



Deer Creek Newsletter

October 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.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!

Annual Meeting October 9th

Quorum Needed to Approve Business

This year's Annual Meeting will convene 6:00 pm Thursday, October 9th, at Library 21c. An email notice to owners included 2024 Minutes, 2026 Proposed Budget, Board Nomination Form, Election Ballot, and Proxy Form. Please send in the Proxy if you can't attend as it will help make quorum. The 2026 Proposed Budget remains the same, meaning **the Annual Assessment will remain at \$365** (see below). The budget is automatically approved unless 104 (67%) homeowners vote to reject it (Covenants 10.4). Two new officers will be elected to replace Sharon Wood and Heather Evans who honorably completed their 3-year terms. Nominations may be submitted in advance or at the meeting (ByLaws IV.4). Positions are decided among the Board Members within 10-days of election (ByLaws V.2 & IV.7). All homeowners are welcome.

2026 Proposed Budget

Income Accounts (155 Homes)	Proposed Budget				% Diff
	2025 Allocated	2025 Actual	2025 OCT-DEC	2026 Proposed	
Assessment Rate	\$ 365.00	\$ 365.00	\$ -	\$ 365.00	0%
Residential Assessments	\$ 56,575.00	\$ 56,575.00	\$ -	\$ 56,575.42	0%
Delinquency Processing Fees	\$ -	\$ 600.00	\$ 317.07	\$ -	0%
Late Fees & Interest	\$ -	\$ 1,225.35	\$ -	\$ -	0%
Interest Earned	\$ -	\$ 15.57	\$ 12.33	\$ -	0%
Total Income (x155 homes)	\$56,575.00	\$58,415.92	\$58,745.32	\$56,575.42	0%
Expense Accounts					
Administrative Expenses					
General Administration	\$ 2,846.76	\$ 3,321.72	\$ 1,677.70	\$ 300.00	-89%
Community Events	\$ 500.00	\$ -	\$ -	\$ 500.00	0%
Bad Debt	\$ 20.00	\$ -	\$ -	\$ -	-100%
Delinquency Fee Expense	\$ -	\$ 600.00	\$ -	\$ -	0%
Compliance Fee Expense	\$ -	\$ 20.00	\$ -	\$ -	0%
Insurance Expenses					
Property & Liability Insurance	\$ 2,000.00	\$ 1,632.00	\$ -	\$ 1,750.00	-13%
Utilities					
Trash Removal Service	\$ 31,000.00	\$ 21,729.90	\$ 8,243.28	\$ 29,452.00	-5%
Landscaping & Irrigation					
Landscaping Contract	\$ 2,400.00	\$ 2,585.97	\$ 884.75	\$ 4,233.42	76%
Snow Removal & Supplies	\$ 550.00	\$ -	\$ -	\$ 745.00	35%
Professional Services					
Audit & Tax Services	\$ 70.00	\$ 345.00	\$ -	\$ 345.00	393%
Legal Services - Collections	\$ 1,000.00	\$ -	\$ -	\$ 800.00	-20%
Legal Services - General Counsel	\$ 414.24	\$ 325.00	\$ -	\$ 450.00	9%
Management Fees	\$ 15,774.00	\$ 10,516.00	\$ 4,337.79	\$ 18,000.00	14%
Total Expenses	\$56,575.00	\$41,075.59	\$15,143.52	\$56,575.42	0%
Ending Balance	\$ -	\$ 17,340	\$ 2,526	\$ -	

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.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, Tom Bailey, 719.385.5493
- County: D1, Holly Williams, 719.520.6411

Deer Creek HOA Financial Highlights

August 2025 - Year-to-Date Summary

Operating Budget			
Assessments	100%	\$	56,575.00
Delinquency Income		\$	1,833.70
Investment Income		\$	29.20
Total Operating Income	103%	\$	58,437.90
Operating Expenses			
Administration		\$	4,151.86
Insurance		\$	1,632.00
Trash Service		\$	21,729.90
Landscaping & Irrigation		\$	3,289.49
Professional Services		\$	11,436.00
Total Operating Expenses	72%	\$	42,239.25
Operating Budget Balance	28%	\$	16,198.65
Reserve Funds			
Certificates of Deposit		\$	44,026.57
Total Reserve Funds		\$	44,026.57
Liabilities & Equity			
Prepaid Assessments		\$	398.88
Retained Earnings (2024 balance)		\$	9,118.74
Total Liabilities & Equity	16%	\$	9,517.62
HOA Financial Balance		\$	69,742.84

Remember Fright Night

Halloween will again return this October 31st. Remember to drive slow through neighborhoods between 5 pm and 10 pm to avoid encounters with enthusiastic trick-or-treaters. Turning off your porch lights will signal that your home is not participating.



Keep Sidewalks Clear

Colorado Springs Ordinance 4.4.104 says branches may hang no lower than 8-feet above the surface of a sidewalk. Homeowners are responsible for keeping their trees and bushes pruned to comply with City Ordinance.



Become a Deer Creek Board Member

The Board of Directors is essential for transacting the business of the neighborhood. It's not hard, but it does require commitment. You must meet at least once quarterly and attend the Annual Meeting. The primary purpose of the Board is to help sustain property values by maintaining common areas and enforcing standards. This means contracting lawn services, interacting with homeowners, and sometimes (rarely) taking legal action. The Board also ensures the HOA complies with State law. This means submitting tax forms for a nonprofit agency, keeping insurance, and contracting an annual audit. The Board also supports safety and quality of life by contracting trash services and promoting community events like the annual Garage Sale and Picnic. All this requires time, effort, and money. To assist the Board in these matters, the HOA contracts the professional services of RowCal. They provide critical support with finances and experienced operating advice. Although the Board remains in charge and maintains oversight, RowCal helps make the business of the neighborhood easier, and even a rewarding experience. Volunteer and become a Board Member!

Ruling Looms Over Ford Amphitheater

On September 11th, the Colorado Supreme Court ruled that public government can't issue sound waivers to private agencies. The decision was made on a case in Salida, but is expected to impact the future of concerts at Ford Amphitheater which was granted noise waivers by the City of Colorado Springs. The amphitheater's attorney says \$1.5 million in noise mitigation improvements should keep them within legal limits.

Bear Sightings Around Deer Creek

Bear sightings have been a rare occurrence in Northgate, but this year's rain has resulted in a bumper crop of acorns attracting bears down from the foothills. Nextdoor.com has reported bears both north and south of Deer Creek. Despite appearances, bears can be dangerous especially if a mother is protecting her cub. If you see one, do not engage, walk back the way you came. Do not endanger yourself. Do not force Wildlife to have to kill the bear. Protect both you and the bear.

October Lawn Maintenance Tips

In October, Colorado Springs lawn care is focused on preparing your yard for winter and ensuring it thrives. Fertilize in mid to late October to help grass survive. Water only as necessary. Check hydration by inserting a screwdriver into the ground. If it slides easily, then it's hydrated. Aerate to help nutrients reach the roots. Rake leaves and remove them to reduce dead patches and disease. Finally, winterize your sprinkler system to avoid costly repairs next spring.

"Halloween is right around the corner. You can tell because all the stores are decked out for Christmas." - Stephen Colbert

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