sitting on the ground or on barrels with plates on their laps. The men fired guns, ran races, and drank liquor, struggling to speak in broken English and Wampanoag. This was a rather disorderly affair, but it sealed a treaty between the two groups that lasted over fifty years later. Centuries later, Thanksgiving is a cherished American tradition.

<https://www.britannica.com/topic/Thanksgiving-Day>

Winter Lawn Care

Colorado winters can be tough on your lawn. From hard freezes to snow, and even dry periods, all can damage your lawn. Here are some things you can do to help your lawn better survive winter.

- **Clean up.** Leaves and debris can keep your lawn from breathing and kill it. Clean up before the first snow so your yard can soak in the moisture and breathe once it has melted away.
- **Keep Mowing.** Depending on weather, lawns can continue growing through December. If grass grows too long it can lead to the same problems as leaves and debris. Don't stop mowing too early.
- **Minimize Traffic.** Once your lawn goes dormant, foot traffic can cause damage your grass and prevent greening in the spring. Keep the wear and tear on your lawn to a minimum.
- **Don't Over Salt.** Salt and ice-melts can damage your grass and cause long-term problems. Keep them on your pavements, not your yard.
- **Fertilize.** A winterizing fertilizer will help keep your lawn fed during winter. Aeration is also recommended to ensure the nutrients get all the way down to the roots.

<https://bigfootturf.com/colorado-winter-lawn-care/>

2024 Deer Creek Assessments

\$365 for the year. Payments due by January 1st. Late after January 10th. Expect an invoice and payment instructions early in December.

Field-of-Dreams Initiative

Want to help improve our common areas? Contact Kim Caves about the South Common Area, kpietszak@gmail.com.

"One can acquire everything in solitude except character."

— Stendhal