



# Deer Creek Newsletter

February 2025

All the News that Print can Fit

## 2025 Board of Directors

<b>Sharon Wood</b> 2089 Silver Creek Dr. saw.dchoa@gmail.com	<b>President</b> 2022-2025
<b>Jim Tiedemann</b> 2005 Silver Creek Dr. jtpeeds@comcast.net	<b>Vice President</b> 2024-2027
<b>John Stewart</b> 2029 Silver Creek Dr. jks261@gmail.com	<b>Treasurer</b> 2024-2027
<b>Heather Evans</b> 2262 Fieldcrest Dr. hevans719@gmail.com	<b>Secretary</b> 2022-2025
<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	



## 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](http://rowcal.com) and submit your plans at the earliest opportunity. Your HOA thanks you!

## Recycling Update

### Republic Issuing Conflicting Guidance

Last September we announced Republic Services would remove the \$60 surcharge they added to Deer Creek residents who pay for recycling. In January they issued bills for \$169.28 with the surcharge still added. On January 14th, a Republic agent affirmed the correct amount was \$101.76 and said a refund would be individually issued. Since then, the HOA has been working with Republic to get the refund extended to all Deer Creek residents who recycle. Hopefully we will have an answer soon.

## Scam Alert!

Phone scams continue to grow in number and sophistication. The con artists try to put you into a position where you feel the need to take immediate action. Don't do it. Hang up. Call somebody you trust. Here are some common phone scams to watch for:

- You won the lottery, but you must pay to claim your prize.
- Police need you to pay bail for a family member they jailed.
- A hospital needs money before it can operate on a family member.
- The IRS says it will seize your property if you don't pay back taxes.
- Utilities will cut your service if you don't pay past bills.
- A distressed grandchild asks you to help with financial problems.

**Report scams to the Federal Trade Commission, 1-877-382-4357.**

### Holiday Lighting

In case you forgot, all holiday lights were to be removed by January 31st. Please see 2014 Design Guidelines, 5.2.3.

### 2025 Northgate Assessment

The 2025 Northgate annual assessment of \$75.75 is due February 1st. Make payment at <https://olivere.twa.rentmanager.com/>.

## 2025 HOA Calendar

#	Event	Date	Time	Location
1.	1Q Board Meeting	11 Feb 25	6:00 pm	TBA
2.	2Q Board Meeting	13 May 25	6:00 pm	TBA
3.	Annual Garage Sale & Picnic	TBD	TBD	TBD
4.	3Q Board Meeting	12 Aug 25	6:00 pm	TBA
5.	Annual Homeowners Meeting	9 Oct 25	6:00 pm	Library 21c
6.	4Q Board Meeting	11 Nov 25	6:00 pm	TBA

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

##### December 2024 - Year-to-Date Summary

Operating Budget	
Homeowner Assessments	\$ 56,575.00
Other Income	\$ 1,372.30
<b>Total Operating Income</b>	<b>\$ 57,947.30</b>
Administration	\$ 2,750.81
Insurance	\$ 1,760.00
Trash Service	\$ 31,149.17
Landscaping & Irrigation	\$ 1,552.60
Professional Services	\$ 17,213.50
<b>Total Operating Expenses</b>	<b>\$ 54,426.08</b>
<b>Budget Balance</b>	<b>\$ 3,521.22</b>
Reserve Funds	
Cash Reserves	\$ 966.87
Certificates of Deposit	\$ 42,801.42
<b>Total Reserve Funds</b>	<b>\$ 43,768.29</b>

### Restaurant Review

**Name:** Paris Baguette

**Address:** 1824 Democracy Point, COS 80921

**Theme:** French (pastries & sandwiches)

**Price:** \$10—\$20 per person

**Service:** ★★★★★

**Quality:** ★★★★★

**Visited:** January 26, 2025

**If there's a restaurant you'd like to share, send your review to [rwhite3572@gmail.com](mailto:rwhite3572@gmail.com).**

### Report Pot Holes

Potholes don't fix themselves. See a pothole, report it online to Colorado Springs at <https://coloradosprings.gov/reportpothole>. They will send a crew around to fill it within two weeks. Thank you for the favor you will be doing for your vehicle and the community.



*The HOA doesn't endorse any advertised services.*

## Notice of Meeting: HOA Board

In accordance with Deer Creek Bylaws and Policies, the next meeting of the HOA Board of Directors will convene 6:00 pm at a location to be announced, February 11th, 2025. Residents may attend and voice concerns during the first fifteen minutes. The agenda is tentatively set as follows:

- 6:00-6:05 Call to Order
- 6:05-6:20 Member Forum
- 6:20-6:25 Minutes Last Board Meeting
- 6:25-6:40 Financial Report
- 6:40-7:00 Committee Reports
- 7:00-7:10 Unfinished Business
- 7:10-7:25 New Business
- 7:25-7:30 Adjourn

## BoD Members Register in FINCEN

In 2021 the President signed into law the Corporate Transparency Act (CTA). The law is meant to combat financial crimes such as money laundering, terrorist financing, and tax evasion. The law went into effect January 1st, 2024. It requires most corporations, LLCs, and other financial entities to register with the Financial Crimes Enforcement Network (FinCEN) with the US Treasury Department. HOA Board Members were required to register with FinCEN by January 1st, 2025.

## Don't Forget Valentine's Day!

Valentine's day traces its origins to ancient Rome and the Feast of Lupercalia celebrating Juno, the Goddess of Women and Marriage. The festival was later associated with the legend of Valentinus, a Roman priest who married young couples in defiance of Emperor Claudius who suspended marriage in order to recruit soldiers for his legions. In 498 AD, Pope Gelasius formally recognized February 14th in honor of Saint Valentine. Today, Valentine's Day is celebrated across most of Europe and the Americas. Among the many customs is the exchange of love notes called 'Valentines'. The tradition is said to have begun in 1415 when Charles, the Duke of Orleans, sent the first known Valentine to his wife from prison. More cards are exchanged on Valentine's Day than any other holiday except Christmas. Chocolates and flowers are also popularly exchanged on this date. Regardless of its origins, a day celebrating love and romance helps warm our hearts in mid-winter, and reminds us of the coming bloom of spring.

### King Soopers Opens!

On January 22nd, King Soopers opened a long-awaited super store and gas station northeast of Flying Horse at 2731 North Gate Blvd.

*"Love is composed of a single soul inhabiting two bodies."*

— Aristotle