



# Deer Creek Newsletter

July 2024

All the News that Print can Fit

## 2024 Board of Directors

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

## HOA Contacts

<b>Michael Atencio</b> Mike.atencio@rowcal.com	<b>RowCal Mgmt.</b>
<b>Sharon Wood</b> saw.dchoa@gmail.com	<b>Design Review</b>
<b>Rick White</b> rwhite3572@gmail.com	<b>Newsletter</b>
<b>Republic Services</b> www.republicservices.com	<b>Trash Company</b> (844)737-8254
<b>HOA Website</b> www.deercreekcos.com	

## New RowCal Management

### Helpful Insights for Transfer

Last month we learned that Diversified Association Management “partnered” with RowCal Management effective July 1st. Michael Atencio will remain our managing agent, otherwise all other transactions must be directed through the RowCal “Homeowner Portal” at [www.rowcal.com](http://www.rowcal.com). All homeowners should have received a welcome packet with instructions how to open an account. If you didn’t, call the RowCal “Care Team” at (719) 471-1703 during business hours to request your packet (select option “0” to speak to an agent). It contains important information including your account number which will be necessary to make any future payments by check.

Creating an account on the RowCal “Homeowner Portal” is pretty standard by today’s conventions. From your internet browser you will first access [rowcal.com](http://rowcal.com). Per instructions, you will select the “Homeowner Login” button at top. Next window you will select the “Sign In” button towards bottom. Next window you will select “Create Account”. Next window you will enter your basic account information and indicate how you would like to be listed in the online directory. After completing the homeowner form, you will select “Register” at bottom and wait for RowCal to send you email confirmation. The email will contain a link to let you set your password. Click the link and set your password. Finally, return to the “Sign In” page and enter your email and password. Congratulations, you now have a RowCal account.

The RowCal “Homeowner Portal” lets you view your account balance, make payments, submit an architectural change request, view a community calendar, and review HOA documents. This last feature is not yet active, but you can still find all HOA documents and other information without logging-in at our public website, [deercreekcos.com](http://deercreekcos.com).

### THANK YOU Mike Hendricks!

In case you missed it, the June 8th Garage Sale & Community Picnic were another success, thanks to our outstanding organizer, Mr. Mike Hendricks!

## 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	2089 Silver Creek
3.	Annual Garage Sale & Picnic	8 Jun 24	8 - 3 pm	Coldstone Way
4.	<b>3Q Board Meeting</b>	<b>13 Aug 24</b>	<b>6:30 pm</b>	<b>TBD</b>
5.	Annual Homeowners Meeting	10 Oct 24	6:00 pm	Library 21c
6.	4Q Board Meeting	12 Nov 24	6:30 pm	TBD



## 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 our HOA website). Email your request to Michael Atencio (above) or submit it through the Homeowner Portal at [rowcal.com](http://rowcal.com). It’s easy and it’s free, and it will save you a lot of headaches later.

Visit us at [www.deercreekcos.com](http://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

March 2024 - Year-to-Date Summary	
Homeowner Assessments	56,575
Other Income	629
<b>Total Income</b>	<b>57,204</b>
Trash Services	7,511
HOA Management Fees	3,944
Other Operating Expenses	491
<b>Total Expenses</b>	<b>11,945</b>
<b>Operating Income - 3-31-24</b>	<b>45,259</b>
<b>Operating Income - 3-31-23</b>	<b>41,193</b>
Cash Position	
Operating Cash at 3-31-24	49,328
Certificates of Deposits - 3-31-24	42,132
Cash Reserves at 3-31-24	1,433
<b>Total HOA Cash 3-31-24</b>	<b>92,893</b>
<b>Total HOA Cash 3-31-23</b>	<b>91,885</b>

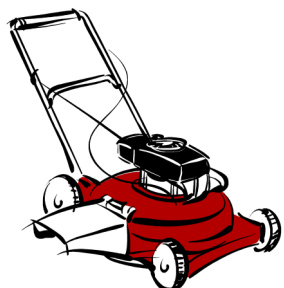
### Don't Approach Wild Animals

Colorado State University warns **not to approach wild animals, especially if they seem sick**. Wild animals can quickly bite. Some carry rabies, hantavirus, even plague. CSU says to call Colorado Parks and Wildlife. CPW is trained to safely handle wild animals. In the Springs, call CPW at 719.227.5200.



### Reliable Lawn Care

James Knapp on Fieldcrest Dr. is a motivated TCA sophomore now taking appointments for lawn care. You can schedule weekly or one-time service. James offers quality mowing and trimming starting at \$40 for most lawns. Call or text him at **(719) 445-7346** to schedule today! (Corrected Number)



## Xeriscape Option

Deer Creek Covenants 6.4.1 stipulates that *“Lot Owners shall maintain, replace and keep in good repair in accordance with the requirements of the... Design Review Guidelines all drainage swales, slopes, trees, shrubs, grass and other landscaping on their Lots.”* (Find Covenants at [deercreekcos.com](http://deercreekcos.com).) After 20 years’ drought, water is becoming an increasingly precious commodity and lush green lawns more expensive. The City now limits watering to no more than three days a week. In recognition of these facts, Deer Creek in 2014 adopted new Design Guidelines facilitating the installation of xeriscape landscapes requiring little or no irrigation. If continually rising water bills are a concern, you may want to consider xeriscaping. Colorado State University offers some good advice addressing conditions unique to Colorado. Just Google “xeriscape CSU” to find their website. The City also offers tips for conserving water by creating a “Water Wise” landscape. Go to [www.csu.org/Page/WaterWiseBasics.aspx](http://www.csu.org/Page/WaterWiseBasics.aspx), or visit a demonstration garden at 2855 Mesa Rd. or 3920 Dublin Blvd. Please remember to run your plans by the Design Review Committee before making any changes (see bottom left front page). More importantly, don’t just let your yard die. Part of the appeal and why we chose to live in Deer Creek was the beautiful appearance of the community. Let us all do our part to maintain that. Thank you.

## 2024 Annual Sale & Picnic

Approximately a dozen homes participated in the Annual Garage Sale Saturday, June 8th. That’s 8% of the 155 homes in Deer Creek, about average for the event. Fortunately the rain held-off for neighbors to enjoy the HOA-sponsored pot-luck picnic starting at noon on Coldstone Way. Mike Hendricks and a small group of volunteers set out tents, tables, and chairs for the event. They also organized games for the many children who attended. Again we had too many leftovers thanks to the generous donations of neighbors. Thank you to all who participated. See more pictures at [www.deercreekcos.com](http://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](mailto:kpietszak@gmail.com).

*“Volunteers do not necessarily have the time; they just have the heart.”*  
 – Elizabeth Andrew