



Deer Creek Newsletter

June 2026

All the News that Print can Fit

2026 Board of Directors

Matthew Koziolk 1947 Snowflake Dr. koziolkmatthew@gmail.com	President 2025-2028
Jim Tiedemann 2005 Silver Creek Dr. jtedds@comcast.net	Vice President 2024-2027
John Stewart 2029 Silver Creek Dr. jks261@gmail.com	Treasurer 2024-2027
Nancy Clewell 2231 Fieldcrest Dr. fancynancyclewell@gmail.com	Secretary 2025-2028
LeRoy Willener 1923 Snowflake Dr. polarisleroy@comcast.net	Member at Large 2023-2026

HOA Contacts

Kate Newbill 3630 Sinton Rd., Suite 300, COS 80907 kate.newbill@rowcal.com	RowCal Mgmt.
Nancy Clewell fancynancyclewell@gmail.com	Design Review
Rick White rwhite3572@gmail.com	Newsletter
Republic Services www.republicservices.com	Trash Company (844)737-8254
HOA Website www.deercreekcscos.com	

Design Review

The HOA enhances property values by keeping a basic set of standards. It was likely the result of that effort that attracted you to Deer Creek in the first place. But the HOA needs your help. **Before making any exterior design changes, please submit your plans for design review.** It's easy and it's free, and it will save you a headache later. Please login to rowcal.com and submit your plans at the earliest opportunity. Your HOA thanks you!

Summer Landscapes

Obligations & Options

Section 38-33.3-301 of the Colorado Common Interest Ownership Act governs the organization and operation of Homeowner Associations. The Colorado Law was enacted in 1992 to promote effective and efficient property management through a clear, comprehensive, and uniform framework for the creation and operation of common interest communities. Deer Creek was established by Articles of Incorporation filed April 5th, 2001, and is governed by Covenants filed December 6th, 2001 comporting with applicable provisions of Colorado Law. Section 6.4.1 requires all homeowners to *"maintain, replace and keep in good repair the interior and exterior of their Dwellings."* Section 6.4.1 further stipulates that homes must be maintained according to standards established in the Covenants and adopted Design Guidelines. **If a homeowner fails to comply, Section 6.4.2 authorizes the Board of Directors to direct such work necessary and charge the costs to the homeowner "together with any administrative, legal, financing or collection costs thereof..."** As we enter into the summer months, the most noticeable aspect of a home's exterior maintenance is its landscape. As with the rest of Colorado, Deer Creek has suffered the ravages of a dry winter and cold spring. As such, many lawns exhibit dead patches and trees and shrubs that did not make it. Given the prevailing conditions of drought and increasing costs of irrigation, the lush lawns of past decades may no longer be financially sustainable. That is fine. There are alternatives. Deer Creek Design Guidelines were overhauled in 2014 to account for the increasing incidence of drought and accommodate all manner of xeriscaping, landscape designs requiring little or no irrigation. Does that mean you can just tear out your grass and trees and replace them with rock? No. You must still go through Design Review to ensure compliance. It's quick and free. But what you shouldn't do is ignore your yard and force the Board to take actions nobody wants to take. We have a beautiful community. Let us all work together to keep it that way.

2026 HOA Calendar

#	Event	Date	Time	Location
1.	1Q Board Meeting	10 Feb 26	6:00 pm	2231 Fieldcrest Dr.
2.	2Q Board Meeting	12 May 26	6:00 pm	2005 Silver Creek
3.	Annual Garage Sale	N/A	N/A	Canceled
4.	3Q Board Meeting	11 Aug 26	6:00 pm	1923 Snowflake Dr.
5.	Annual Homeowners Meeting	8 Oct 26	6:00 pm	Library 21c
6.	4Q Board Meeting	10 Nov 26	6:00 pm	2029 Silver Creek

Visit us at www.deercreekcscos.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, Ken Casey, 719.385.5015
- County: D1, Holly Williams, 719.520.6411

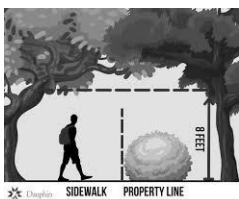
Deer Creek HOA Financial Highlights

April 2026 - Year-to-Date Summary

Operating Budget			
Assessments	100%	\$	56,575.00
Delinquency Income		\$	749.95
Investment Income		\$	54.44
Total Operating Income	101%	\$	57,379.39
Operating Expenses			
Administration	6%	\$	1,108.92
Insurance	0%	\$	-
Trash Service	63%	\$	11,451.56
Landscaping & Irrigation	2%	\$	450.00
Professional Services	29%	\$	5,258.00
Total Operating Expenses	32%	\$	18,268.48
Operating Budget Balance	68%	\$	39,110.91
Reserve Funds			
Certificates of Deposit		\$	44,783.18
Total Reserve Funds		\$	44,783.18
Liabilities & Equity			
Prepaid Assessments		\$	201.76
Retained Earnings (2025 balance)		\$	6,710.28
Total Liabilities & Equity	8%	\$	6,912.04
HOA Financial Balance		\$	90,806.13

Duty to Prune

Colorado Springs Ordinance 4.4.104 requires owners to prune trees overhanging public sidewalks and maintain at least 8-feet clearance between branches and the sidewalk surface. Violations may be reported to Code Enforcement, 719.444.7891.



Noisy Pets Prohibited

Colorado Springs Ordinance 6.7.115 prohibits pets from disturbing the peace, including persistent barking. Violations may be reported to Animal Law Enforcement, 719.302.8798, and owners fined.



May 2026 Board / Community Notes

1. Republic Waste Management has recently changed to top loading trucks with one driver per route. With these changes have come several complaints that the driver has been approaching residents or knocking on doors and incorrectly informing residents they are allowed only one trash bin. **Our contract with Republic allows for 2 additional bags outside of the bin.** Republic Management has been made aware and have been asked to speak with the driver, or if possible, replace the driver. If you encounter a problem with your trash collection, please notify a Board member while also making a report to Republic.

2. Courtesy reminders went out to residents regarding trash/recycle. There were 2 weeks in April when Republic failed to pick up recycling and the bins were left curbside for an extended time. Due to this unforeseen problem the Board voted to have these trash/recycle violations dismissed.

3. A friendly reminder that bins need to be removed from the curb by Monday evening. Per covenants, all bins are required to be out of sight, either inside your garage or in a screened area. Thank you for helping to keep our community looking nice!

4. The North green space hillside erosion project has been moved to the Fall due to the rise in fuel costs and the drought conditions.

5. Due to low participation in the annual garage sale and picnic, and per community feedback, Deer Creek will not be hosting these events this year. However, residents are encouraged to piggy-back off of Flying Horse's Annual Event traffic or hold their own garage sale should they be interested.

NGBOA Sunset Project Update

Efforts continue to try and end the Northgate Business Owners Association according Section 10.1 of the Declarations. Most of May was spent consolidating and reorienting the project to address new concerns. On March 30th Stone Crossing was exempted from NGBOA assessments, raising a question whether they should also be excluded from the petition, reducing our goal by 120 signatures? It was decided to keep them as part of the petition. Although Section 10.2 of the Declarations allows the NGBOA Owner to basically modify the Declarations at will, which is the case with Stone Crossing, it also requires those amendments to be properly recorded with the County Clerk. We don't know if they were. And if they weren't, Stone Crossing may still be subject to NGBOA assessments. For this reason, we will continue to solicit Stone Crossing signatures for our petition. Our goal remains 1381 signatures. To date we have collected 392, only 28%. We still have a long way to go. Please help spread the word.

"The older I get, the smarter my father seems to get."

- Tim Russert

Make payments at rowcal.com. Set up your account today!