



# Deer Creek Newsletter

May 2026

All the News that Print can Fit

## 2026 Board of Directors

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

## HOA Contacts

<b>Kate Newbill</b>	<b>RowCal Mgmt.</b>
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<i>kate.newbill@rowcal.com</i>	
<b>Nancy Clewell</b>	<b>Design Review</b>
<i>fancynancyclewell@gmail.com</i>	
<b>Rick White</b>	<b>Newsletter</b>
<i>rwhite3572@gmail.com</i>	
<b>Republic Services</b>	<b>Trash Company</b>
<i>www.republicservices.com</i>	<i>(844)737-8254</i>
<b>HOA Website</b>	
<i>www.deercreekcos.com</i>	

## 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!

## Quarterly Financial Review

### Expenditures 5% Over Budget

	Proposed	Actual	\$ Delta	% Delta	Notes	Flags
	20261Q	31-Mar-26				
<b>Income Accounts</b>						
Homeowner Assessments	\$ 14,143.75	\$ 13,633.73	\$ (510.02)	-4%		
<b>Total Income (155 x \$365)</b>	<b>\$56,575.00</b>	<b>\$57,182.56</b>	<b>\$ 607.56</b>	<b>1%</b>	<b>1</b>	
<b>Expense Accounts</b>						
<b>Administrative Expenses</b>						
General Administration	\$ 711.69	\$ 766.69	\$ 55.00	8%	2	High
Community Events	\$ -	\$ -	\$ -	0%	3	
Bad Debt	\$ 5.00	\$ -	\$ (5.00)	-100%	4	
Website (rolled into Gen Admin)	\$ -	\$ -	\$ -	0%	5	
<b>Insurance Expenses</b>						
Property & Liability Insurance	\$ -	\$ -	\$ -	0%	6	
<b>Utilities</b>						
Trash Removal Service	\$ 7,750.00	\$ 8,473.54	\$ 723.54	9%	7	High
<b>Landscaping &amp; Irrigation</b>						
Landscaping Contract	\$ -	\$ -	\$ -	0%	8	
Landscaping Other	\$ -	\$ -	\$ -	0%	9	
Snow Removal & Supplies	\$ 137.50	\$ 450.00	\$ 312.50	227%	10	High
<b>Professional Services</b>						
Audit & Tax Services	\$ 70.00	\$ -	\$ (70.00)	-100%	11	Missing
Legal Services - Collections	\$ 250.00	\$ -	\$ (250.00)	-100%	12	
Legal Services - General Counsel	\$ 103.56	\$ -	\$ (103.56)	-100%	13	
Management Fees	\$ 3,943.50	\$ 3,943.50	\$ -	0%	14	
<b>Total Expenses</b>	<b>\$14,143.75</b>	<b>\$13,633.73</b>	<b>\$ 662.48</b>	<b>5%</b>	<b>15</b>	

Higher than expected administrative, trash, and snow removal costs (Notes 2, 7, 10, & 11) place HOA quarterly expenditures 5% (\$662.48) above the projected 2026 budget (Note 15). Expenditures should be marginally higher than shown, but costs for the annually required audit and tax services (\$70 in 2025) were not listed in the RowCal March Financial Report. If current conditions hold through the end of the year, total expenses will exceed the projected budget by 6% (\$3,426.66). This does not present a problem as the HOA retained \$6,710.28 leftover from last year's budget, and has \$44,782.28 in reserves (see budget summary on next page). It should also be remembered the Board of Directors must present next year's budget at the October Annual Meeting, fully three months before the current fiscal year ends in December. Small margins of error are not unexpected, and the fact they are small is commendable.

## 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	TBD	TBD	TBD
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](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, TBD, 719.385.5493
- County: D1, Holly Williams, 719.520.6411

### Deer Creek HOA Financial Highlights

March 2026 - Year-to-Date Summary

Operating Budget			
Assessments	100%	\$	56,575.00
Delinquency Income		\$	567.07
Investment Income		\$	40.49
<b>Total Operating Income</b>	<b>101%</b>	<b>\$</b>	<b>57,182.56</b>
Operating Expenses			
Administration	6%	\$	766.69
Insurance	0%	\$	-
Trash Service	62%	\$	8,473.54
Landscaping & Irrigation	3%	\$	450.00
Professional Services	29%	\$	3,943.50
<b>Total Operating Expenses</b>	<b>24%</b>	<b>\$</b>	<b>13,633.73</b>
<b>Operating Budget Balance</b>	<b>76%</b>	<b>\$</b>	<b>43,548.83</b>
Reserve Funds			
Certificates of Deposit		\$	44,782.28
<b>Total Reserve Funds</b>		<b>\$</b>	<b>44,782.28</b>
Liabilities & Equity			
Prepaid Assessments		\$	171.34
Retained Earnings (2025 balance)		\$	6,710.28
<b>Total Liabilities &amp; Equity</b>	<b>8%</b>	<b>\$</b>	<b>6,881.62</b>
<b>HOA Financial Balance</b>		<b>\$</b>	<b>95,212.73</b>

## Report Potholes

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



## 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.



## NGBOA Sunset Project Update

April weather and other circumstances slowed progress on the petition to end taxation without representation by the Northgate Business Owners Association. Deer Creek and South Valley are the only two communities out of sixteen who have collected signatures from 67% of Owners according to Declarations.

In a surprise move, NGBOA exempted Stone Crossing from paying assessments. An email sent to residents March 30<sup>th</sup> said “NGBOA possesses no legal declaration that Stone Crossing is included”. The decision was likely precipitated by legal action initiated in February. It is not known how this decision may yet impact Deer Creek and other communities. Comments reportedly made at the NGBOA Town Hall meeting indicated there would be no further exemptions.

At the March 31<sup>st</sup> NGBOA Town Hall meeting, a Mr. Erickson living in Flying Horse was introduced as the current NGBOA President and Declarant identified in the Declarations. Reportedly, Mr. Erickson told the audience that **the Declarant’s permission was required to withdraw from NGBOA** and he had no intention of giving it. He further expected that Stone Crossing would return to NGBOA after the HOA President addressed residents and the Board.

Based on reports, it appears the matter with Stone Crossing is not yet finally resolved. As for needing the Declarant’s permission to withdraw, **that is true under Section 10.1 regarding amendments, but not under Section 10.3 regarding the sunset clause**. Our petition lives. Let us use this opportunity to end taxation without representation.

## Memorial Day Remembrance

Memorial Day, May 25th honors American military who died in service. It began after the Civil War claimed 620,000 American lives, 2% of the US population. Initially called Decoration Day, it involved placing flowers on the graves of soldiers to honor their sacrifice. The first national observance was proclaimed in 1868 to honor Union soldiers. After World War I, Memorial Day expanded to honor all US military personnel who died in any war. In 1968, Congress set Memorial Day on the last Monday in May, and in 1971, made it an official Federal holiday.

Memorial Day still honors those who sacrificed by placing flowers and flags on veterans’ graves. It is also commemorated by parades, speeches, and ceremonies across the country. Traditionally, Memorial Day also marks the unofficial start of summer.

Unlike Veterans Day, which celebrates all who have served in the military, Memorial Day specifically commemorates those who died in service. Armed Forces Day, observed earlier in May, honors currently serving personnel, making Memorial Day the primary day of national reflection for fallen soldiers, sailors, airmen, and marines.

“A nation that does not honor its heroes will not long endure .”

- Abraham Lincoln