



Deer Creek Newsletter

September 2026

All the News that Print can Fit

2026 Board of Directors

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

HOA Contacts

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

Lightning Bursts Water Main

City Begins Immediate Repair



Lightning burst a water main closing Cold Stone Way August 14, 2026.

Friday night, August 14, a lightning strike burst a City water main on Coldstone Way where it intersects Snowflake Drive in Deer Creek. An exceptionally strong thunderstorm swept through around midnight dropping heavy rain and hail. Colorado Springs Utilities said the plastic pipe burst when lightning struck it, superheating the water causing it to explosively vaporize. The resulting acoustic shockwave shook residents out of bed across the community. CSU responded quickly to close the leak and contain the flood, but not before parts of Blueridge and Snowflake were buried in mud. Fortunately, no landscapes were damaged. The City sent out tractors and sweepers to remove the worst of it, and dump trucks to fill the hole. Final repairs were completed August 24th after City crews restored the pavement on Coldstone 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.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, Ken Casey, 719.385.5015
- County: D1, Holly Williams, 719.520.6411

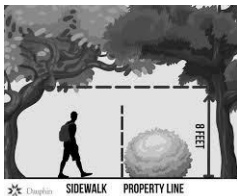
Deer Creek HOA Financial Highlights

July 2026 - Year-to-Date Summary

Operating Budget			
Assessments	100%	\$	56,575.00
Delinquency Income		\$	994.87
Investment Income		\$	108.56
Total Operating Income	102%	\$	57,678.43
Operating Expenses			
Administration	6%	\$	2,209.75
Insurance	5%	\$	1,644.00
Trash Service	56%	\$	20,460.62
Landscaping & Irrigation	7%	\$	2,566.72
Professional Services	26%	\$	9,612.23
Total Operating Expenses	63%	\$	36,493.32
Operating Budget Balance	37%	\$	21,185.11
Reserve Funds			
Certificates of Deposit		\$	45,325.22
Total Reserve Funds		\$	45,325.22
Liabilities & Equity			
Prepaid Assessments		\$	295.79
Retained Earnings (2025 balance)		\$	6,710.28
Total Liabilities & Equity	11%	\$	7,006.07
HOA Financial Balance		\$	73,516.40

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.



Sunset Project Needs Help!

I need help taking the NGBOA Sunset Petition to homes and neighborhoods. I typically go out 10 am to 3 pm Saturdays. Please contact me if you're interested. Rick White. rwhite3572@gmail.com.



NGBOA Sunset Project Update

A petition to end the Northgate Business Owners Assoc. continues to progress. After reconciling signatures from one of our petitions, Estates at Middle Creek fell short of goal. South Valley will also fall when it is reconciled, but should still meet goal. Our current goal is 1261 Owner signatures, 67% excluding Stone Crossing. We have collected 411 valid signatures, placing us 33% to goal. We have until July 10th, 2027 to meet goal.

#	Community	Tally	Pct.
1	Deer Creek	121	78%
2	Estates at Middle Creek	36	56%
3	Greyhawk	8	4%
4	Middle Creek Manor	14	9%
5	Morning View	39	81%
6	Northgate at Highlands	12	4%
7	Promontory Point	42	60%
8	Serenity Park	6	9%
9	South Valley	47	181%
10	Stone Crossing	37	21%
11	Stonewater	7	5%
12	Trail Ridge	34	14%
13	Trail Ridge South	13	13%
14	Villas at Northgate	0	0%
15	Wildwood	20	13%
16	Wildwood Ridge	12	15%
		448	
	Excluding Stone Crossing	411	33%

New Proposal to Tax Solar Panels

On August 25, Colorado City Council voted 6-2 to advance a proposal to tax residential solar panels. Colorado Springs Utilities requested a rate change to level-up costs now imposed on regular customers during peak hours. Solar owners will pick from one of two plans to impose either a fixed or variable monthly fee. Either option will cost an estimated \$38 extra per month, more than doubling current connection fees. New rates will be delayed five years for existing customers until April 2032. City Council will vote on the new plan September 22.

New Members Sought for HOA Board of Directors

New Board members will be elected during the Annual Homeowners Meeting October 8th. One new spot will open when LeRoy Wilner completes his three-year term. Positions are determined by the Board after new members are elected. If you are interested in serving, notify a current Board Member to have your name added to the election ballot. Please submit your nomination before October.

BoD Meeting Highlights

- text

"You don't learn to walk by following rules. You learn by doing and falling."
- Richard Branson