



# Deer Creek Newsletter

August 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>Vacant</b>	<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	

## HOA Cash Reserves

### Purpose & Planning

The Deer Creek HOA maintains a cash reserve currently valued over \$42,000. According to Covenants, 10.1-B, *"The Annual Common Expense Assessments shall include an adequate reserve fund for the maintenance, repair and replacement of those items that must be maintained, repaired or replaced on a periodic basis, and for the payment of insurance deductibles."* Qualifying "items" include the front entrance sign at Snowflake, and the retaining wall at Cypress-Semi Dr. Both are covered by property insurance the HOA is required by State Law to renew annually.

The question is, do we need \$42,000 to cover repairs to these items? The answer is "maybe". It cost \$42,000 to build the retaining wall in 2014. Although it's not impossible, it seems improbable that some accident might require rebuilding the entire wall, or if the HOA would be liable for costs incurred by a third party. If this is indeed the case, then it raises the prospect of what else might we do with the funds?

The HOA Policy on Reserve Studies and Funding allows the Board to consider alternative uses for reserve funds. The HOA Policy and Procedure for Capital Improvements allows reserve funds to be tapped for *"a permanent structural change or the restoration of some aspect of a property that will either enhance the property's overall value, increase its useful life or adapt it to a new use"*. To keep Boards from draining the reserves, the same policy requires all Capital Improvements to be authorized in the Deer Creek Strategic Plan. The last plan was approved in 2016, and all proposed improvements are completed or cancelled.

In the meantime, the HOA Investment of Reserve Policies allows the Board to judiciously invest reserves in order to maximize returns. It was under this policy that the Board began building a CD-ladder in 2023 and continues to maintain it today. The ladder consists of twelve certificates of deposit valued at \$3,000 each. A different CD matures every month, at which time the Board may choose to renew or redeem it. The ladder garnered over \$2,000 interest in the first year. (continued, next page)

## 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. 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>

## 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 Tuesday, August 13th, at a place 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
- 7:30-7:55-6:25 New Business
- 7:55-8:00 Adjourn

### Deer Creek Reserves (con't)

While the Board continues to maintain good stewardship over HOA reserve funds, it is considering future possible capital improvements with the Field-of-Dreams Initiative.

First proposed in 2023, the Field-of-Dreams Initiative seeks to develop a comprehensive plan for improving the Deer Creek South Common Area and possibly reduce its threat hazard. At present, the area must be mowed at least twice yearly to help keep erosion control and yet prevent wildfire. Ms. Kim Caves volunteered to look into the situation and make recommendations. Members of the community are invited to assist (see banner below).

If indeed a plan is presented and approved, the Board will need to abide by current policies before any reserve funds can be expended. First, the Strategic Plan will have to be updated identifying specific Capital Improvements and their costs. Second, the Strategic Plan will have to be approved by a two-thirds majority attending the Annual Members' Meeting or a Special Members' Meeting as stipulated in the Bylaws. Only then may reserve funds be committed for expenditure.

If this sounds unnecessarily complex, please understand that the procedures are meant to protect the community. It took three years to rebuild reserves after the Board drained them to build the retaining wall in 2014. Policies were enacted to keep the HOA from becoming similarly exposed and forcing a Special Assessment if anything had happened.

### Looking for Summer Volunteer Credits?

The HOA is looking for a volunteer to maintain the dog station along Ridgeline Dr. The station needs to be emptied and bags replaced weekly. If you're a student looking for summer volunteer credits, this might be the job for you! Please contact a Board member today!



### 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)



#### CSU "Water Wise" Reminder

During this hot summer... Water yards no more than three times a week. Don't water between 10 and 6 daily to reduce evaporation.

#### 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).

*"It's a smile, it's a kiss, it's a sip of wine... it's summertime!"*

– Kenny Chesney