

# KINGS DEER KRONICLES

June 29, 2005

03 – 05

**HOA Board Actions :** Board activities are most available through the minutes which may be accessed through the website ( [kingsdeer.org](http://kingsdeer.org) ..... note the change from .com to .org ). To get to the minutes use the “log in” box, lower left and use “monument” as your password. Then click the GO button. If you are in need of an official copy of the minutes , contact Warren Management ( 534-0266 ).

April Meeting:

- Directors will begin paying the annual assessment.
- KD Golf Club will provide mowing at cost + 15%.
- Late fees were waived for Declarant assessments.
- The board agreed to conduct a Reserve Study.
- The board agreed to start fining habitual covenant offenders.
- Five new members were added to the ACC .... Potter, Thompson, Young, Fortey, Fitzgerald.

**Fence Standards :** The board has adopted a set of standards for fences which may be found on the website. Just click on the menu item “Rules, Covenants and Standards”, then scroll down the page. These standards supplement the covenants and offer a clearer set of guidelines on what will be approved by the ACC. Previously approved fences are not affected by these new guidelines.

**Change in Board of Directors :** Chuck Hoffman , our covenant enforcement guy ..... a most difficult role .....and Steve Anderson, our landscaping / maintenance man, have resigned. Taking Chuck’s un-expired term ( Nov. 2005) is Allen Alchian. James Ramsey will fill out Steve’s term ( Nov 2006).

**Pine Beetles :** Inspection of the sub-division was recently carried out and seven lots were found to have a beetle infestation. Each owner is responsible for controlling beetles on their lot. If you are concerned about beetles on lots adjacent to yours, please take it up with the owner of the affected lot or the El Paso County Forester who has the authority to enforce the law regarding this problem.

**Covenant Enforcement :** Since contracting with Warren Management your board has redoubled its efforts to fairly and consistently enforce the covenants. If you receive a violation letter, please take steps to cure the problem without directing your displeasure toward the management company. Owners may be cited for items that seem small but the board believes in “the broken window theory” whereby infractions need to be fixed quickly before they become “popular”. It’s not the mission of the board to irritate folks, but to act responsibly in order to help preserve the value of our real estate investments ..... our homes !

**Potholes :** If you find’em, report’em ! Call the county directly or use the KD website. Select “useful links” ; scroll down to “county” ; click “El Paso County Dept of Transportation” ; request “report potholes”.

**Cycling Event :** On Sunday, August 28, around mid-day, expect to see scores of cyclists transiting our sub-division from south to north probably along Roller Coaster and Royal Troon. This is an annual benefit ride for the Emily Griffith Centers for Children. If someone has a flat, help’em fix it !

**Annual Summer Picnic:** The generous Kings Deer Developers are at it **again** ! A great summer bash is planned for Saturday, August 27 , noon to 3pm, down at the Soccer Field / Play -Ground area. Games, food , beverages and a strip-tease by Mary Fortey headline this wonderful family event made famous by the likes of Potter ( on guitar ) and Thompson ( on base )! Come join in and take lots of naughty pictures !

**Pond @ Gazebo:** It’s filling up albeit , slowly. With ample rainfall this year, the golf course has been able to divert water to our pond. Before long, we’ll be able to stock it again ! Come down and enjoy !

**Neighborhood Watch :** Still working on reorganization and getting all the signs up. No reports from Sheriff’s office about activity in KD. However, we did experience a strange incident in late May when a young, scruffy, white male invaded a card party at a resident’s home , walked in, started yelling and was promptly evicted. He disappeared toward the golf course near Whitecliff Way. The folks observing the incident suspected the perp was high on something. Just be aware that strange things like this can and do happen ..... even in our neighborhood !

**Homeowner's Insurance Premiums :** Have been in touch frequently with USAA who insures our home regarding reducing the premium since we now enjoy a better rating from the Insurance Service Organization. Our current ISO Rating is a 5 – 9 vs. a 9 – 9 . I pointed this out to USAA and they dropped our premium \$324 / year. Hopefully , it will get even better when the fire department gets their “water haul” capability reevaluated by ISO. If they can produce enough water to put out a house fire in a specified length of time, our rating may be reduced even further for an even greater savings. The fire department will let me know when they get the “water haul” test done and I'll advise you. In the meantime, you might talk to your insurance representative to make sure they are using the most current rating to set your premium.

**Reminders :**

- Mow your lot before July 15
- Fire season is here. Any open fire, including outside fire pits, require a permit which may be obtained from the Fire Dept. at 105 & Roller Coaster. They will also inspect your lot to insure safety requirements are met.
- If your neighbor does not fix a covenant violation, send an e-mail to [karla@warrenmgmt.com](mailto:karla@warrenmgmt.com).
- Please cover your garbage containers when they're set out.
- Men's breakfast shuts down during July and August. See you again in September, 2<sup>nd</sup> Saturday.
- Annual Garage Sale = Saturday, August 20, 9am to 4pm.

**Services :**

- Call Rich Paul to check into a deal with Mountain Farmer for bulk purchase of plant materials. 559-1963. Up to 25% off wholesale price for big lot purchases.
- Professional mowing .....
  - Steve Berry ... 488-0252 or 660-8037
  - Nate Matteson .... 559-3554
  - Ryan Kaliamos / Matt Loidolt ... 488-0383 or 641-1223
  - Kevin / Kyle Gannon ... 488-3089
- Excavating ..... Action Excavating ; call Mike @ 685-1505
- Waste recycling ... yard waste recycling ; free for El Paso residents, 1755 E. Las Vegas; 579-9103 or 520-7878.

..... 30 .....

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

Address