



Deer Creek Newsletter

August 2026

All the News that Print can Fit

2026 Board of Directors

Matthew Koziolk President
1947 Snowflake Dr. 2025-2028
MatthewDeerCreek@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

Kate Newbill RowCal Mgmt.
3630 Sinton Rd., Suite 300, COS 80907
kate.newbill@rowcal.com

Nancy Clewell Design Review
fancynancyclewell@gmail.com

Rick White Newsletter
rwhite3572@gmail.com

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!

Quarterly Financial Review

Expenditures 4% Over Budget

	Proposed 2026	Estimated 20262Q	Actual 30-Jun-26	\$ Delta	% Delta	Notes	Flags
Income Accounts							
Homeowner Assessments	\$ 56,575	\$ 28,287.50	\$ 31,013.52	\$ 2,726.02	10%		
Total Income (155 x \$365)	\$ 56,575	\$ 56,575.00	\$ 57,543.68	\$ 968.68	2%	1	Nominal
Expense Accounts							
Administrative Expenses							
General Administration	\$ 2,847	\$ 1,423.38	\$ 1,692.38	\$ 269.00	19%	2	High
Community Events	\$ 500	\$ 500.00	\$ -	\$ (500.00)	-100%	3	Low
Bad Debt	\$ 20	\$ 10.00	\$ -	\$ (10.00)	-100%	4	Low
Website (rolled into Gen Admin)	\$ -	\$ -	\$ -	\$ -	0%	5	
Insurance Expenses							
Property & Liability Insurance	\$ 2,000	\$ 2,000.00	\$ 1,644.00	\$ (356.00)	-18%	6	Low
Utilities							
Trash Removal Service	\$ 31,000	\$ 15,500.00	\$ 17,407.60	\$ 1,907.60	12%	7	High
Landscaping & Irrigation							
Landscaping Contract	\$ 2,400	\$ 1,200.00	\$ 1,587.54	\$ 387.54	32%	8	High
Landscaping Other	\$ -	\$ -	\$ -	\$ -	0%	9	
Snow Removal & Supplies	\$ 550	\$ 550.00	\$ 450.00	\$ (100.00)	-18%	10	High
Professional Services							
Audit & Tax Services	\$ 70	\$ 70.00	\$ 345.00	\$ 275.00	393%	11	High
Legal Services - Collections	\$ 1,000	\$ 500.00	\$ -	\$ (500.00)	-100%	12	Low
Legal Services - General Counsel	\$ 414	\$ 207.12	\$ -	\$ (207.12)	-100%	13	Low
Management Fees	\$ 15,774	\$ 7,887.00	\$ 7,887.00	\$ -	0%	14	Nominal
Total Expenses	\$ 56,575	\$ 28,287.50	\$ 31,013.52	\$ 1,166.02	4%	15	

Higher than expected administrative, trash, landscaping, snow removal, and audit costs (Notes 2, 7, 8, 10, & 11) pushed HOA quarterly expenditures 4% (\$1,166.02) over the projected 2026 budget (Note 15). Budget overruns were partially offset by lower than expected costs for events, bad debt, insurance, and legal services (Notes 3, 4, 6, 12, & 13). If current trends continue, then expenditures will exceed the budget by \$2,332.04. This does not present a problem as the HOA retains a \$6,710.28 positive balance from the 2025 budget. If applied, Deer Creek will end the year with a \$4,378.24 positive balance. Deer Creek also holds \$45,324.29 in Treasury Bond reserves (see budget summary on next page). It should also be remembered the Board of Directors must present next year's budget at the October Annual Meeting, fully three months before the fiscal year ends in December. Small margins of error are expected, and the fact they are small is commendable.

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	N/A	N/A	Canceled
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, Ken Casey, 719.385.5015
- County: D1, Holly Williams, 719.520.6411

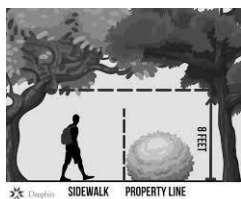
Deer Creek HOA Financial Highlights

June 2026 - Year-to-Date Summary

Operating Budget			
Assessments	100%	\$	56,575.00
Delinquency Income		\$	886.00
Investment Income		\$	82.68
Total Operating Income	102%	\$	57,543.68
Operating Expenses			
Administration	5%	\$	1,692.38
Insurance	5%	\$	1,644.00
Trash Service	56%	\$	17,407.60
Landscaping & Irrigation	7%	\$	2,037.54
Professional Services	27%	\$	8,232.00
Total Operating Expenses	54%	\$	31,013.52
Operating Budget Balance	46%	\$	26,530.16
Reserve Funds			
Certificates of Deposit		\$	45,324.29
Total Reserve Funds		\$	45,324.29
Liabilities & Equity			
Prepaid Assessments		\$	265.37
Retained Earnings (2025 balance)		\$	6,710.28
Total Liabilities & Equity	10%	\$	6,975.65
HOA Financial Balance		\$	78,830.10

Duty to Prune

Colorado Springs Ordinance 4.4.104 requires owners to prune trees overhanging public sidewalks and maintain at least 8-feet clearance between branches and the sidewalk surface. Violations may be reported to Code Enforcement, 719.444.7891.



Sunset Project Needs Help!

I need help taking the NGBOA Sunset Petition to homes and neighborhoods. I typically go out 10 am to 3 pm Saturdays. Please contact me if you're interested. Rick White. rwhite3572@gmail.com.



NGBOA Sunset Project Update

A petition to end the Northgate Business Owners Assoc. continues to progress. After reconciling signatures from one of our petitions, Estates at Middle Creek fell short of goal. South Valley will also fall when it is reconciled, but should still meet goal. Our current goal is 1261 Owner signatures, 67% excluding Stone Crossing. We have collected 411 valid signatures, placing us 33% to goal. We have until July 10th, 2027 to meet goal.

#	Community	Tally	Pct.
1	Deer Creek	121	78%
2	Estates at Middle Creek	36	56%
3	Greyhawk	8	4%
4	Middle Creek Manor	14	9%
5	Morning View	39	81%
6	Northgate at Highlands	12	4%
7	Promontory Point	42	60%
8	Serenity Park	6	9%
9	South Valley	47	181%
10	Stone Crossing	37	21%
11	Stonewater	7	5%
12	Trail Ridge	34	14%
13	Trail Ridge South	13	13%
14	Villas at Northgate	0	0%
15	Wildwood	20	13%
16	Wildwood Ridge	12	15%
		448	
	Excluding Stone Crossing	411	33%

Notice from the President

- My email has changed from Koziolek.Matthew@gmail.com to MatthewDeerCreek@gmail.com. This will help me organize HOA related emails and serve the community faster.
- We will be discussing trash service at the next quarterly meeting, including current service issues along with the rollout of the state imposed recycling requirements. People can either email the board or show up to share their opinions on opting in or out of the program (see 2nd note below).

Noteworthy

- The Aspen Acres Fire near Pueblo has burned 101,921 acres and destroyed 850 structures, ranking it 7th among Colorado's most destructive wildfires. Smoke from the fire, sparked in late June, has drifted across Colorado Springs creating hazy skies and breathing difficulties for residents, prompting City officials to issue safety notices warning those most susceptible to reduce exposure.
- In 2022, Governor Polis signed into law the Producer Responsibility Program for Statewide Recycling shifting recycling costs from residents and government to product manufacturers. In 2025, the Department of Public Health and Environment approved Circular Action Alliance's program plan reimbursing collectors for eligible recycling costs. Participating service providers cannot charge households separate fees for recycling. The BoD will be discussing program impacts on our community.

"It's a sure sign of summer if the chair gets up when you do."

- Walter Winchell