



Deer Creek Newsletter

April 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.deercreekos.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.

Car Thieves Hit Neighborhood

Simple Precautions Help

Friday evening, March 9th, two trucks were pilfered in the Fieldcrest cul-de-sac. Owners couldn't remember if they locked their vehicle doors. Colorado Springs Police are investigating the incidents as the latest in a series of automobile break-ins in the Northgate area. In the meantime, CSPD gently reminds residents to:

1. Lock your vehicle doors;
2. Remove all bags, coats, and other items;
3. Never leave your keys in your car.

CSPD also asks that if you see something that you believe to be suspicious, don't hesitate to call them at 719.444.7000 for non emergencies, and 911 for emergencies.

In 2022, 3,291 vehicles were stolen in Colorado Springs, the highest on record. That same year, Colorado suffered the highest rate of auto theft in the nation. Follow simple precautions to help protect you.

Trash Service Disrupted

Due to a management oversight, the contract with Republic Services lapsed and trash services will be suspended for the month of April until the new contract begins in May. To help contend with this temporary disruption of service, the HOA is seeking volunteers with trucks to pickup garbage around the neighborhood and haul it down to the waste collection center off Space Village Avenue just north of Peterson Air Force Base. At their last meeting the Board agreed to remunerate volunteers 10¢ a mile for the 25-mile roundtrip to the dump. When asked to comment on this community predicament, one Board Member speaking anonymously said "the whole situation stinks". Another member commented saying they "don't know how they could make such a mess of trash". And yet another member bravely concluded that "Deer Creek will manage to rise above this heap." APRIL FOOLS! NONE OF THIS IS TRUE. DEER CREEK TRASH SERVICES WILL NOT BE DISRUPTED.

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.deercreekos.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

NGBOA Update

For those of you who recall, last year the HOA wrote our State representatives asking for their help with the Northgate Business Owners Association. Deer Creek is subject to annual assessments under NGBOA to maintain common areas along Voyager Drive. We really don't know because under the terms of the 1997 covenant residents have no say in what is maintained nor how funds are spent. We are literally subject to taxation without representation. A 2008 legal opinion identified three options: 1) accept it, 2) fight it in court, or 3) seek legislative recourse. For years we accepted it as our share of maintaining the community. Then in 2022 we learned not all Northgate communities are contributing equally. Specifically, the ~2500 homeowners in Flying Horse and The Farm are exempt from the NGBOA assessment. Since a lawsuit is cost-prohibitive, we sought legislative action. After sending the letters, we heard from a staffer, but never received a reply. Update: on March 23rd we presented our case in-person to Rose Pugliese, HD14, and she said she would reply. Standing by.

Protecting Your Landscape

Late spring snowstorms can be hard on our landscapes. Along the Front Range, the last spring frost usually occurs during the first two weeks in May. That's why older Colorado gardeners will tell you not to plant your summer plants before Mother's Day.

Meantime, if you have any spring blooming plants, like daffodils, Callery pears, or other fruit trees, the cold temperatures can freeze the flowers. One solution is to cover your plants with what's called a frost blanket or floating row cover. It's a very simple light weight material that will trap heat and keep your plants warm several degrees above the outside air. Also, it's light enough that it won't crush your plants and still lets light through. These work a lot better than an old sheet or blanket.

Heavy snow accumulation can break branches on trees and shrubs. So, if we get a storm and you see a lot of snow piling up on the branches, it's worthwhile to grab a broom and knock the snow off your most vulnerable plants. Pay special attention to your upright junipers and shade trees, since these tend to be the plants that get damaged by heavy spring snow.

As our yards begin to wake in April sunshine, remember we need to protect them from the snows and freezes that still remain ahead.

Learn More: <https://coloradoyardcare.com/2017/04/06/april-yard-care-tasks/>



Please contact a Board member if you are interested in helping with the Annual Garage Sale/Picnic

Report Pot Holes

Potholes don't fix themselves. See a pothole, report it online to Colorado Springs at <https://coloradosprings.gov/reportpothole>. They will send a crew around to fill it within two weeks. Thank you for the favor you will be doing for your vehicle and the community.



Here's Your Sign!

Like a "Drive 25" sign to place in your yard? The HOA has a limited number remaining. Contact Sharon Wood if you'd like to have one.

Field-of-Dreams Initiative

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

"My neighbor named his dog 5 Miles so he could say everyday 'he walked 5 Miles'. Well this morning I ran over 5 Miles."