



# Deer Creek Newsletter

July 2025

All the News that Print can Fit

## 2025 Board of Directors

<b>Sharon Wood</b> 2089 Silver Creek Dr. <a href="mailto:saw.dchoa@gmail.com">saw.dchoa@gmail.com</a>	<b>President</b> 2022-2025
<b>Jim Tiedemann</b> 2005 Silver Creek Dr. <a href="mailto:jteeds@comcast.net">jteeds@comcast.net</a>	<b>Vice President</b> 2024-2027
<b>John Stewart</b> 2029 Silver Creek Dr. <a href="mailto:jks261@gmail.com">jks261@gmail.com</a>	<b>Treasurer</b> 2024-2027
<b>Heather Evans</b> 2262 Fieldcrest Dr. <a href="mailto:hevans719@gmail.com">hevans719@gmail.com</a>	<b>Secretary</b> 2022-2025
<b>LeRoy Willener</b> 1923 Snowflake Dr. <a href="mailto:polarisleroy@comcast.net">polarisleroy@comcast.net</a>	<b>Member-at-Large</b> 2023-2026

## HOA Contacts

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

## Greetings Deer Creek!

As summer begins, I thought it would be a good time to reach out to neighbors and homeowners in our Deer Creek community with a few updates and requests for help. The Board has been working on several projects for the past few months and here are some of the results:

- ❖ Several new neighbors have moved into our Deer Creek community within the past year. If you see a new face or know that a neighbor has recently moved to Deer Creek, please reach out and welcome them. For those of you who are new and may have questions about Deer Creek, please don't hesitate to contact us for information.
- ❖ We hired a new landscape company this year to take care of our open areas and signage area. The results have been many homeowners commenting on a job well done so far. Nancy and Bob Clewell are still working on establishing the wildflower project along Ridgeline, and hoping for good results despite the lack of water and voles.
- ❖ We are working on purchasing a new community bulletin board to be installed at the bottom of the wildflower field on Ridgeline. **We will need volunteers** to help dig and secure the post holes for this bulletin board. If you can offer tools or assistance with this project, please contact one of the Board members.
- ❖ We have been in touch (AGAIN) with the City regarding speeding vehicles in the neighborhood. We will continue to follow up on this to hopefully get some results this time.
- ❖ We are all anxious to enjoy more outdoor time and projects but please remember that any upgrades or changes to your existing home or landscaping need to be approved by the Design Review Committee before work begins. Please see the insert on this page for specific contact information. We try to make the process fast and easy!
- ❖ We will also be needing 2-3 new members for the Board of Directors this year. Elections will be held at the annual homeowner's meeting in October. If you are interested in helping keep the Deer Creek Board running smoothly, please contact any one of the current members for more information, or attend our Board meeting in August to get an idea of what is involved. **We need to get more homeowners involved in our community!**

We have a great neighborhood and want to be able to continue to support one another as a community with positive common goals and new community ideas! **Let us hear from you!!**

Thanks, and let's all have a great summer!

Sharon Wood, President of Deer Creek HOA

Visit us at [www.deercreekcscos.com](http://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

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

### 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

## Powers Extension in Works

### Construction Bolstered by PPRTA Funding

It has long been part of the City's Master Plan to connect Powers Boulevard to I-25. The Powers Boulevard Extension will run from Highway 83 northeast of Deer Creek through Flying Horse under Voyager Boulevard and join I-25 just north of Ford Amphitheater.

In November 2022, the Powers Boulevard Extension Project received Priority "A" status from the Pikes Peak Regional Transportation Authority. The Copper Ridge Metro District was created to develop the project on behalf of the City. In 2023, they completed the I-25/Powers Boulevard Interchange Project connecting Voyager Parkway to I-25 at Exit 155. In 2024, they finished building the Voyager Bridge over what will become the future extension. It remains to build the road and the bridges that will cross it in Flying Horse and connect it at Highway 83.

Construction is expected to pick up this year when PPRTA funds become available. All project work is reviewed by the City and State. To learn more, contact Tim Mitros, District Manager with the Copper Ridge Metro District, at 719-271-0709, or [Tim@Executive-Company.com](mailto:Tim@Executive-Company.com).



### Summer Spotlight on Yards

Please remember to maintain your property to Covenant & Guideline standards.

### 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.	<b>3Q Board Meeting</b>	<b>12 Aug 25</b>	<b>6:00 pm</b>	<b>2005 Silver Creek</b>
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

"Grilling is a sport, and the 4<sup>th</sup> of July is our championship game."

- anon

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