

Deer Creek Newsletter

October 2024

All the News that Print can Fit

2024 Board of Directors

Sharon Wood 2089 Silver Creek Dr. saw.dchoa@gmail.com	President 2022-2025
Vacant	Vice President 2021-2024
Heather Evans 2262 Fieldcrest Dr. hevans719@gmail.com	Secretary 2022-2025
Camille Blakely 2102 Silver Creek Dr. cblakely@adproresults.com	Treasurer 2023-2026
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 Committee

Don't forget to contact the Design Review Committee BEFORE making exterior changes to your home. DRC will ensure your plans don't run afoul of community standards (available at our HOA website). Email your request to Michael Atencio (above) or submit it through the Homeowner Portal at rowcal.com. It's easy and it's free, and it will save you a lot of headaches later.

Annual Meeting October 10th

6:00pm, Library 21c

Homeowners should've received a letter about the annual membership meeting 6:00pm Thursday, October 10th, Library 21c. Enclosed was an agenda, last year's minutes, the proposed budget, candidate nomination form, and proxy ballot. **The 2025 assessment will be unchanged at \$365.** Two vacancies will be filled, one three-year term and one two-year term. All nominations will be considered. If you do not attend, please mail in your proxy, or give it to someone to bring to the meeting.

Proposed Budget			
Income Accounts	2024	2025	% Diff
Homeowner Assessments	\$56,575	\$56,575	0%
Total Income (155 x \$365)	\$56,575	\$56,575	
Expense Accounts			
Administrative Expenses			
General Administration	\$ 3,433	\$ 2,847	-17%
Community Events	\$ 500	\$ 500	0%
Bad Debt	\$ -	\$ 20	N/A
Website (rolled into Gen Admin)	\$ 125	\$ -	-100%
Insurance Expenses			
Property & Liability Insurance	\$ 1,800	\$ 2,000	11%
Utilities			
Trash Removal Service	\$30,740	\$31,000	1%
Landscaping & Irrigation			
Landscaping Contract	\$ 2,226	\$ 2,400	8%
Landscaping Other	\$ -	\$ -	N/A
Snow Removal & Supplies	\$ 500	\$ 550	10%
Professional Services			
Audit & Tax Services	\$ 1,177	\$ 70	-94%
Legal Services - Collections	\$ -	\$ 1,000	N/A
Legal Services - General Counsel	\$ 300	\$ 414	38%
Management Fees	\$15,774	\$15,774	0%
Total Expenses	\$56,575	\$56,575	0%



Seventeen children enjoyed food, games, and fun at the September Back-to-School Bash sponsored by Mike Hendricks. See more photos at www.deercreekcos.com.

2024 HOA Calendar

#	Event	Date	Time	Location
1.	1Q Board Meeting	13 Feb 24	6:30 pm	2102 Silver Creek
2.	2Q Board Meeting	14 May 24	6:30 pm	2089 Silver Creek
3.	Annual Garage Sale & Picnic	8 Jun 24	8 - 3 pm	Coldstone Way
4.	3Q Board Meeting	13 Aug 24	6:30 pm	2102 Silver Creek
5.	Annual Homeowners Meeting	10 Oct 24	6:00 pm	Library 21c
6.	4Q Board Meeting	12 Nov 24	6:30 pm	TBD

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

August 2024 - Year-to-Date Summary

Operating Budget	
Homeowner Assessments	\$ 56,575
Other Income	\$ 1,173
Total Operating Income	\$ 57,748
Administration	
Insurance	\$ 1,760
Trash Service	\$ 15,287
Landscaping & Irrigation	\$ 203
Professional Services	\$ 10,041
Total Operating Expenses	\$ 28,149
Budget Balance	\$ 29,599
Reserve Funds	
Cash Reserves	\$ 1,435
Certificates of Deposit	\$ 40,558
Total Reserve Funds	\$ 41,992



Luxury is a Service!

Please contact Sara Smith with LIV Sotheby's real estate for a free CMA or any real estate questions.

719-339-4644

Advertise Here!

Are you a resident? Do you own a business, or looking to make some extra cash? Advertise here, in the monthly Deer Creek Newsletter! **It's free!** All you need to do is contact the editor (rwhite3572@gmail.com) and let him know. Space is limited, so service is provided on a "first come first serve" basis. The Newsletter doesn't endorse any services advertised, and reserves the right to apply appropriate discretion. Contact us today!

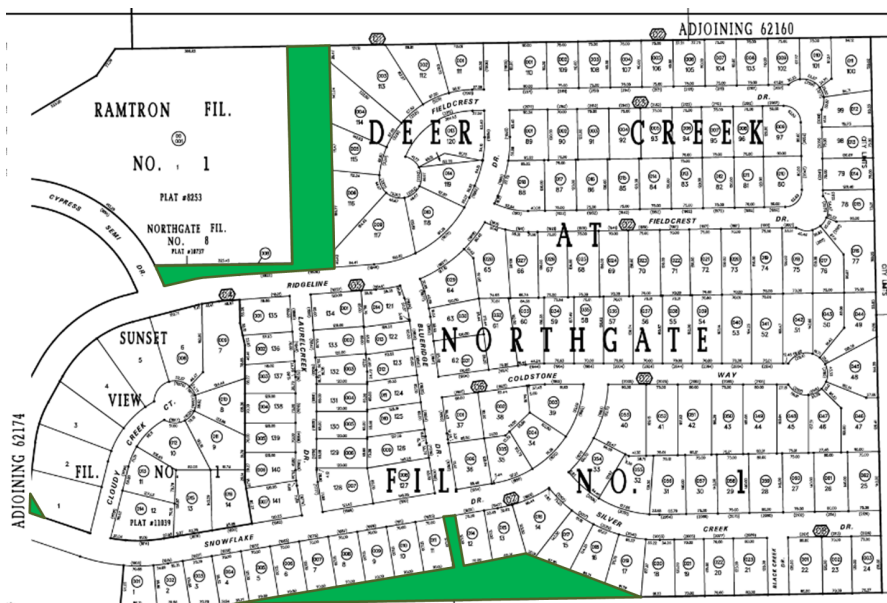


Garbage Collection Holidays

Those of us who didn't put our trash out for collection on Labor Day may be forgiven the oversight since Republic Services has changed their holiday schedule. On August 26th Denise Schoengold, our Republic account manager, notified the HOA that trash would indeed be picked up on Labor Day. She further elaborated that Republic would also pick up trash as usual on Mondays even if they fall on Christmas and New Year (not this year). She kindly reminds residents to place their containers out on the curb before 7:00am on Mondays.

Great Reward

Volunteering for the HOA Board of Directors is not for the faint of heart. It's a tough job that requires serious commitment. Yes, we pay for management services, but they can't do everything. Important tasks remain that require the Board's attention. Every year we must deal with delinquent assessments. Every year we must certify taxes, finances, and insurance. Maintenance is renewed yearly; expenses reviewed and certified monthly. Standards must be enforced and policies kept up-to-date. And every year we seek volunteers for the Garage Sale and Picnic. It's a tough job, but it's also one with great reward. Volunteer today!



Thank You Jonathan Tyra!

Jonathan Tyra donated four large bags of seeds to the North Common Area Wildflower Project overseen by Nancy Clewell! Thanks!

Field-of-Dreams Initiative

Want to help improve our common areas? Contact Kim Caves about the South Common Area, kpietszak@gmail.com.

"No act of kindness, no matter how small, is ever wasted."

— Aesop