



Deer Creek Newsletter

January 2024

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
Republic Services <i>Www.republicsercies.com</i>	Trash Company (844)737-8254
HOA Website <i>https://www.deercreekcos.com/</i>	



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.

Happy New Year!

2024 Community Resolutions

It is customary around New Year for people to resolve to improve themselves and harness the untapped potential of the future to become healthier and happier. We would like to suggest a few additional resolutions to help make this a healthier and happier community:

1. May there be no late payments resulting in assessed penalties.
2. May there be no infractions resulting in assessed fees.
3. May more discourse result in fewer disputes.
4. May there be more volunteers supporting more events.
5. May we all look out for and help one another.

HOA Annual Rhythm

Winter, spring, summer, and fall, your HOA remains busy all year round. In winter, your HOA is preoccupied with finances, following up on delinquencies and fulfilling tax and audit requirements. In spring they contract for common area maintenance and start planning for the annual garage sale and picnic. Over summer the HOA works closely with the management company to enforce community standards. In fall your HOA renews trash and management contracts and drafts next year's budget in preparation for the annual meeting and the election of new officers. Your HOA also serves to address complaints, represent interests, contain costs, and generally make this a better place to live.

2024 Deer Creek Assessment

The 2024 Deer Creek annual assessment of \$365 will be late if not received by January 10th. Make payment at www.deercreekcos.org.

2024 Northgate Assessment

The 2024 Northgate annual assessment of \$73.5 is due February 1st. Make payment at <https://olivere.twa.rentmanager.com/>.

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

November 2023 - Year-to-Date Summary

Homeowner Assessments	53,475
Other Income	145
Total Income	53,620
Trash Services	24,309
HOA Management Fees	13,772
Other Operating Expenses	9,184
Total Expenses	47,265
Operating Income - 11-30-23	6,355
Operating Income - 11-30-22	4,846
Cash Position	
Operating Cash at 11-30-23	24,138
Certificates of Deposits - 11-30-23	30,435
Cash Reserves at 11-30-23	10,427
Total HOA Cash 11-30-23	65,000
Total HOA Cash 11-30-22	56,784

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.

Dog Stick Library

You may have noticed a little wooden box called a Dog Stick Library near the mailboxes on Snowflake Dr. last month. It was a trial to see if Deer Creek dogs and their people were interested in sharing sticks and balls to play with on their daily walks. The location was chosen because of the dog walking traffic on Snowflake and the proximity to a walkway leading to a large common area. The Dog Stick Library was removed due to the news of a deadly respiratory virus affecting dogs. If you would like to see it returned after the danger of disease is over, or have any questions or comments regarding this, please email Fred Peiffer at Silverton73@icloud.com.



Notice of HOA Board Meeting

In accordance with HOA Bylaws and Policies, the next meeting of the Board of Directors will convene 6:30 pm Monday, February 13th, at a location to be announced. Residents may attend and voice concerns during the first fifteen minutes. The agenda is tentatively set as follows:

- 6:30-6:35 Call to Order
- 6:35-6:50 Member Forum
- 6:50-6:55 Minutes of Last Board Meeting
- 6:55-7:05 Financial Report
- 7:05-7:20 Committee Reports
- 7:20-7:30 Unfinished Business
- 7:30-7:55 New Business
- 7:55-8:00 Adjourn

Did You Know?

- 2001 *Articles of Incorporation* give HOA its legal authority.
- 2001 *Covenants* state **what** HOA is legally authorized to do.
- 2001 *Bylaws* and supporting policies say **how** HOA should do things.
- 2014 *Design Guidelines* set standards for exterior modifications.
- **Find all these documents at our website, www.deercreekcos.com**

Field-of-Dreams Initiative

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

"The greatness of a community is most accurately measured by the compassionate actions of its members." — Coretta Scott King