



Deer Creek Newsletter

March 2026

All the News that Print can Fit

2026 Board of Directors

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

HOA Contacts

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

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!

NGBOA Sunset Project Launched Overwhelming Positive Response

A petition to end assessments by the Northgate Business Owners Association (NGBOA) launched February 1st 2026. Declarations 10.1 states that signatures from 67% of Owners will prevent the NGBOA from automatically renewing July 8th 2027. The Deer Creek public website deercreekcos.com was inundated with 502 visitors in the week after the Sunset Project was announced on Nextdoor.com. Interest was fueled by outraged Owners in Stone Crossing and Serenity Park who had been previously overlooked and received their first bill January 30th. Nancy Clewell is heading the petition drive. Deer Creek Street Captains have managed to collect signatures from 51% of Owners in our community. Nancy has also begun supplying petitions to some of the other fifteen Northgate neighborhoods, namely Promontory, Serenity Park, South Valley, and Trail Ridge South. We hope to collect the required 1,382 signatures by July 4th. The biggest question so far is "who will maintain Voyager after NGBOA?" We don't know, but it should be cheaper since maintenance constitutes less than 10% of the \$549,657 budget. Moreover, it will end taxation without representation. Please contact Nancy Clewell to sign a petition today and end the NGBOA.

Powers Extension Starts 2027

A City Open House January 28th previewed plans to extend Powers Blvd. Flying Horse traffic will be disrupted as three bridges are built across the new extension. No sound walls are planned. Construction is expected to run from 2027 to 2030.



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 (No login necessary)

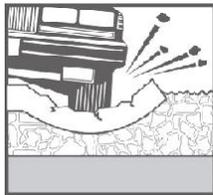
Community Contacts

- 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			
January 2026 - Year-to-Date Summary			
Operating Budget			
Assessments	100%	\$	56,575.00
Delinquency Income		\$	41.07
Investment Income		\$	13.88
Total Operating Income	100%	\$	56,629.95
Operating Expenses			
Administration	6%	\$	292.23
Insurance	0%	\$	-
Trash Service	60%	\$	2,747.76
Landscaping & Irrigation	5%	\$	250.00
Professional Services	29%	\$	1,314.50
Total Operating Expenses	8%	\$	4,604.49
Operating Budget Balance	92%	\$	52,025.46
Reserve Funds			
Certificates of Deposit		\$	44,705.38
Total Reserve Funds		\$	44,705.38
Liabilities & Equity			
Prepaid Assessments		\$	83.07
Retained Earnings (2025 balance)		\$	6,710.28
Total Liabilities & Equity	7%	\$	6,793.35
HOA Financial Balance		\$	103,524.19

Report Potholes

Potholes don't fix themselves. See a pothole, report it at <https://coloradosprings.gov/reportpothole>. The City will send a crew to fill it within two weeks. Thank you for the favor you will be doing for your vehicle and the community.



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.



Board Seeks to Stabilize Erosion

The Deer Creek Board of Directors is seeking bids to stabilize the eroding hillside on the North Common Area below Pikes Peak Medical College. Attempts to stabilize the erosion were first undertaken in 2007 by placing landscape fabric and pegging it to the ground with iron pins. Now, nearly twenty years later, the landscape fabric has rotted away and the iron pins rusted making them a safety hazard for children snow sledding down the hillside. Moreover, backyards along the Fieldcrest cul-de-sac threaten to be buried by 12-15" of accumulating sand despite individual owner investments to try and halt it. At its February 10th meeting, the Board acknowledged the problem and agreed to take unified action to rectify it. Bids are now being taken to bring in fill dirt, add "erosion" fabric, and sow the area with native seed grasses. Once the native grasses have taken root, they should hold the hillside and prevent further wash-out.

2026 NGBOA Assessment

The 2026 Northgate Assessment was due to Dorman Real Estate February 28th. Failure to pay could result in fines, interest, a lien, and foreclosure. Mail your \$66.65 to Northgate Business Owners Association, P.O. Box 5103, Denver, CO 80217, or login www.dorman.cincwebaxis.com/NGBA, or contact Heather Smith, hsmith@dormanrealestate.com, 719.284.7804.

March 17, St. Patrick's Day

St. Patrick was a 5th century missionary born in Roman Britain and kidnapped to Ireland. After escaping, he returned to Ireland in 432 and began his mission to convert the Irish to Christianity, establishing churches, schools, and monasteries. He used the shamrock to explain the Holy Trinity and is credited with driving out pagan practices now symbolized in legend by banishing snakes.

Religious feasts honoring St. Patrick began in Ireland as early as the 9th century and were added to the Catholic calendar in the 17th century. Celebrations were modest, involving church services and family feasts, with Lenten restrictions temporarily lifted to allow food and drink. Parades and secular festivities began in the United States, not Ireland. The first parade was organized by Irish residents living under Spanish rule in St. Augustine Florida in 1601. Boston held its first parade in 1737 followed by New York City in 1762. Parades celebrated Irish identity, especially as waves of Irish immigrants arrived in the U.S. following the Great Potato Famine from 1845 to 1852.

Today, St. Patrick's Day is a public holiday in Ireland and celebrated by people worldwide. Some 30 million Americans claim Irish descent compared to the 5 million Irish living in Ireland, perhaps explaining the popularity of the holiday and why Americans of all backgrounds celebrate by wearing green, displaying shamrocks, eating corned beef and cabbage, drinking beer, and making merry.

"In heaven there is no beer, which is why we drink it here!"

- Irish Saying