



Deer Creek Newsletter

March 2024

All the News that Print can Fit

2024 Board of Directors

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

HOA Contacts

Michael Atencio michaela@diversifiedprop.com	Diversified Mgmt.
Sharon Wood saw.dchoa@gmail.com	Design Review
Rick White rwhite3572@gmail.com	Newsletter
Republic Services www.republicservices.com	Trash Company (844)737-8254
HOA Website 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 Meeting Summary

February 13, 2024

The quarterly meeting of the Board of Directors for Deer Creek HOA was held on February 13th, 2024, with a quorum of officers in attendance. Minutes from the November 1, 2023 meeting were approved, as were the December, 2023 financial reports.

Discussion was held concerning the Annual Picnic and Garage Sale for 2024, and the date was set for 6/8/24. Garage Sale will be held from 8-12, and the picnic from 12-3. Location is yet to be decided, but will be reported in the newsletter.

The renovation of the North Common area is underway. Wildflower seeds were sown before the big snow a few weeks ago. Hopefully you have seen the signs identifying the project. Plans for the South common area have yet to be determined, but discussion was held about the possibility of extending the walking path south through that area to connect with the new Palermo community.

In financial news, the Board approved purchase of another CD and the roll-over of the existing CD that is maturing this month.

Discussion was held about the landscape maintenance contract for 2024, and Deer Creek will be continuing to use A Cut Above for these services.

The decision was made to circulate future newsletters via e-mail, rather than support the expense of mailing hard copies to all residents.

The next BOD meeting will be held on May 14, 2024, at 6:00 p.m. at a location to be announced.

Snow Courtesy

Spring begins with the Vernal Equinox (sun crosses north of equator) on March 19th this year. However, March remains the snowiest month in Colorado. Again, we thank those who clear their sidewalk after it snows in compliance with City ordinance 3.4.202. However, we ask that you don't create an obstacle course by pushing your snow into the road.

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	8 Jun 24	8 - 3 pm	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

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.

Newsletter Printing Suspended

The Deer Creek HOA Board of Directors works hard to contain expenses. The \$365 annual assessment we pay is only a fraction of what many neighboring HOAs pay (Flying Horse residents reportedly pay \$350 per month). Most of Deer Creek's assessments go to pay for trash services (54%) and management support fees (28%). Maintenance of the common areas represents the next highest expense at 4% of the budget. Postal expenses associated with mailing the monthly newsletter consumed 2% of the budget. Although this is a seemingly small amount, inflation over the past two years hit the HOA budget hard. The 5.7% (\$20) increase to 2024 HOA assessments was barely sufficient to contend with the 9.59% and 4.06% rates of inflation for 2022 and 2023 respectively. And while inflation may be coming down (2.8% projected for 2024), costs still continue to rise. For this reason, at their last meeting the Board decided to stop printing the newsletter. Instead it will now be emailed to owners and posted on the HOA website, www.deercreekcos.com. We hope you will continue to follow it.

Reviving Your Lawn

March is typically the month where you begin to revive your lawn from its winter slumber. These tips will help create a healthier lawn.

Raking your lawn will promote air flow through the grass blades. This discourages diseases like snow mold. You also want to remove all old leaves that have fallen from your trees. Core aeration also promotes good air flow, and will loosen the soil and help the ground absorb water easier. Aerating stimulates root growth and promotes dense turf. Even though your lawn may still be dormant, you will want to apply the first fertilizer of the year to strengthen and stimulate the grass roots.

Proper mowing is one of the most important facets of lawn care. Proper mowing promotes deeper roots, prevents water loss, and thickens the turf. This in turn allows the lawn to be healthier and reduces weed activity. When mowing, you never want to remove more than 1/3 of the blade of grass at one time. Typical mowing height in Colorado for our Blue Grass lawns is between 2 1/2"-3 1/2." As summer heat approaches, the mowing height should increase towards the 3 1/2" mark. Sharpen your blade. Dull blades can injure grass making it susceptible to disease and detract from its overall appearance.

Learn More: <https://treeandlawncareco.org/monthly-tips/march-tips/>

See a Pothole? Report a Pothole!

Potholes don't fix themselves. See a pothole, report it online to Colorado Springs at <https://coloradosprings.gov/reportpothole>.

Field-of-Dreams Initiative

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

Garage Sale Sign: "Come take my Ex's stuff. It's all gotta go, just like him!"