



Deer Creek Newsletter

March 2025

All the News that Print can Fit

2025 Board of Directors

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

HOA Contacts

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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	



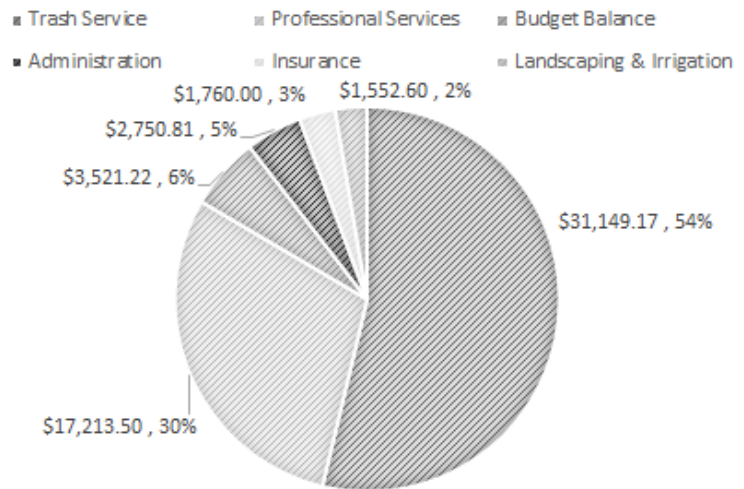
Design Review

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!

2024 HOA Budget Review

HOA Ended Year with Surplus

RowCal closed out the 2024 Deer Creek budget in February 2025. The HOA finished the year with a positive balance of \$3,521.22. As usual, the biggest community expense was trash services, \$31,149.17 (54%). A new three-year contract was signed with Republic after they took over last year from GFL. The second largest expense was management services, \$19,964.31 (35%) for combined base and administrative fees. These expenses include those paid to Diversified before RowCal took over in June. RowCal has indicated there should be some cost savings due to reduced administrative fees. Insurance and landscaping round out the budget at \$1,760.00 (3%) and \$1,552.60 (2%) respectively. Financial Highlights on the next page show a strong start for 2025 with 100% assessments collected and \$42,975.77 in CD reserves. The \$9,149.16 in "Retained Earnings" appears to be unallocated in the 2025 budget. Perhaps a portion can go towards community events as requested at the 2024 Annual meeting. The Board will decide.



2025 HOA Calendar

#	Event	Date	Time	Location
1.	1Q Board Meeting	11 Feb 25	6:00 pm	1923 Snowflake
2.	2Q Board Meeting	13 May 25	6:00 pm	2262 Fieldcrest
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.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

January 2025 - Year-to-Date Summary

Operating Budget			
Assessments	100%	\$	56,575.00
Delinquency Income		\$	1,093.88
Investment Income		\$	0.42
Total Operating Income	102%	\$	57,669.30
Operating Expenses			
Administration		\$	237.23
Insurance		\$	-
Trash Service		\$	5,262.22
Landscaping & Irrigation		\$	192.85
Professional Services		\$	1,314.50
Total Operating Expenses	12%	\$	7,006.80
Budget Balance		\$	50,662.50
Reserve Funds			
Retained Earnings (?)		\$	9,149.16
Certificates of Deposit		\$	42,975.77
Total Reserve Funds		\$	52,124.93
HOA Financial Balance		\$	102,787.43

Restaurant Review

Name: My Cellar Wine Bar

Address: 9258 Forest Bluffs View, COS 80920

Theme: Casual Wine Tasting

Price: \$10—\$20 per person

Service: ★★★★★

Quality: ★★★★★

Visited: February 22, 2025

If there's a restaurant you'd like to share, send your review to rwhite3572@gmail.com.

Report Pot Holes

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



The HOA doesn't endorse any advertised services.

HOA Board Meeting Highlights

The Board of Directors met at 1923 Snowflake, 6:00 pm Tuesday, February 11th, 2025. Business highlights were as follows:

- RowCal moved offices to 3630 Sinton Rd., Suite 300, COS 80907;
- Recommended Deer Creek hold annual Garage Sale May 9/10, same days as Flying Horse community garage sale;
- BoD looking into reserving Leaping Lizard Park for this years Annual Picnic, on or about the same time as the Garage Sale;
- BoD seeking new contractor to maintain HOA common areas starting in April;
- HOA storage boxes sorted and reduced them from 11 to 1 keeping essential legal and financial records while cutting storage costs;
- BoD referred to Wolfersberger LLC about opening path through Flying Horse to access Black Squirrel Creek pedestrian bridge.

March Tips for Colorado Lawns

As spring arrives in Colorado, it's time to jumpstart your lawn and ensure your grass emerges healthy and robust.

The first step should be to clear away any accumulated debris. Fallen leaves, twigs, and other organic materials can smother your grass, preventing essential sunlight and air from reaching the lawn.

Pay special attention to any wet or matted patches of turf. These areas are particularly vulnerable to disease and can inhibit growth if not dealt with. Raking these spots will help air and sunlight penetrate the root zone, warming the turf and speeding up the spring green-up.

Pre-emergent herbicides play a crucial role in managing weed growth in your lawn by stopping new weeds from growing and taking hold in late spring or early summer.

It may be hard to visualize now, but the time to mow your grass may come before the month ends. Your first step before mowing should be to check and sharpen your lawn mower's blades. Dull blades can tear the grass, leading to a jagged and uneven cut, which makes the lawn more susceptible to pests and diseases.

Set your cutting height between 2.5 to 3 inches, and never mow your lawn shorter than 2 inches. Keeping the grass at this height helps enhance its drought and disease tolerance.

How often you mow depends on the type of grass. Cool-season grasses, such as Kentucky bluegrass or tall fescue, may need to be mowed every 3 to 4 days. In contrast, warm-season grasses like buffalograss may only need mowing every 10 to 20 days.

Creating the perfect Colorado lawn can feel like a high-altitude challenge, especially given the state's unique climate. But with the right approach, even the most novice gardener can cultivate a lush, green yard that's the envy of the neighborhood.

Learn More: <https://lawnloe.com/blog/colorado-lawn-care-schedule/>

"In the Spring, I have counted 136 different kinds of weather inside of 24 hours."

— Mark Twain

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