



# Deer Creek Newsletter

November 2024

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>TBD</b> 2022-2025
<b>Heather Evans</b> 2262 Fieldcrest Dr. <a href="mailto:hevans719@gmail.com">hevans719@gmail.com</a>	<b>TBD</b> 2022-2025
<b>LeRoy Willener</b> 1923 Snowflake Dr. <a href="mailto:polarisleroy@comcast.net">polarisleroy@comcast.net</a>	<b>TBD</b> 2023-2026
<b>Jim Tiedeman</b> 2005 Silver Creek Dr. <a href="mailto:jteeds@comcast.net">jteeds@comcast.net</a>	<b>TBD</b> 2024-2027
<b>John Stewart</b> 2029 Silver Creek Dr. <a href="mailto:jks261@gmail.com">jks261@gmail.com</a>	<b>TBD</b> 2024-2027

## HOA Contacts

<b>Michael Atencio</b> <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.deercreekcos.com">www.deercreekcos.com</a>	



## 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 Highlights

### October 10th, Library 21c

Sharon Wood convened the annual Deer Creek Homeowners Meeting 6 pm Thursday, October 10th at Library 21c. The meeting was conducted according to the agenda set in HOA Bylaws, Article III, Section 7. Following highlights were noted pending release of official minutes:

- Quorum was met with 25 households present counting proxies;
- 2023 Annual Meeting Minutes approved;
- President's Report (Sharon Wood):
  - Negotiating with Flying Horse / Palermo HOA to open path from South Common Area to Black Squirrel Creek pedestrian bridge;
    - **Update: path could be installed as early as Spring 2025!**
  - Negotiating with City to install left-turn arrow at Voyager light;
- Treasurer's Report (Camille Blakely):
  - Signed two-year management contract with RowCal;
  - Signed three-year trash contract with Republic Services;
  - Budget unchanged; 2025 assessments remain \$365;
- Other Business:
  - Nancy Jones retired from Design Review Committee;
  - No reply from elected officials on request to investigate North Gate Business Owners' Association;
- Election of Directors:
  - Jim Tiedeman volunteered and was present and elected;
  - John Stewart volunteered but was absent and elected;
  - Board positions will be determined when all members next meet for the 3rd Quarter Board Meeting, November 12th, TBD;
- New Business:
  - Mike Hendricks asked to increase the events budget to \$1,000;
  - Rick White suggested re-allocating money from Legal Services;
  - Proposal tabled for November 12th Board Meeting;
- Meeting adjourned at 7:30 pm.

## 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.	<b>4Q Board Meeting</b>	<b>12 Nov 24</b>	<b>6:30 pm</b>	<b>TBD</b>

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

#### September 2024 - Year-to-Date Summary

<b>Operating Budget</b>	
Homeowner Assessments	\$ 56,575
Other Income	\$ 1,194
<b>Total Operating Income</b>	<b>\$ 57,769</b>
<b>Administration</b>	
Insurance	\$ 1,760
Trash Service	\$ 23,372
Landscaping & Irrigation	\$ 781
Professional Services	\$ 12,920
<b>Total Operating Expenses</b>	<b>\$ 40,723</b>
<b>Budget Balance</b>	<b>\$ 17,046</b>
<b>Reserve Funds</b>	
Cash Reserves	\$ 1,438
Certificates of Deposit	\$ 40,886
<b>Total Reserve Funds</b>	<b>\$ 42,325</b>



### 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!



## Nearby Business District Approved

On October 10th the Gazette reported that the City Planning Commission approved a 40-acre business district at the intersection of Powers and Highway 83. Commissioner David Robbins was among those who expressed concern about the project, saying traffic in the area is "atrocious". City Traffic Engineer Todd Frisbie said a traffic study was completed for the project assuming the Powers Boulevard extension was completed and it did not have a significant impact. He said the Powers extension could start in the next few years because it is a funded Pikes Peak Rural Transportation Authority project. Commissioner Ken Casey who also expressed skepticism about the project said he trusted city staff understood the board's concerns about traffic, and that they would address them at the next meeting. Contrary to the other members, Commissioner Nadine Hensler said "There's not much this development can do to speed up or slow down the Powers extension or to address the traffic that is created by Powers." **You can contact the Colorado Springs Planning Commission by emailing staff liaison Mellisa Wutzke at [mellisa.wutzke@coloradosprings.gov](mailto:mellisa.wutzke@coloradosprings.gov) or by calling (719) 385-5608. The Commission meets 9 am the second Wednesday of each month at the Regional Development Center (RDC, 2880 International Circle, COS 80910.**

## Why Turkey on Thanksgiving?

This Thanksgiving, more than 46 million American families will sit down to a turkey dinner. How did turkey become the traditional meal for Thanksgiving? It is often assumed that today's menu originated with the "first thanksgiving" in 1621 Plymouth. But there is no indication that turkey was served. The Wampanoag brought deer, and the Pilgrims served "fowl" which most historians think was most probably ducks or geese. In her 1827 novel *Northwood*, Sarah Josepha Hale devoted an entire chapter to a description of a New England Thanksgiving, with a roasted turkey "placed at the head of the table". Her campaign to make Thanksgiving a national holiday paid off when Abraham Lincoln declared a day of Thanksgiving in November 1863. Every year after presidents issued a proclamation declaring a day of Thanksgiving until President Roosevelt in 1942 permanently established the holiday on the 4th Thursday of each November. Most experts think turkey holds the pride-of-place at the Thanksgiving table because 1) it's affordable, 2) it can feed a family, and 3) it's delicious! Happy Thanksgiving everybody!

### Dog Station Volunteers?

Please contact a Board Member if you can help maintain the North Dog Station. No volunteers could mean no dog station.

### Security Reminder

Keep your garage doors closed when not in your garage. Dash-and-grab thefts have been reported in surrounding neighborhoods.

*"Be at war with your vices, at peace with your neighbors, and let every new year find you a better man." – Benjamin Franklin*