



Deer Creek Newsletter

December 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.

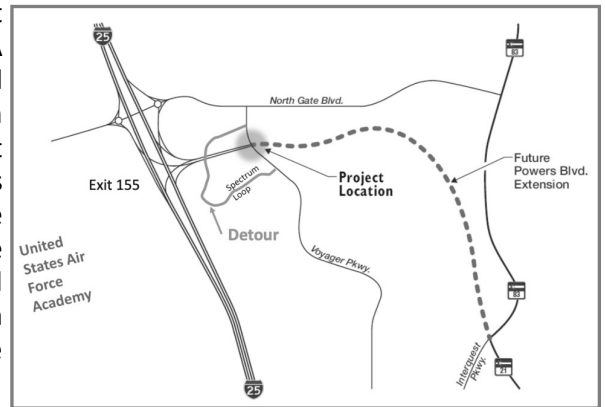
2024 HOA Assessments

Payment Due January 1st

By now all homeowners should have received an invoice for their 2024 HOA assessment. Inflation necessitated an increase to \$365 as approved at the October Annual Meeting. There are two ways to pay: 1) online, or 2) by mail. If you're mailing a check, please allow sufficient time for it to be delivered to Diversified Management offices in Phoenix. If you want to pay online, please note that Diversified now has a new payment portal at www.deercreekcos.org. You will also find a link from our HOA website at www.deercreekcos.com. Your former login will work at this new site, or you can request a login if you don't already have one. In accordance with Deer Creek collections policy (available on website), assessments are due by January 1st, and deemed late after the 10th. Most of the money pays for trash service, so please don't be late.

Voyager Parkway North Closed

Voyager Parkway north is closed until September 2024. The road was closed to build an underpass that will be part of the extension linking Powers Blvd. to I-25. Vehicles driving north on Voyager are being detoured onto Spectrum Loop around construction. Vehicles may still take the Voyager exit (155) from I-25. KOAA News 5 says the goal is to have construction done before Sunset Amphitheater opens next year. The venue will accommodate 8,000 spectators and host 50 concerts a year. The new bridge will cost \$20 million.



2024 HOA Calendar

#	Event	Date	Time	Location
1.	1Q Board Meeting	13 Feb 24	6:30 pm	TBD
2.	2Q Board Meeting	14 May 24	6:30 pm	TBD
3.	Annual Garage Sale & Picnic	TBD	TBD	TBD
4.	3Q Board Meeting	13 Aug 24	6:30 pm	TBD
5.	Annual Homeowners Meeting	10 Oct 24	6:00 pm	Library 21c
6.	4Q Board Meeting	12 Nov 24	6:30 pm	TBD

Visit us at www.deercreekcos.com (no login necessary)

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

October 2023 - Year-to-Date Summary

Homeowner Assessments	53,475
Other Income	144
Total Income	53,619
Trash Services	24,309
HOA Management Fees	12,520
Other Operating Expenses	5,635
Total Expenses	42,464
Operating Income - 10-31-23	11,155
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Cash Position	
Operating Cash at 10-31-23	17,391
Certificates of Deposits - 10-31-23	24,348
Cash Reserves at 10-31-23	16,424
Total HOA Cash 10-31-23	58,163
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2023 Assessments	
2023 Assessments	53,475
Assessment Collections - as of 10-31-23	53,475

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.

Winter Slumber Brings Dreams of Spring

Perhaps you noticed two new signs along the north end of Ridgeline? They mark the start of an ambitious new project to improve the North Common Area. Nancy Clewell and her husband planted wildflower seeds after the first snow in hopes they will germinate over the winter and erupt into a profusion of color come next spring. The wildflowers will not only enliven our hillside but also stabilize the soil and attract more pollinators to the area. The HOA contributed \$625 to the project, but we can't thank the Clewells enough for all their dedication and effort.



Our Property Taxes

The average price of a new Colorado home increased 34% from \$620K in 2020 to \$830K in 2022, meaning property taxes would rise a similar percentage when next assessed in 2023. To alleviate this giant tax increase on homeowners, Proposition HH proposed reducing property taxes in exchange for keeping other collections that otherwise would be refunded under TABOR. The Colorado Taxpayer Bill of Rights adopted in 1992 generally caps property taxes to no more than inflation plus local growth. Taxes collected in excess of this cap must be refunded, unless waived by a local ballot initiative. Among its provisions, Proposition HH would have altered TABOR refunds in favor of homeowners at the expense of other taxpayers. On November 2nd, 61% of Colorado voters rejected Proposition HH. On November 17th, Governor Polis convened a special session of the Colorado General Assembly to seek an alternative solution to the pending property tax crisis. On November 20th Governor Polis signed Senate Bill 23B-1 reducing property taxes from 6.765% to 6.7% while increasing homeowner exemptions from \$15,000 to \$55,000. Critics say it isn't enough. Supporters are happy everybody still gets a TABOR refund.

2024 Northgate Assessment

Olive Real estate says they will mail invoices in December for the \$73.50 Northgate assessment announced in September.

Field-of-Dreams Initiative

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

"Invention is continually exercised, to furnish new pretenses for revenues and taxation."
— Thomas Paine