



# Deer Creek Newsletter

December 2025

All the News that Print can Fit

## 2026 Board of Directors

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

## HOA Contacts

<b>Michael Atencio</b>	<b>RowCal Mgmt.</b>
3630 Sinton Rd., Suite 300, COS 80907	
<a href="mailto:mike.atencio@rowcal.com">mike.atencio@rowcal.com</a>	
<b>Nancy Clewell</b>	<b>Design Review</b>
<a href="mailto:fancynancyclewell@gmail.com">fancynancyclewell@gmail.com</a>	
<b>Rick White</b>	<b>Newsletter</b>
<a href="mailto:rwhite3572@gmail.com">rwhite3572@gmail.com</a>	
<b>Republic Services</b>	<b>Trash Company</b>
<a href="http://www.republicservices.com">www.republicservices.com</a>	(844)737-8254
<b>HOA Website</b>	
<a href="http://www.deercreekcos.com">www.deercreekcos.com</a>	

## 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!

## 2026 Assessments Due January 1st

### Three Ways to Pay (\$365)

Deer Creek assessments are due January 1<sup>st</sup> and considered late after January 10<sup>th</sup>. 54% of the 2026 Budget pays for trash services, so on-time payment is essential for continuation. RowCal offers three ways to pay: 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](http://rowcal.com) (login required), or 3) by direct deposit, also payable online at [rowcal.com](http://rowcal.com). Collection is governed by HOA Policy available online at [rowcal.com](http://rowcal.com) (login) and [deercreekcos.com](http://deercreekcos.com) (no login). Look for your 2026 invoice to arrive soon.

## Be A Good Neighbor!!

As the holiday season approaches, there has been renewed discussion concerning the guidelines for holiday lighting and outdoor lighting in general. Deer Creek residents have enjoyed the benefits of Dark Sky conditions for several years. Low street lights and muted lighting on homes have been the norm. We understand that security measures may require safety lighting on a home's exterior. However, we all need to ensure our property's lighting is not encroaching on our neighbors' ability to enjoy this Dark Sky setting. This includes avoiding bright lights on porches, driveways, and decks. Year-round lighting is not prohibited but must be used in a tasteful, minimal manner so as to preserve the dignity of the neighborhood. Deer Creek's covenants state as follows:

**5.2.1. Accent lighting.** Accent lighting of landscaping elements is permitted, provided that it is directed downward and low level, background in appearance and uses a concealed source. Colored accent lighting and above ground plastic housings and connections are prohibited.

Any lighting installed on a temporary basis should adhere to the following standard:

**5.2.3. Holiday lighting.** While holiday lighting does not require review and approval by the DRC, the brightness or direction in which the lighting is installed should not intrude on neighboring homes. Holiday lighting is a temporary improvement and may not be installed before November 1 and must be removed in its entirety (including all holiday lighting accessories) by January 31.

Please remember that any proposed permanent change to your home's exterior should be submitted to the DRC through RowCal's portal so as to be reviewed and approved by the DRC. This is a simple process and will avoid conflicts down the road.

Thank you and have a great holiday season! Your Deer Creek HOA Board.

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

### 2026 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, 2026

**2026 Operating Budget:** \$56,575

**2026 Assessment:** \$365

**Annual Financial Statement:** See HOA Budget (above)

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

**HOA Insurance Policies:**

\$1,750 (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 official HOA documents are available at [deercreekcos.com](http://deercreekcos.com) and upon request from RowCal Management.*

## Holiday Lighting

Deer Creek Design Guidelines restrict holiday lighting from November 1 to January 31 (5.2.3). Deer Creek Covenants (12.12) limit exterior lighting and sound to those that don't cause unreasonable glare and that are not unreasonably loud. Please be considerate to your neighbors this holiday season.



## Snow Removal

City Ordinance 3.4.202 requires residents to clear snow from sidewalks 24 hours after snow stops falling. Failure to comply can result in Code Enforcement issuing a fine. Let's help each other keep our sidewalks clear and safe this season.

## 4Q HOA Board Meeting Highlights

The Deer Creek Board of Directors met 6 pm November 11<sup>th</sup> at 2029 Silver Creek. Former President Sharon Wood presided. The following highlights are noted, pending official minutes:

- New officers were appointed as indicated on the front page of this newsletter;
- Minutes were approved from the last Board Meeting, August 12<sup>th</sup>, presented by former Secretary Heather Evans;
- Nancy Clewell volunteered to chair the Architectural Review Committee and Leroy Willener volunteered to assist;
- The 2026 HOA meeting calendar was approved;
  - Date and time for the Annual Garage Sale and Picnic will be determined later by the volunteer organizing committee;
- LMI Landscaping will remove snow from HOA sidewalks along Ridgeline and a short section of Snowflake;
  - LMI will only respond to 3" or greater accumulation;
- RowCal will endeavor to issue 2026 Assessment Notices to homeowners by December 1<sup>st</sup>, 2025.

## Tom Bailey Recall Petition Active

A recall petition for D2 City Council representative Tom Bailey is now active through December 30<sup>th</sup>. The petition was filed on grounds that Mr. Bailey ignored voter concerns over the Pine Creek Village apartment complex and Ford Amphitheater. He also voted to tax home solar owners \$600/year. If 1,764 signatures are collected and certified, Mr. Bailey will have five days to resign or face a recall election. If you're interested in signing the petition, contact [timothy.p.lewin@gmail.com](mailto:timothy.p.lewin@gmail.com).

## Keeping Deer Out of your Backyard

A bumper crop of acorns is attracting deer into backyards where they've never been seen before. Deer are not picky eaters and graze on a variety of leaves, fruits, and garden vegetables. They are particularly attracted to yards with dense shrubs and thickets offering good hiding spots. They also like water sources such as decorative ponds and bird baths. So if your yard offers these attractions, don't be surprised if deer come and graze at your buffet. What can you do to stop them?

First of all, understand that Colorado Law C.R.S. 18-12-106 makes it illegal to discharge a firearm within city limits, so don't go shooting at them unless you want to go to jail. Second of all, HOA Design Guidelines won't allow you to build a fence tall enough to keep them out. This doesn't mean you can do nothing. You can take a passive approach by planting lavender and marigolds to make your yard less attractive. Or you can take an active approach by putting down scents or installing ultrasonic devices designed to repel deer. These and more expert ideas are available at [www.wildezoo.com/articles/prevent-deer-invasion-yard/](http://www.wildezoo.com/articles/prevent-deer-invasion-yard/).

*"God bless us every one!"*

*- Tiny Tim, A Christmas Carol*

*Make payments at [rowcal.com](http://rowcal.com). Set up your account today!*