



Deer Creek Newsletter

January 2026

All the News that Print can Fit

2026 Board of Directors

Matthew Koziolk President
1947 Snowflake Dr. 2025-2028
koziolkmatthew@gmail.com

Jim Tiedemann Vice President
2005 Silver Creek Dr. 2024-2027
jteeds@comcast.net

John Stewart Treasurer
2029 Silver Creek Dr. 2024-2027
jks261@gmail.com

Nancy Clewell Secretary
2231 Fieldcrest Dr. 2025-2028
fancynancyclewell@gmail.com

LeRoy Willener Member at Large
1923 Snowflake Dr. 2023-2026
polarisleroy@comcast.net

HOA Contacts

Michael Atencio RowCal Mgmt.
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mike.atencio@rowcal.com

Nancy Clewell Design Review
fancynancyclewell@gmail.com

Rick White Newsletter
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Republic Services Trash Company
www.republicservices.com (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!

2026 Assessments Due January 1st

No Late Fees Before February 1st

The 2026 Assessment of \$365 is due January 1st. Because of the delayed mailing, late fees won't accrue if your assessment is paid before February 1st. According to instructions, assessments must be paid online at rowcal.com. Call RowCal at 719.471.1703 if you don't already have an online account. Credit card payments will add a 3% processing charge (\$10.95). A one-time direct deposit (electronic check) will add a \$2.99 processing charge. No extra charge will be added for recurring direct deposits. Collection is governed by HOA Policy available online at rowcal.com (login) and deercreekcos.com (no login).

*"Holiday lighting is a temporary improvement and may not be installed on any home before November 1 and **must be removed in its entirety by January 31.**"*

Deer Creek 2014 Guidelines, 5.2.3

Colorado PUC Forsakes Consumers

The Public Utilities Commission voted to reduce Colorado greenhouse gas emissions 41% by 2035, twice the previous goal.

- The PUC's goal is to end all natural gas use by 2050, meaning the elimination of all gas appliances for cooking and heating.
- Consumers will indirectly bear \$1.4 billion in infrastructure conversion costs passed on by utilities.
- Consumers will directly bear inestimable costs to replace gas stoves, heaters, and boilers with electric appliances.
- Consumers will endure higher utility costs to warm their homes with heat pumps that are not efficient in Colorado's cold.

For what purpose? Colorado contributes less than 0.213% to global greenhouse gases. These actions violate the PUC's mission to ensure "safe, reliable, and reasonably-priced services". The three members answer only to the Governor. Perhaps in 2026 its time to elect a governor who's more sympathetic to the consumer.

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

November 2025 - Year-to-Date Summary

Operating Budget			
Assessments	100%	\$	56,575.00
Delinquency Income		\$	1,935.08
Investment Income		\$	69.53
Total Operating Income	104%	\$	58,579.61
Operating Expenses			
Administration		\$	4,843.55
Insurance		\$	1,632.00
Trash Service		\$	29,973.18
Landscaping & Irrigation		\$	4,627.76
Professional Services		\$	15,379.50
Total Operating Expenses	96%	\$	56,455.99
Operating Budget Balance	4%	\$	2,123.62
Reserve Funds			
Certificates of Deposit		\$	44,443.82
Total Reserve Funds		\$	44,443.82
Liabilities & Equity			
Prepaid Assessments		\$	490.14
Retained Earnings (2024 balance)		\$	9,118.74
Total Liabilities & Equity	21%	\$	9,608.88
HOA Financial Balance		\$	56,176.32

Scoop the Poop

City Ordinance 6.7.106 requires all pet fecal waste to be removed and placed in suitable containers. Failure to comply can result in Code Enforcement issuing a fine. Moreover, don't let your pets poop in your neighbor's yards. Scoop the poop and properly respect your neighbors property!



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.



Deer Creek Community

- 155 Homes
- Founded 2002
- City District 2
- County District 1
- CO Senate District 9
- CO House District 14
- US Congress District 5
- Academy School District 20

Deer Creek HOA

Represents Community

- To Elected Officials
- In Contract Negotiations

Maintains Compliance

- State Law
- Community Covenants

Promotes Community

- Sponsors Events
- Upholds Safety & Security

Delivers Services

- Maintains Common Areas
- Manages Trash Contract

Deer Creek Contracts

1. Trash Service (54%)
2. Management Company
3. Common Area Maintenance
4. Annual Audit (State Req.)
5. Annual Taxes (Fed & State)
6. Liability Insurance (State)
7. Property Insurance (State)
8. Theft Insurance (State)

Also late this year is the 2026 assessment for the Northgate Business Owners Association due February 1st. Dorman Real Estate, 2760 N. Academy, took over NGBOA from Olive Real Estate last April. They can be contacted at hoa@dormanrealestate.com, or 719-284-7804 (option 1).

New Year Resolutions

The tradition of New Year's resolutions has its roots in ancient Babylon, where people made promises to the gods to repay debts and return borrowed items. This practice was part of a 12-day festival called Akitu, marking the start of the farming season. The Romans adopted this tradition, naming January after the two-faced god Janus, who looked back to the past and forward to the future. Christians also made resolutions during the New Year, reflecting on their behavior and seeking improvement. The practice has evolved over time, but the essence of making resolutions to improve oneself remains a common tradition worldwide.

A YouGov poll found that 37% of Americans reported having a goal for the new year, with health-related resolutions being the most popular. However, only 19% of resolutioners maintained their goals at the two-month mark, indicating a high likelihood of failure.

Setting realistic and achievable goals is essential for success. Experts recommend breaking down long-term resolutions into smaller, manageable steps to make them more attainable.

"You are never too old to set another goal or dream a new dream."

- C. S. Lewis

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