

President's Corner Following the Annual Meeting on November 15th I will be stepping down as President of the King's Deer Homeowners Association, having served five years on the Board of Directors and the Architectural Control Committee.

In 2003 I was pleased to work with a group of fellow directors from the old Classic and Highlands associations to bring about a merger of the two associations. This took a good deal of work, but the merger was eventually approved by the membership in the fall of 2003.

Serving as Vice President on the new unified Board, I was particularly interested in seeing that the new combined King's Deer HOA got off to a good start and have it become an effective Board for the entire King's Deer area. In the fall of 2004 we decided to engage professional management and hired Warren Management Group. I then decided to run for another term in order to help ensure a successful transition of day to day responsibilities to Warren Management.

We now have in place a system for covenant enforcement, extremely important to maintaining our property values, and Warren is in the process of taking over the Architectural Control Committee administrative functions, with the ACC itself retaining final authority.

I am pleased with the progress we have made in the administration of the entire King's Deer area over the last few years and am happy to have been a part in bringing it about. While there is always room for further improvements, such as in the effective and uniform enforcement of the covenants, I believe that our HOA is well positioned for the future and is fortunate to have conscientious members on the Board who will work for the good of all of the homeowners with your support and input. It has been an honor and privilege to serve as your President. —*Dan Rivers*

Annual Membership Meeting Mark your calendars now. The King's Deer HOA Annual Meeting is scheduled for 7:00 PM on November 15, 2005 at Prairie Winds Elementary School in King's Deer. We will serve light refreshments and hope to see as many of you in attendance as possible.

This is the meeting where we will brief you, the homeowners/members, on accomplishments of 2005 and discuss upcoming initiatives for 2006. You have hopefully noticed the major upgrades to the entrances to King's Deer. These and other actions are intended to protect and enhance the values of our homes, but they are also costly. We will discuss the 2006 budget, the 2006 dues, and future capital outlays. We will also report on the first full year of service by Warren Management Group, and our continuing effort to enforce the covenants to everyone's benefit. There will be opportunity for questions and comments on the Board's performance, and most importantly, to vote for new Directors. There are several vacancies. Please notify the Board if you would like to be on the ballot. Most of all, please plan to attend.

Parade of Homes We had great attendance at this year's Parade of Homes, the fifth that King's Deer has sponsored. Three homes were featured: The Carlisle by Rick Hudnall (4068 sf, \$515,000 plus lot), the Westcliff by Anthony homes (4574 sf, \$790,000 includes lot), and the Bella Vista by Tuscany Homes (6430 sf, \$985,000 includes lot). Both the Hudnall home and the Bella Vista sold. We welcome to King's Deer Paul and Denise Thompson, who purchased the Bella Vista, and have already moved in.

Fee For All Construction Projects The Board of Directors voted to immediately require a construction filing fee for all project applications that involve major construction work. Previously this fee was charged only for applications to build a new house, but not to enlarge the house or to add to garages. This change was adopted because of the extensive review that construction projects require, and will thus shift the cost of managing these types of projects from all homeowners to those who are the direct beneficiary

ACC Project Procedures Change. Effective immediately, project applications for ACC review should be taken or mailed directly to the Warren Management Group office in Colorado Springs instead of the King's Deer Sales Office in King's Deer. WMG will review all applications before transferring them to the ACC for decisions at semi-monthly ACC meetings. Project applicants will be notified of ACC decisions by letter from WMG.

WMG is taking this role because of the increased workload from more projects being submitted, a lack of volunteer time, and new legal requirements for more comprehensive documentation of association actions.

One benefit of these new procedures is that King's Deer members will be able to review on the Internet an agenda of construction projects that the ACC will review. The agenda will be posted approximately six days prior to the ACC meeting. Members may schedule a time with WMG to look over a construction application and submit written comments to accompany the application to the ACC.

To view the ACC agenda go to www.kingsdeer.org and click on "ACC" then click "ACC Agenda." A full description of the new ACC procedures and project submission deadlines is on our web site; click "ACC", then click "ACC Procedures."

To allow time for review of construction projects by the membership, *construction project applications must be submitted to WMG at least seven business days prior to the ACC meeting.* Construction project applications received less than seven business days prior to a meeting will be scheduled for review at a later ACC meeting. For example, to have a construction project reviewed at the Thursday, Oct 6 ACC meeting, the application must be received by WMG not later than Wednesday, September 28.

More details of the new ACC procedures and deadlines are on the King's Deer web site; click menu item, "ACC" then click "ACC Procedures."

If you have a project to submit, send it to King's Deer ACC c/o Warren Management Group; 5585 Erindale Drive, Suite 106; Colorado Springs, CO 80918

Annual Picnic by *Dan Potter*

This year's annual picnic was held at the multi-use field and was attended by about 150 people. Paul Thompson, Brent Hawker and I provided the main dish with Paul and I manning the grill. Mary Fortey organized everything and a fun time was had by all, even if we did finally have to remove Glenn Scott from the bounce house by forcible means. Hope to see you next year!

Some interesting history: we used to have the annual picnic faithfully, then let it lapse. The first year it was held by the pond (yes, once it held water). That year we even had a dunk tank where you could "Dunk the Developer." Paul and I took turns while Brent wimped out. Then someone suggested "Stone the Developer" so that was the end of that basic line of thinking.

For me, the most memorable picnic we had was held late one year on September 15, 2001, just a few short days after 9/11. Mary Fortey suggested that we sing the national anthem and I brought copies of all the verse which we then sang. Many had not ever known there was more than one verse and thought it ended with a question "does that star-spangled banner yet wave O'er the land of the free and the home of the brave?" The fourth verse is stirring to keep in mind today:

*O thus be it ever when free-men shall stand
Between their lov'd home and the war's desolation;
Blest with vict'ry and peace, may the heav'n-rescued land
Praise the Pow'r that hath made and preserv'd us a nation!
Then conquer we must, when our cause it is just,
And this be our motto: "In God is our trust!"
And the star-spangled banner in triumph shall wave
O'er the land of the free and the home of the brave!*

Sports Field New soccer standards have been placed at the sports field, and a baseball backdrop is currently being priced. A professional security company now regularly patrols the field regularly and this has significantly cut down on unauthorized late night activities in this area.



Kings Deer Homeowners Association
c/o Warren Management Group
5585 Erindale Drive, Suite 106
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Snow Fences Last winter the Board of Directors adopted a policy on snow fences in King's Deer authorizing their use within specific criteria; they must be approved in advance by the ACC. The policy is contained in the new *Design Standard Guidelines* and is available for review on the King's Deer web site. Just click on Rules, Covenants and Standards, scroll down the page and select "Design Standards Guidelines."

Annual Water Meter Readings In the fall of each year all King's Deer homeowners are required to report their water meter reading to the homeowner association. This information is then compiled to report the total annual water consumption of King's Deer to the Colorado Water Board.

In October you will receive a notice in the mail from Warren Management Group explaining the details of when and where to submit your water meter reading. Please watch for this correspondence and *do not discard it*. Your timely participation in completing this legal obligation will help keep down costs for your association.

Security King's Deer has contracted with Cheyenne Mountain Security to provide security responses to King's Deer residents. This is a pilot program by the Board of Directors to evaluate the costs of providing private security services. Please reserve your use of Cheyenne Mountain Security only for situations where security threats to homes or individuals are apparent. Examples would be suspicious individuals on private property, or vandalism in progress. If vandalism has already occurred, call the sheriff to report the crime (520-7111). Please do not use the Cheyenne Mountain Security service to resolve annoyances, such as barking dogs or bright lights on the neighbor's house. For security threats Cheyenne Mountain Security may be reached at 448-9990.

Vehicle Parking Here's a friendly reminder that cars should not be routinely parked outside in King's Deer. Perhaps you might need to rearrange the items in the garage, or even move that boat to off-site storage. The covenants are clear in disallowing the parking of cars outside. Please make every effort to comply.

King's Deer Phone Book—back by popular demand. Warren Management will be sending to you a notice about the annual meeting and in that notice will be information about updating data you would like included about yourself and family in the next edition of the King's Deer Phone Book. We expect that the book will be published in December or January. Please note: You will be included in the Phone Book *only if you respond*.

Candidates For Director Three vacancies open on the Board of Directors in November. Directors serve two year terms and fulfill a variety of duties in running the association, including treasurer, chairing the Architectural Control Committee, common area maintenance, and oversight of covenant enforcement. Board meetings are held monthly in the late afternoon. If you are interested in serving on the Board, please send a note to the current Board of Directors by October 15, using the Contact Us page on the King's Deer web site, or submit your name to one of the present Directors. You may also nominate another homeowner who agrees to be on the ballot. The three vacancies will be filled by a vote of the membership at the annual meeting on November 15.

Management Change Warren Management Group announced that Karla Greeley, our manager for King's Deer, is moving on to manage other homeowner associations now that she has completed a year with us. The Board members thank Karla for doing an outstanding job of getting King's Deer firmly established within the WMG system, and providing excellent support for the directors. The board wishes her all the best with other associations she will manage for WMG. Replacing Karla on October 1 will be WMG veteran, Brandon Helm. We welcome Brandon to the King's Deer team and look forward to working closely with him.

Mowing The season is essentially over and we thank all who have worked hard on keeping their yards looking good this summer. Although the covenants only require mowing your lot once a year, the vast majority of members accept the obligation of ownership and mow repeatedly through the season. Most homeowners recognize the simple fact that mowing completely to the street is going beyond the minimal requirements but pays big dividends in appearance. The extra effort keeps the area looking good and your efforts are fully appreciated. To the few who stop at the property line, we simply ask a little more effort to take the job all the way to the road so the community as a whole looks great. Thanks in advance for your cooperation. A little extra effort on everyone's part makes a big difference for us all.

ACC Meeting Schedule The October 27 ACC meeting might have to be cancelled; please refer to the King's Deer web site home page for the latest on the meeting status; a final decision will be made and posted by Monday, October 24.

In November and December the Architectural Control Committee meets only once in each month: Nov 10 and Dec 8. In January the normal twice monthly schedule (second and fourth Thursday of each month) will resume.

Landscape We recently performed some long overdue maintenance and upgrades. Have noticed the King's Deer entrances? (If you haven't, you shouldn't be operating a motor vehicle.) This is still a work in progress and we expect to complete it by the end of October. The developers contributed \$130,000 to the effort while the HOA contributed \$65,000.

Neighborhood Watch We have a new vacancy in the Neighborhood Watch program. After several years of leading King's Deer Neighborhood Watch, Glenn Scott is stepping down from the role of program leader; he and Kay are moving to "downsize" their home.

We are sorry to see Glenn and Kay depart King's Deer; they have contributed much to the success of the development, and Glenn has done an outstanding job of organizing the Neighborhood Watch program in King's Deer. He has also been involved in our forestry program and served as our community representative to NEPCO. Plus, he has been the King's Deer Kronicles editor. Clearly their departure will leave a huge void in the King's Deer community.

To Glenn and Kay we offer our sincere "thanks" for the many hours of invaluable service to making King's Deer a great place to live, and we wish them all the best in the future.

Anyone interested in taking on Neighborhood Watch