



Deer Creek Newsletter

December 2024

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 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!

2025 Assessments Due January 1st

\$365 Payable Three Ways

Deer Creek Covenants provide for residential assessments to pay combined costs for common areas and services such as property maintenance, insurance, and trash collection. At the Annual Meeting in October the Board presented the proposed 2025 Budget which left assessments unchanged at \$365 per residence. The manner in which assessments are collected is specified by policy "For Collection of Unpaid Assessments and Other Association Charges", available on the HOA website at www.deercreekcos.com (no login required). Under this policy, assessments are due by January 1st each year. Assessments not paid in full by January 10th are considered delinquent and subject to fines and interest. RowCal, our management company, provides three different ways for residents to pay their 2025 assessment: 1) by check, payable to Deer Creek at Northgate, mailed C/O Rowcal LLC, PO Box 936, Commerce, GA 30529; 2) by credit card, payable online at rowcal.com (login required); or 3) by direct deposit, payable online at rowcal.com (login required). On November 18th, RowCal sent out an email to all homeowners saying that 2025 statements will be delivered electronically and to expect them sometime mid-December. Over 54% of the 2025 Budget pays for trash services, so on-time payment of assessments is important to keeping this essential service on-track.

Northgate Assessment

By the same token, all Deer Creek homeowners should have received a notice from Olive Real Estate regarding a \$75.75 assessment due for the 2025 Northgate Business Owners Association (NGBOA). Yes, this is a legitimate statement also due and payable by January 1st. Yes, it is taxation without representation. No, not all Northgate homes are subject to it; some have managed to be exempt. All past attempts to withdraw Deer Creek or seek legislative intervention have failed. Barring the expense of a legal battle, payment remains our only option.

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 (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

October 2024 - Year-to-Date Summary

| | |
|---------------------------------|------------------|
| Operating Budget | |
| Homeowner Assessments | \$ 56,575 |
| Other Income | \$ 1,295 |
| Total Operating Income | \$ 57,870 |
| Operating Expenses | |
| Administration | \$ 2,126 |
| Insurance | \$ 1,760 |
| Trash Service | \$ 25,965 |
| Landscaping & Irrigation | \$ 1,167 |
| Professional Services | \$ 14,235 |
| Total Operating Expenses | \$ 45,252 |
| Budget Balance | \$ 12,618 |
| Reserve Funds | |
| Cash Reserves | \$ 1,440 |
| Certificates of Deposit | \$ 40,886 |
| Total Reserve Funds | \$ 42,326 |

2025 Annual Disclosures

Annual disclosures are required pursuant to 38-33.3-20.4 of the Colorado Common Interest Ownership Act.

Association Name: Deer Creek at Northgate Homeowners Association, Inc., a Colorado corporation, not-for-profit

Management Company: RowCal Management, 4325 North Nevada Ave., Suite 100, Colorado Springs, CO 80907

HOA Declaration: Reception #201116408, August 14, 2001, El Paso County Colorado Clerk and Recorder.

Fiscal Year Commences: January 1, 2025

2025 Operating Budget: \$56,575

2025 Assessment: \$365

Annual Financial Statement: See HOA Budget (above)

Results of Most Recent Financial Review: "in conformity with accounting principles"

HOA Insurance Policies:
\$1,760 (combined insurance)

HOA Documents:

2001 Articles of Incorporation (Legal Basis)

2001 Covenant ("What" HOA can do)

2001 Bylaws ("How" HOA works)

2014 Design Guidelines (HOA Standards)

2016 Strategic Plan (HOA Capital Improvements)

Copies of all documents are available at the HOA website and upon request through RowCal Management.

Sound Bites

- Deer Creek assessment \$365 due January 1st (see front page).
- Northgate assessment \$75.75 due January 1st (see front page).
- Please submit design plans through rowcal.com (see front page).
- Board seeking opinions on holding 2025 garage sale and/or picnic.
- Board seeking to open foot path access to Squirrel Creek bridge.
- Voyager Parkway re-opened all the way to North Gate Blvd.
- Ford Amphitheater closed for season; promises more sound mitigating features when it opens next year.
- Church of Jesus Christ of Latter-day Saints set to build temple at south corner of Flying Horse Club Dr. and Barossa Valley Road.
- Colorado Springs Utilities set to increase electric rates 6% per year over next five years to meet State clean energy mandates.
- Hotel Polaris at the Air Force Academy is now open with three restaurants, expansive views, and the Thunderbird Bar.

What to Do About Speeding?

We knew it was going to happen as soon as they opened Ridgeline into Flying Horse, and again when they built Palermo onto the back of Deer Creek: speeding! It is the number one community complaint. Vehicles driving along Ridgeline and Snowflake routinely exceed posted limits and seemingly don't care. It is now common for Ridgeline traffic not to come to a stop at the intersection on Snowflake. What can be done about this problem?

Signs are useless. The HOA had to fight for the signs we got, and were threatened with fines when we posted "Drive Friendly" signs the same as Flying Horse. What we really need are speed bumps, but the City has refused every request. An additional four-way stop at Ridgeline and Blueridge Dr. would be helpful, but the City says the four-way at Snowflake is sufficient. What else can we do?

Here are some innovative measures that have been applied to tackle the speeding problem in other communities. Food for thought?

- Fake Holes. Drivers slow to avoid realistic looking painted holes.
- Road Diets. Painted bike lanes slow traffic in narrower corridors.
- Chicanes. Extending islands from curb to create winding road.
- Virtual Patrol. Park a "police-looking" vehicle on side of road.

Dog Station Volunteers?

Please contact a Board Member if you can help maintain the North Dog Station. No volunteers could mean no dog station.

Security Reminder

Keep your garage doors closed when not in your garage. Dash-and-grab thefts have been reported in surrounding neighborhoods.

"Clark, stop it. I don't want to spend the holidays dead."

— Ellen Griswold (Christmas Vacation)

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