



Deer Creek Newsletter

February 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 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.

BoD Meetings

Past & Pending

Meetings of the Deer Creek Board of Directors are governed by Article III of the Bylaws and a 2014 policy on Procedures for Conducting Meetings (all available at HOA website). The Bylaws require the BoD meet at least once annually, but it has become customary to meet quarterly. Homeowners must be notified 15 to 30 days in advance of any meeting and have the right to speak during the first 15 minutes. It is recommended that owners wishing to speak notify the Board in advance of the meeting (email contacts listed at left). Owners are limited because the HOA can be charged overtime for meetings that run over, though Diversified Management has been very accommodating.

The 2024 Board of Directors first met on November 12th, 2023. The meeting focused on the usual review of finances and discussion of events for 2024. The official minutes will be posted on the HOA website after they are approved at the next BoD meeting.

According to Sharon Wood, the focus of the next BoD meeting will be discussion of proposed snow removal and landscape contracts for 2024, and the beginning of plans for the community picnic, the garage sale, and plans for the south common area. She invites any community members to attend the beginning of the meeting to address any ideas or concerns they may want to share. As indicated on the 2024 HOA Calendar below, the next HOA meeting will convene 6:30 pm on February 13th, at 2102 Silver Creek Dr.

Careful at Crossroads

Please be extra cautious at Snowflake and Ridgeline. Too many vehicles have been observed ignoring the 4-way stop.

Remove Holiday Lights

Design Guidelines 5.2.3 require holiday lights and accessories to be removed by January 31st. Find all HOA docs at www.deercreekcos.com.

2024 HOA Calendar

#	Event	Date	Time	Location
1.	1Q Board Meeting	13 Feb 24	6:30 pm	2102 Silver Creek
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

December 2023 - Year-to-Date Summary	
Homeowner Assessments	53,475
Other Income	147
Total Income	53,622
Trash Services	24,309
HOA Management Fees	15,024
Other Operating Expenses	14,944
Total Expenses	54,278
Operating Income - 12-31-23	(656)
Operating Income - 12-31-22	973
Cash Position	
Operating Cash at 12-31-23	40,964
Certificates of Deposits - 12-31-23	40,973
Cash Reserves at 12-31-23	0
Total HOA Cash 12-31-23	81,936
Total HOA Cash 12-31-22	76,926

Tips to Keep Pipes from Freezing

In the midst of an Arctic Vortex, or just plain Colorado winter, here are some expert tips to help keep your pipes from freezing.

Outdoors

- Turn off water at the shut-off valve for each outdoor spigot.
- Disconnect hoses from outdoor spigots.
- Wrap exposed pipes in hose bibb covers.
- Where possible, consider wrapping pipes with heat tape.

Indoors (when extremely cold outside or household heating fails)

- Open doors under sinks in the bathroom and kitchen.
- Close doors to rooms without fixtures to direct heat to pipes.
- Run some water to keep it moving through pipes.

Learn more at:

<https://plumbineservices.com/help-guides/3-tips-to-keep-pipes-from-freezing-in-colorado>

Colorado Primary Elections

Colorado will conduct two primary elections in 2024. On March 5th, both the Republican and Democrat parties will hold primaries for the position of President of the United States. On June 25th, both parties will again hold primaries to select candidates for respective positions in the US House of Representatives and Colorado House, Senate, and Board of Education.

For the Presidential Primary, the Colorado Secretary of State will mail ballots to eligible voters by February 12th. Eligible voters must be at least 18 years of age, lived in-state 22 days before the election, and not serving a sentence for a felony conviction. Voters affiliated with the Republican or Democrat party will receive one ballot for their party only. Unaffiliated voters will receive two ballots, one for each party, but may return only one. Ballots must be returned by March 5th, 2024.

On December 19th, 2023, the Colorado Supreme Court ruled that former President Donald Trump was ineligible to run for election in Colorado. On December 28th, the Colorado Republican Party appealed the decision to the US Supreme Court. On January 6th 2024 the Supreme Court accepted the case and is expected to make a ruling by February 8th.

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.

HOA BoD Meeting Reminder

Residents may address the HOA Board during the first 15 minutes of the meeting at 6:30 pm on February 13th, 2102 Silver Creek Dr.

Field-of-Dreams Initiative

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

"If you don't vote, you lose the right to complain."

— George Carlin