



Deer Creek Newsletter

May 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!

Free Wildflower Seeds

Make Colorado More *Bee-utiful* This Summer

By Nancy Clewell. Generation Wild, a movement from Great Outdoors Colorado (GOCO) that seeks to reconnect kids with nature, is calling on Colorado's kids to help SAVE THE BEES this summer! Deer Creek's neighborhood Little Libraries were chosen to participate in a program to distribute free wildflower seeds to encourage kids and families to plant seeds in their backyards. The initiative aims to make our state more beautiful, more ecologically diverse and more friendly to our pollinator friends.

Sadly, the Western Bumblebee population has declined in Colorado by 72%. GOCO is calling on kids across Colorado to "BEE the Change!" Through this effort, kids will be empowered to improve the environment and learn firsthand what helps our local ecosystems thrive. Most importantly, they'll be outside engaging with nature in a fun and personal way.

The Wildflower mix was developed in partnership with Applewood Seed Co. and **packets will be available for pickup at local libraries and our Deer Creek Little Libraries located on Snowflake Drive and Fieldcrest Drive beginning in May.** Each seed mix contains a diversity of flower species to attract and support Colorado's pollinator population.

For more information and a statewide directory for where to find seeds in every community visit generationwild.com/wildflowers. Tag @GenerationWild on Facebook and Instagram to share photos of your Wildflowers.

**Our Little Libraries will be restocked each week in May while supplies last. Be a part of the Bee Team!*

End of School Celebration May 4th

1:30 pm, Fieldcrest Drive, Contact Mike Hendricks 347.909.0507

Community Garage Sale May 9th & 10th

8 am to 2 pm, Deer Creek, Contact Sharon Wood

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

March 2025 - Year-to-Date Summary

Operating Budget			
Assessments	100%	\$	56,575.00
Delinquency Income		\$	990.53
Investment Income		\$	1.28
Total Operating Income	102%	\$	57,566.81
Operating Expenses			
Administration		\$	759.86
Insurance		\$	-
Trash Service		\$	7,991.10
Landscaping & Irrigation		\$	578.55
Professional Services		\$	3,943.50
Total Operating Expenses	23%	\$	13,273.01
Operating Budget Balance	77%	\$	44,293.80
Reserve Funds			
Certificates of Deposit		\$	43,139.11
Total Reserve Funds		\$	43,139.11
Liabilities & Equity			
Prepaid Assessments		\$	169.00
Retained Earnings (2024 balance)		\$	9,118.74
Total Liabilities & Equity	11%	\$	9,287.74
HOA Financial Balance		\$	96,720.65

Lawn Care Services

Local Student for Hire

James Knapp on Fieldcrest Dr. is a motivated TCA junior now taking appointments for lawn care. You can schedule weekly or one-time service. James offers quality mowing and trimming for a flat \$40 for Deer Creek neighbors. Call or text him at (719) 445-7346 to schedule today!



Temporary Editorship

I will be away walking the Camino Frances, a 500-mile trek across northern Spain. In my absence, Nancy Clewell has graciously volunteered to draft and edit the Deer Creek Newsletter. Please contact her (below) if you have any questions or would like to submit an article for the paper. Cheers!

Rick White, rwhite3572@gmail.com

Nancy Clewell, fancynancyclewell@gmail.com

May 4th End-of-School Celebration

By Mike Hendricks. Although the focus is on the youth, neighbors and their friends of all ages are welcome to join us. As of now, we have 35 kids slated to attend with more expected. We will have an assortment of food and beverages. Anyone wishing to donate anything towards this honorable event (from as little as an encouragement note to as big as their time) can bring it the day of or reach out to Mike Hendricks before then, 347.909.0507. Thank you.

Colorado Common Interest Ownership Act

The Colorado Common Interest Ownership Act (CCIOA) enacted in 1992 is the primary law governing HOAs. CCIOA set the basic rules for creating and operating an HOA addressing 1) formation & management, 2) fee assessment, 3) enforcement, and 4) dispute resolution. CCIOA was updated in 2014 and again in 2022 to enhance governance, transparency, and homeowner protections within HOAs. Among the changes, HOAs must follow strict procedures before engaging in foreclosures; HOA fines must be reasonable, proportionate, and capped; HOAs must provide community documents upon owner request; HOAs must allow owners a chance to correct violations before taking action; and proxies must be documented and limited in duration. Many of these changes were enacted to curb the excesses of a small number of HOAs. Founded in 2001, Deer Creek has worked with owners to comply with CCIOA and generally avoid extreme measures. Today's Board of Directors continues to work with owners and ensure that Deer Creek complies with CCIOA and all its amendments.

Mothers Day, May 11th

Mother's Day began as a women's movement focused on health, peace, and social reform, not just cards and flowers. Ann Reeves Jarvis organized Mothers' Day Work Clubs in the 1850s in West Virginia to improve sanitary conditions and reduce infant mortality. During the Civil War, she organized women to aid both sides and later promoted a Mothers' Friendship Day to foster post-war peace. After she died in 1905, her daughter, Anna M. Jarvis campaigned for a day to honor all mothers. Her efforts led to Mother's Day becoming a national holiday in 1914. The first official Mother's Day service was held in 1907 in Grafton, WV. It became widely adopted across states, leading to national recognition. It's celebrated on the second Sunday in May in the U.S. Anna Jarvis became disillusioned as the holiday grew commercial, rejecting the use of Mother's Day for fundraising or business. She died in 1948 in a sanitarium, having criticized what the holiday had become. Though it has changed over time, Mother's Day continues to celebrate not only the personal role of mothers but also their historic efforts to improve society.

"A kind word is like a spring day."

- anon

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