



Deer Creek Newsletter

September 2025

All the News that Print can Fit

2025 Board of Directors

Sharon Wood 2089 Silver Creek Dr. saw.dchoa@gmail.com	President 2022-2025
Jim Tiedemann 2005 Silver Creek Dr. jteeds@comcast.net	Vice President 2024-2027
John Stewart 2029 Silver Creek Dr. jks261@gmail.com	Treasurer 2024-2027
Heather Evans 2262 Fieldcrest Dr. hevans719@gmail.com	Secretary 2022-2025
LeRoy Willener 1923 Snowflake Dr. polarisleroy@comcast.net	Member-at-Large 2023-2026

HOA Contacts

Michael Atencio 3630 Sinton Rd., Suite 300, COS 80907 mike.atencio@rowcal.com	RowCal 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.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!

CSU Seeks \$600 Tax on Solar Homes Voodoo Economics

Colorado Springs Utilities wants to alter its agreement and charge \$50/month to recoup \$600/year they say it costs other customers for each solar powered home. So says an email notifying solar owners the day after CSU pitched this supposed Robin Hood scheme to City Council. CSU says the costs result from most solar electricity being produced during off-peak hours and not helping during peak loads. Nonsense! Solar homes don't take a dime from other customers. They are compensated with CSU credit at the absolute lowest rate. CSU banks a tidy profit when they sell excess solar on the open market. That credit is then available to offset costs during peak hours. Moreover, CSU is now deploying batteries so they can supplement or sell excess solar during peak hours. Under the current agreement, it takes nearly a decade to recoup the costs of solar installation. If CSU succeeds in altering that agreement and adding a \$50 monthly surcharge, solar customers may never recoup their investment before their panels expire. In this regard, CSU is less Robin Hood and more Al Capone. Contact your City representatives. Email allcouncil@coloradosprings.gov.

Community Bulletin Board Erected

Last month the Board erected a bulletin board along Ridgeline at the top of Laurel Creek Dr. The bulletin board will save costs by eliminating unnecessary mail outs, and also deter homeowners from attaching notices to mailboxes, which the Post Office says is illegal. Although the BoD actively issues updates on email through RowCal, not everybody gets them and not everybody sees them. The bulletin board will help better share community news.



2025 HOA Calendar

#	Event	Date	Time	Location
1.	1Q Board Meeting	11 Feb 25	6:00 pm	1923 Snowflake
2.	2Q Board Meeting	20 May 25	6:00 pm	2262 Fieldcrest
3.	Annual Garage Sale	9-10 May	8-2 pm	Deer Creek
4.	3Q Board Meeting	12 Aug 25	6:00 pm	2005 Silver Creek
5.	Annual Homeowners Meeting	9 Oct 25	6:00 pm	Library 21c
6.	4Q Board Meeting	11 Nov 25	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, Tom Bailey, 719.385.5493
- County: D1, Holly Williams, 719.520.6411

Deer Creek HOA Financial Highlights

July 2025 - Year-to-Date Summary

Operating Budget			
Assessments	100%	\$	56,575.00
Delinquency Income		\$	1,820.35
Investment Income		\$	15.57
Total Operating Income	103%	\$	58,410.92
Operating Expenses			
Administration		\$	2,356.39
Insurance		\$	1,632.00
Trash Service		\$	18,982.14
Landscaping & Irrigation		\$	2,585.97
Professional Services		\$	9,871.50
Total Operating Expenses	61%	\$	35,428.00
Operating Budget Balance	39%	\$	22,982.92
Reserve Funds			
Certificates of Deposit		\$	43,740.96
Total Reserve Funds		\$	43,740.96
Liabilities & Equity			
Prepaid Assessments		\$	368.46
Retained Earnings (2024 balance)		\$	9,118.74
Total Liabilities & Equity	14%	\$	9,487.20
HOA Financial Balance		\$	76,211.08

Stop for School Buses

Schools are back in session which means school buses are back on the road and driving through our neighborhood. Remember, it is illegal to pass a stopped school bus from any direction. Please keep our children safe and stop for school buses.



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.



Board Meeting Highlights

The HOA Board of Directors conducted their quarterly meeting 6-8 pm Tuesday, August 12, at 2005 Silver Creek Dr. Highlights as follow:

- BoD continues to let HOA CDs renew, 14 @\$43,740.96;
- Mike Attencio will see if HOA can purchase Treasury Bills;
- Design Review Committee reported all submissions approved;
- HOA Collection Policy being amended IAW State law;
- 2025 Community Picnic canceled due to no volunteers;
- 2nd Community Bulletin Board planned;
- Annual meeting confirmed at Library 21c October 9th.

Sound Abatement at Ford Amphitheater

Ford Amphitheater continues to make significant changes to address resident noise complaints. The City and venue signed a new agreement that includes construction of sound walls and a sound tunnel to redirect noise away from neighborhoods. Three new sound monitoring stations have also been installed in nearby areas. These measures are part of a multi-million dollar investment aimed at reducing noise and ensuring a more pleasant experience for concert-goers and residents alike. The City contends it remains in compliance with development plans and hasn't violated any ordinances. Mayor Yemi is optimistic about the outcome of these mitigation and monitoring efforts and was appreciative for the venue's investment. He is hopeful both sides will quickly come to terms and Ford Amphitheater will become another jewel in Colorado Springs' crown.

Labor Day

Labor Day is a federal holiday celebrated in the United States on the first Monday of September to honor the social and economic achievements of American workers. It began in the late 19th century, with origins in the labor movement that advocated for better working conditions and wages, and became a national holiday in 1894. The day is marked by parades, picnics, and serves as the unofficial end of summer for many people.

September Lawn Maintenance Tips

For Colorado Springs lawns in September, maintain consistent, less frequent watering to allow deep penetration for the roots, and continue mowing to a height of about 3 inches to protect against cold damage and weeds. You should also consider core aeration to reduce soil compaction, apply fall fertilizer to support winter health, and mulch fallen leaves with your mower instead of bagging them to recycle nutrients and prevent weed germination.

"Labor Day: The one day a year I don't have to pretend to like my boss."

- unknown

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