

KINGS DEER KRONICLES

February 10, 2005

Number 01-05

ANNUAL MEETING ***** KD annual meeting was held Nov 16, 2004. It was well attended. Main subjects were hiring of Warren Management Group to administer the association and the election of officers. A good report on common area maintenance and pond renovation was received. Owners were urged to submit property modifications to the ACC, to be mindful of covenants and to connect with one another to strengthen the Neighborhood Watch effort. Financially, the association is solvent and able to comfortably meet its financial obligations. Notice that the annual assessment has gone up to \$180 per annum.

DIRECTORS***** Continuing directors are Chuck Hoffmann, Mary Fortey and Dan Potter. Newly elected directors are Dan Rivers who continues as President of the HOA, Joe Blackburn, Steve Anderson and Bob Morgan. Allen Alchian continues as Chair of the Architectural Control Committee.

WEBSITE ***** Allen does a splendid job at keeping the website refreshed. You are encouraged to use it regularly to help stay abreast of current happenings. Go to www.kingsdeerhoa.com.

FIRE***** On November 13, 2004, the Prejean family residence at 19315 Bardsley Place caught fire and was nearly destroyed. The cause was attributed to a faulty gas fireplace. The official report says the fire was due to "holes in the flue pipe that allowed hot gases to escape which ignited nearby combustibles". The fireplace was a "Heat 'n Glow" brand; model "PICR – TRC ". Suggestions have been made that we check the installation of our fireplaces and that we consider placing a smoke detector in the attic, which is where the Prejean fire was primarily located..

Questions have surfaced about the management of the fire, timeliness of the response, availability of water and so on. We are assured by the Fire Authority that all of these issues are being addressed and where necessary, corrective action is being taken.

TRI – LAKES FIRE PROTECTION DISTRICT ***** After many years of trying, the Tri-Lakes Fire Protection District and the Woodmoor – Monument Fire Protection District have merged. Our fire protection and emergency medical response is now provided through the **Tri – Lakes Monument Fire Rescue Authority**. The three fire stations serving our area ,,,, Hwy 105 by the bowling alley, the former Woodmoor station on Woodmoor Drive and the new station at Roller Coaster and Hwy 105 comprise the Authority. There are no more artificial boundaries between districts and all medical response and ambulance service is provided by the Authority. A new ambulance and a new fire engine have been added to the Authority's inventory of equipment

SNOW ***** We need the moisture but it surely can be heavy at times. Removal services are Rick Evelo at the Golf Club, 481-1570; Greg Bois Vert, 233-4227; Tony Verico, 481-3380; Jon Newby, 487-0399. Please be advised that snow fences are not authorized by the covenants. Terminology

“Winter Storm Watch” = a winter storm is possible.

“ Winter Storm Warning” = a winter storm is occurring or will soon occur.

“ Blizzard Warning” = sustainable winds or gusts of 35mph and considerable falling snow reducing visibility to less than 1/4 mile to prevail 3 hours or longer.

COVENANT ENFORCEMENT ***** Be advised that the Warren Management team has taken over this duty for the association. Their staff will cruise the sub-division and report violations to the HOA Board who will then act on the observations reported. Please remember that the process includes a series of notices when an infraction is identified, the end result possibly a fine and a lien against the property. Nobody wants these issues to go that far, of course. Confrontation is not the objective here but a reasonable and timely resolution is. As always, the owner's cooperation is greatly appreciated.

TREES ***** Many KD lots have *lots* of trees. It's a good thing to thin the trees and remove ones from close in proximity to houses to improve fire safety. Diseased trees are to be removed per covenant article 14. Watch your trees for evidence of infection. Infected trees die from the top down usually in May/June and quickly ... one or two weeks. If you have questions, call the tree monitor at 488-8808. Remember the county has the authority to require an owner to remove infected trees. The county Forest Ranger gets a search warrant, confirms the presence of pine beetle infestation, then the court orders the owner to remove the tree(s). If the owner fails to comply, the county may remove the tree(s) and charge the owner the cost.

TREE REMOVAL ●●●● There are a number of tree removal services available . Check first with Rick Evelo at the KD golf Club 481-1570. Others are Tree Man @ 488-1818 ; A-C Trees @ 719-661-1536 ; Tree Master @ 481-0101; Tri – Lakes Timber Management @ 481-2331.

KINGS DEER GOLF CLUB ●●●● 2005 Season Passes are on sale now for \$1700 through February 15 \$1800 thereafter. Passes include unlimited green fees with cart and range balls. Also included are reduced league entry fees and two free guest passes. How about periodic updates from the club via e-mail ? Send in your e-mail address to info@kingsdeergolfclub.com and they'll put you on the list for golf and restaurant news plus special offers !

NEIGHBORHOOD WATCH ●●●● Not much to report which is GOOD ! Sheriff's office says the only recent activity in our area is some minor vandalism. The Sheriff did offer a detailed description of some mail thefts in Black Forest which occurred in December. If you expect checks, credit cards or bank statements and you don't receive them, follow-up immediately with the company sending them. Always report any suspicious activity to the Sheriff's office @ 390-5555. Neighborhood Watch signs have now been posted on Kershaw and Roller Coaster off County Line road. It will really help facilitate communications if your Block Captain has your e-mail address. We would like to keep you abreast of any unusual or suspicious activity in your neighborhood. Likewise we want you to report any problem situations to your Block Captain ASAP so he/she can alert your neighbors. Please connect with your Block Captain to facilitate this request.

POND ●●● Gazebo pond is repaired liner is down. Some cosmetic grading / landscaping will happen in the spring. When the golf course charges its irrigation system mid-March, the pond will be filled.

MULCH ●●●● Got mulch ????? Free mulch is available to all KD owners. It's located on a vacant lot at the corner of Castlecomb and Queen's Crescent accessed via a dirt drive off Queen's Crescent. Good source of material for your spring gardening and landscaping projects .Just a reminder ... if you do a major change to your landscaping or are landscaping a new property, you need to submit your plan to the Architectural Control Committee for their review.

MEN'S BREAKFAST ●●●● Second Saturday of the month, 8 am, Troon Tavern. The group can use " a few good men" so come on down and meet your neighbors !

OTHER SERVICES ●●●●●

Handyman =	Jim Whetstine @ 648-1405
Animal Control =	Claude Oleyar @ 636-1014
Landscaping =	Buzz Baker @ 762-6687
Top-soil =	Bill Baker @ 459-5301
Mowing =	Al Goodman @ 488-8105
	Chad Zimmerman @ 719-510-3571
Septic =	A-1 Pumping @ 339-3365

Kings Deer Newsletter
5585 Erindale Dr., Ste.106
Colorado Springs, CO 80918

Address