



Deer Creek Newsletter

July 2026

All the News that Print can Fit

2026 Board of Directors

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

HOA Contacts

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Nancy Clewell	Design Review
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Rick White	Newsletter
rwhite3572@gmail.com	
Republic Services	Trash Company
www.republicservices.com	(844)737-8254
HOA Website	
www.deercreekcos.com	

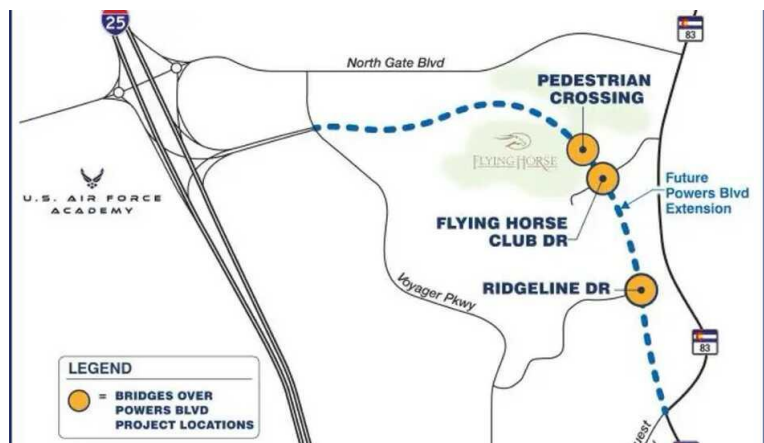
Design Review

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!

Powers Extension Construction Begun

Construction has finally begun on the Powers Extension. Ridgeline is now closed past Hawk Stone Dr. to build a bridge across the planned extension route. It is one of three bridges scheduled to be built in Flying Horse. Ridgeline will likely be closed the next three years until construction is completed in 2030. Fortunately, it should have little or no impact for Deer Creek residents. However, those who go to King Soopers by way of Flying Horse will find their way restricted along Club Drive where the second bridge will be built. Crews are relocating utility lines in preparation for building the new bridges.

First approved in 1997, the Powers Extension is designed to relieve congestion on I-25. The project has since been funded through the Pikes Peak Rural Transportation Authority. The Powers Extension is part of a greater plan for Powers Blvd. to link I-25 north and south. At present it ends at Mesa Ridge Parkway north of Fountain. The County is now looking at plans to connect Powers Blvd. to I-25 near the Ray Nixon Power Plant, or further south near Pikes Peak International Raceway. The County Planning Commission may choose the final route later this year.



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	N/A	N/A	Canceled
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 (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, Ken Casey, 719.385.5015
- County: D1, Holly Williams, 719.520.6411

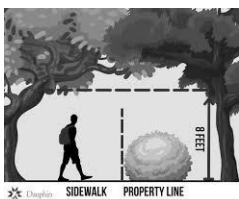
Deer Creek HOA Financial Highlights

May 2026 - Year-to-Date Summary

Operating Budget			
Assessments	100%	\$	56,575.00
Delinquency Income		\$	847.85
Investment Income		\$	67.94
Total Operating Income	102%	\$	57,490.79
Operating Expenses			
Administration	6%	\$	1,381.15
Insurance	0%	\$	-
Trash Service	62%	\$	14,429.58
Landscaping & Irrigation	2%	\$	450.00
Professional Services	30%	\$	6,917.50
Total Operating Expenses	40%	\$	23,178.23
Operating Budget Balance	60%	\$	34,312.56
Reserve Funds			
Certificates of Deposit		\$	45,199.56
Total Reserve Funds		\$	45,199.56
Liabilities & Equity			
Prepaid Assessments		\$	234.95
Retained Earnings (2025 balance)		\$	6,710.28
Total Liabilities & Equity	9%	\$	6,945.23
HOA Financial Balance		\$	86,457.35

Duty to Prune

Colorado Springs Ordinance 4.4.104 requires owners to prune trees overhanging public sidewalks and maintain at least 8-feet clearance between branches and the sidewalk surface. Violations may be reported to Code Enforcement, 719.444.7891.



Sunset Project Needs Help!

I need help taking the NGBOA Sunset Petition to homes and neighborhoods. I typically go out 10 am to 3 pm Saturdays. Please contact me if you're interested. Rick White. rwhite3572@gmail.com.



NGBOA Sunset Project Update

A petition to end the Northgate Business Owners Assoc. continues to progress. After sharing the NGBOA letter exempting Stone Crossing from assessments, they were removed from our petition drive. Our new goal is 1261 Owner signatures, 67% of the estimated total. By the same token, we cannot count the 30 signatures collected from Stone Crossing, making our total 384, 30% of goal. Four communities have now exceeded goal.

#	Community	Tally	Pct.
1	Deer Creek	120	77%
2	Estates at Middle Creek	43	67%
3	Greyhawk	8	4%
4	Middle Creek Manor	14	9%
5	Morning View	39	81%
6	Northgate at Highlands	10	3%
7	Promontory Point	41	59%
8	Serenity Park	3	5%
9	South Valley	28	100%
10	Stone Crossing	30	17%
11	Stonewater	7	5%
12	Trail Ridge	30	12%
13	Trail Ridge South	9	9%
14	Villas at Northgate	0	0%
15	Wildwood	20	13%
16	Wildwood Ridge	12	15%
		414	
	Excluding Stone Crossing	384	30%

Happy 250th America!

The Declaration of Independence, adopted by the Second Continental Congress on July 4, 1776, was the formal announcement that the thirteen American colonies had separated from Great Britain and established themselves as independent sovereign states. It was the culmination of years of political, military, and economic tensions, including the outbreak of the Revolutionary War in April 1775.

The Declaration was far more than a political statement. It articulated the philosophical and moral justification for independence, drawing on Enlightenment ideas—especially those of John Locke—about natural rights, equality, and the right of revolution. Its famous preamble, *"We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness,"* became a foundational statement of American values.

The document also listed grievances against King George III, framing the colonies' actions as a legitimate response to tyranny. By asserting these principles, the Declaration helped unify the colonies politically and inspired democratic ideals worldwide. It has since become one of the most influential political documents in history, shaping the development of modern democracies and serving as a symbol of liberty and self-determination.

In short, the Declaration of Independence was both a practical act of state formation and a profound statement of human rights, cementing the United States' identity as a nation built on the ideals of freedom, equality, and self-governance.

"We're Americans, with a capital 'A'... That means that our forefathers were kicked out of every decent country in the world!"

- Bill Murray, 1981 Stripes