



# Deer Creek Newsletter

April 2025

All the News that Print can Fit

## 2025 Board of Directors

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

## HOA Contacts

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

## Meet Our New City Representative

### Tom Bailey Unopposed in Election

Tom Bailey is the defacto winner of the District 2 City Council election. Frank Chrisinger withdrew without explanation. On March 15<sup>th</sup> the Gazette endorsed Bailey with the following profile:

*"A 26-year Air Force veteran, retiring as a colonel, he served as an intelligence officer and educator, leading organizations and sharpening skills in strategy and consensus-building.*

*Since settling here long ago, Bailey has immersed himself in our community. As a member of the El Paso County Planning Commission, he helped craft the county Master Plan, mastering land use complexities. His volunteer work with nonprofits and religious groups has honed his ability to tackle diverse issues, from homelessness to economic vitality, with empathy and pragmatism. This isn't a mere resume, but documentation of a man who feels called to serve.*

*Bailey's vision is clear-eyed and balanced. On growth, he champions responsible density — supporting vertical development like ONE Vela and accessory dwelling units. He advocates annexation to control destiny, rather than accepting patchwork sprawl.*

*Bailey's time on the Planning Commission informs his call for predictable, sustainable expansion, guided by city and county plans. Safety is non-negotiable: he backs robust law enforcement funding, federal immigration cooperation to uphold the rule of law, and proactive wildfire protections. On homelessness, he blends compassion with firmness—partnering with nonprofits such as Springs Rescue Mission for mental health and addiction solutions, while endorsing "sit-lie" restrictions to safeguard public spaces.*

*Economic growth is Bailey's third pillar. He sees council's role as setting conditions for prosperity — keeping taxes low, utilities affordable, and downtown vibrant to attract businesses. His push for diverse housing options and vocational training reflects a keen understanding of workforce needs. Unlike some, he rejects more on-street bike lanes, prioritizing resources for roads and safety over niche projects — a stance we applaud.*

*What sets Bailey apart is his collaborative ethos. A student of political science and federalism, he reveres constitutional principles and home rule, pledging to work respectfully with the mayor and council. His military and planning experience taught him to bridge divides, not widen them, ensuring decisions serve all residents, not personal agendas. In a city at a crossroads, Bailey's promise to manage growth, ensure safety and foster prosperity resonates as practical and principled.*

- The Colorado Springs Gazette. 15 March 2025

## 2025 HOA Calendar

#	Event	Date	Time	Location
1.	1Q Board Meeting	11 Feb 25	6:00 pm	1923 Snowflake
2.	<b>2Q Board Meeting</b>	<b>13 May 25</b>	<b>6:00 pm</b>	<b>2262 Fieldcrest</b>
3.	Annual Garage Sale & Picnic	TBD	TBD	TBD
4.	3Q Board Meeting	12 Aug 25	6:00 pm	2005 Silver Creek
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

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

#### February 2025 - Year-to-Date Summary

Operating Budget			
Assessments	100%	\$	56,575.00
Delinquency Income		\$	1,510.21
Investment Income		\$	0.84
<b>Total Operating Income</b>	103%	\$	<b>58,086.05</b>
Operating Expenses			
Administration		\$	474.46
Insurance		\$	-
Trash Service		\$	7,864.45
Landscaping & Irrigation		\$	385.70
Professional Services		\$	2,629.00
<b>Total Operating Expenses</b>	20%	\$	<b>11,353.61</b>
<b>Budget Balance</b>		\$	<b>46,732.44</b>
Reserve Funds			
Retained Earnings (?)		\$	9,179.58
Certificates of Deposit		\$	43,137.88
<b>Total Reserve Funds</b>		\$	<b>52,317.46</b>
<b>HOA Financial Balance</b>		\$	<b>99,049.90</b>

## Restaurant Review

Name: Parry's Pizzeria & Taphouse

Address: 1268 Interquest Pkwy, COS 80921

Theme: Pizza & Beer

Price: \$10—\$20 per person

Service: ★★☆☆☆

Quality: ★★☆☆☆ (out of 5 stars)

Visited: March 21, 2025

If there's a restaurant you'd like to share, send your review to [rwhite3572@gmail.com](mailto:rwhite3572@gmail.com).

## Volunteers Needed

Want to contribute more to your community? Need volunteer credits for school? This is your opportunity! Contact a Board Member today and let them know you're interested in any of the following positions:

- Organizers, 2025 Garage Sale & Picnic
- Maintainers, Deer Creek Dog Stations

## HOA Speaks for Community

Say you're the newly elected D2 representative. What would catch your attention more, a complaint from a single voter, or a complaint from somebody representing nearly 300 voters? All else being equal, a shrewd politician is more likely to listen to the latter than the former. That is the power invested by the community in its HOA. When the HOA President calls our D2 representative, they are more likely to listen.

Granted, Deer Creek doesn't have the voice of say Flying Horse or the Farm, but we do have leverage nonetheless. It was this leverage that got the sidewalk and four-way stop installed at Snowflake and Ridgeline. It was this leverage that got traffic studies and speed signs posted along Ridgeline. Obviously we don't get everything we want. We have been repeatedly turned down for speed bumps throughout the neighborhood. But that doesn't mean we should stop trying.

The election of a new City Council Representative offers new opportunities. Let's work with our HOA Board and see if we can't yet get those speed bumps, or at least new paved roads.

## Taylor Swift Coming to Ford Amphitheater

Ford Amphitheater announced April 1<sup>st</sup> that they have signed Taylor Swift to come to Colorado Springs. Swift will perform a special one-night concert in advance of the amphitheater's formal opening April 30<sup>th</sup>. To accommodate as many fans as possible, the theater will install speakers and screens on its outer wall and sell seating in its parking lot. These tickets are expected to sell for \$5,000 apiece. Inside the theater, the cheapest tickets will cost \$10,000 apiece. Tickets will go on sale from 2:10 to 2:15 am next Monday. Use promo code APRIL FOOLS!

(none of this is true)

## Colorado April Lawn Care

Spring lawn care tasks focus on raking, aeration, and fertilization, while preparing for warmer months with proper watering and mowing.

- **Rake** away any leaves and snow mold that accumulated over winter.
- **Aerate** to allow oxygen, water, and nutrients to reach plant roots.
- **Fertilize** with slow-release nitrogen-rich fertilizers for sustained lush growth.
- **Water** deeply and infrequently to encourage deep root growth.
- **Mow** with sharp blade and maintain height of 2.5 to 3 inches.

### End of School Celebration May 4<sup>th</sup>

Join neighbors and friends to celebrate the end of the school year next month on Sunday, May 4<sup>th</sup>, starting at 1:30 pm, at the top of Fieldcrest Drive.

Contact Mike Hendricks 347.909.0507

### Community Garage Sale May 9<sup>th</sup>

The HOA BoD has set Friday, May 9<sup>th</sup> as the start of the Annual Deer Creek Garage Sale. This date was chosen to coincide with the Flying Horse community garage sale. A separate date will be set for the Annual Deer Creek Picnic.

*"A house divided against itself cannot stand."*

*- Abraham Lincoln, 1858*

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