

## President's Column

We're doing some exciting things in King's Deer!

You may have noticed some not-so-subtle **orange tractors** over at the sales center. The HOA has purchased one of these tractors and shares an employee with Cathedral Pines (Dan, Brent and Paul's new development). We stayed within the budgeted items for maintenance but now have our own equipment and 15-20 hours a week of work happening throughout the community, which gives us far better results than before. The tractors are now stored within a garage temporarily so they are out of sight. At the November annual meeting we will be discussing permanent storage solutions.

We have finished the drainage improvements at **the south pond** and it looks great! Stop by and take a look. The fountain is running and we have treated it for algae growth.

We would like to thank Bob Morgan for serving so diligently on the Board. We'll miss you, Bob! In connection with his resignation, the Board has appointed Allen Alchian to fulfill his term. Allen has been serving as our ACC Chairman and doing a great job. He was drafted and coerced into service and is a welcome addition!

The Board has also been diligently working on a **merger of the covenants of Classic and Highlands**. As you will recall, we merged the two associations a couple of years ago and needed to also merge the covenants. You will receive two mailed notices about the changes announcing two separate meetings, and the revised covenants are posted on the website for your review. The changes are primarily housekeeping items, i.e., getting rid of provisions that no longer apply and making reference to our Design Standards that have been adopted rather than cluttering the covenants with outdated provisions. Both documents are available online at [www.kingsdeer.org](http://www.kingsdeer.org).

The Board and ACC have also adopted a new landscape provision which can be reviewed on the website. It is the intent of the Board to promote high quality landscaping in our community, which will help us all with our property values. Again, please review the landscape ordinance online as **many of us will have to improve our existing landscape to comply with the higher standards**. A quick review of 240 properties show over twenty homes that have little or no landscaping. (Hopefully YOU won't be getting a notice...!) There will also be a contest for best landscaped homes later this summer. Stay tuned for more details...

In connection with this, we are very pleased to announce the addition of Pat Wasson to the HOA staff as our full time HOA manager. Her duties will include general management of the community, covenant enforcement and Architectural Control duties in coordination with our existing ACC. She will office out of the existing King's Deer Sales Center with office hours of 10-5 on weekdays. Drop by and say "hello"; if you don't find her there, she's out in the community working for us all. Her phone number will be posted on the website shortly...in the meantime use 488-3228. Her email address is [admin@kingsdeer.org](mailto:admin@kingsdeer.org).

We also have our **annual community picnic** at the multiuse field on August 19, 11am-1pm. This event is sponsored by the developers who provide BBQ and drinks. We ask that you bring a potluck dish to share. It has always been fun and a great way to meet your neighbors!

The following weekend, August 26<sup>th</sup>, is our Annual Community Garage Sale. We provide some advertising and signs and it generates a lot of traffic, so if you have some old pink flamingo lawn ornaments or snowshoes to sell, this is the time. Please remember, garage sales are NOT allowed at any other time of year.

Thanks for helping enhance our property values and making our community an amazing place to live!!

—Dan Potter, King's Deer HOA President

## King's Deer Architectural Design Standards

Architectural Design Standards that govern construction and other improvements to King's Deer properties were adopted by the Board of Directors in September 2005. They cover a range of details, including the minimum size for houses in King's Deer, the allowable types of fences, landscape requirements, and playground equipment standards. If you are considering any improvements to your property, take a look at this document to ensure your work is in compliance with the Design Standards. They are available for download from the King's Deer web site, under, "Covenants, Rules and Standards." Then, look for "Design Standards." And be sure to have the Architectural Control Committee review and approve your proposed project before you spend any time and money on it by submitting a Miscellaneous Project Application (available on the web site under ACC, then ACC Forms) for approval.

## Covenant Enforcement Feedback

Want to speak your mind about covenant enforcement in King's Deer? Then the Board of Directors wants to hear from you! Tell us what you think about *any* aspect of covenant enforcement. Is it too picky? Too lax? Wrong focus? Confusing? Insufficient? What do you like about it?!! (Right.)

We set up an email address for you to "vent." The idea is to help the Board of Directors know what the owners think about any and all of the covenant enforcement program. So let us have it! Send us your honest opinions. No retribution, we promise! Email your remarks to: [opinion@kingsdeer.org](mailto:opinion@kingsdeer.org). We promise to read all comments, and we'll give you some feedback in a future newsletter and on our website. And we won't disclose names!

## King's Deer Owners Phone Book

Many King's Deer residents have been asking if, and when, a new King's Deer phone book will be published. It was last published in 2003 through the generous efforts of volunteers who compiled all the data, printed the book, then manually distributed it to all the households. King's Deer has grown into a much larger association and the task is now beyond the limits of what a volunteer is willing to tackle. Therefore we are giving technology a try, through the use of our web site.

We added an "Owner Log In" link on the King's Deer web site menu. Click the link and enter your user name and password to log in to the King's Deer Owner's area. Your user name and password are printed on the address label of this newsletter immediately following the word, "Account:". The six character sequence starting with "k" is your user name. The nine character sequence starting with "d" is your password. These are a temporary user name and password, assigned to you and valid only through Thursday, August 31. When you log in, you will be required to create a permanent user name and password.

If you don't log in before August 31, the temporary user name and password will expire and you will not be able to log in until we manually revise the expiration date. If you have difficulty, please contact either our webmaster (email: [webmaster@kingsdeer.org](mailto:webmaster@kingsdeer.org)) or our management office (email: [admin@kingsdeer.org](mailto:admin@kingsdeer.org)).

Once logged in to the Owners area, you will find a link to "King's Deer Phone Book." Your information is not initially included in the Phone Book. You control the information you want to share in the phone book by selecting "Update your phone book information." No information about you will appear in the phone book until you enter information you want displayed. We hope to upgrade this portion of the web site to allow you to download the phone book to your computer so you can print it. However, for the present, it is only available on line through the web site, and can be printed by using your browser's print function.

Also in the Owners area we have provided you direct access to your information in our database through the link, "Update your personal information." Here you can update your mailing address, phone number, and email address without having to call or send our management office an email or letter. It is critical for you to keep your contact information up to date so you can be contacted regarding the business of the association.

You can also indicate if you want the Association to contact you by email about any time-sensitive issues relevant to King's Deer. This feature will not be used casually; it is reserved for information the Board of Directors deem to be important enough to warrant encroaching into your email Inbox. These emails will not expose your email address to any other email recipients.

Later in the year, when it is time to report your water meter reading to the Association—an annual ritual in King's Deer—you can to submit your meter reading directly through the Owner's area of the web site.

So, please log in to the Owner area of the King's Deer web site soon—definitely before August 31—and give it a try.

## Help A Neighbor and Protect Yourself!

There have been several instances of theft in the King's Deer community, most notably targeting the construction sites. While this might not seem to be a major issue to the residents of King's Deer, these same people who feel free to make unauthorized visits to job sites, especially at odd hours, can just as easily stop by a seemingly uninhabited house and pick up a few items left in the backyard.

If you see what might appear to be any unusual activity or questionable visits to King's Deer properties, try to get at least a vehicle description and license information, and note the date and time of the incident. Either pass the information to the King's Deer management office or get on our website and send it in through the Contact Us link. If we're aware of a theft that has occurred about the time of your observation, you just possibly may have helped snag one of these "bottom-feeders" that otherwise would be targeting your place next.

## King's Deer Men's Breakfast

King's Deer resumes the monthly breakfasts September 9, 8:00 am at The Troon Tavern. We are excited about the interest generated not only by those that regularly attend, but by the new men that have recently moved into the development. It's a great way to meet new friends and find out what's happening in the community. We meet every second Saturday of the month (Sept. - May). So mark your calendar! For more information, contact Dennis at 488-0072, or [ddelhouay@adelphia.net](mailto:ddelhouay@adelphia.net)

### King's Deer Reminders

Saturday, Aug 19: King's Deer barbecue  
 Saturday, Aug 26: Annual King's Deer yard sale  
 Tuesday, Nov 14: King's Deer HOA Annual Meeting  
 King's Deer web site: [www.kingsdeer.org](http://www.kingsdeer.org)

### New King's Deer Office Address:

1218 Castlecombe Lane  
 Monument, CO 80132

### King's Deer temporary phone: (719) 488-3228

*Watch our web site for updates to our phone number!*

King's Deer email: [admin@kingsdeer.org](mailto:admin@kingsdeer.org)

Cheyenne Mountain Security phone: 448-9990



Kings Deer Homeowners Association  
1218 Castlecombe Lane  
Monument, CO 80132

### Annual Cycling Event Transits King's Deer

King's Deer will once again be the site of an aid station supporting the annual CoBiz Road Ramble bicycle tour of north El Paso county. The event will be on Sunday, August 27.

Cyclists enter King's Deer along Roller Coaster Road at highway 105 and turn onto Castlecombe Lane. The aid station is adjacent to the intersection of Castlecombe Lane and White Cliff Road. From the aid station, cyclists ride up White Cliff to Royal Troon where they proceed north to County Line Road and continue west to Palmer Lake.

Most of the cycling activity in our area occurs from about 10 am until about 2 pm; approximately 300 cyclists typically transit the area during the event.

Road Ramble is a fund raising event in support of the Griffith Centers for Children which supports troubled children and teens through a residency program. They have facilities in Larkspur and two in Colorado Springs. More information about the event is available on the Internet at [www.roadramble.com](http://www.roadramble.com).

### Get ACC Approval First!

This year there have been several instances of King's Deer property owners starting work on a construction project on their property before they received a project approval from the Architectural Control Committee. This is a major and costly blunder, as those owners have learned. The covenants are very clear about the requirement to obtain advance ACC approval, even before any tree cutting on the property. The covenants are equally clear that if work starts without that approval, the owner will be immediately fined \$1000. (Ref para. 13F) This has happened too many times in 2006. So we pass on this reminder that your property improvements must be approved in advance by the ACC.

### Farewell To Warren Management Group

After almost two years, the Board of Directors has parted ways with Warren Management Group. WMG helped King's Deer through a difficult transition period following the merger of two associations into a single homeowner association, and then with the many legal requirements of complying with legislation that was passed last year that added new management requirements on community associations.

The Board really appreciates all the help from WMG, and now feels confident that the needs of the community are best served by having an office in our immediate vicinity rather in Colorado Springs. To this end, the Board welcomes to King's Deer our first Executive Director: Ms. Patricia Wasson. Pat has considerable experience with homeowner association issues, having served the last ten years working for the Woodmoor Improvement Association. She comes to us with strong recommendations and is eager to establish an office of the Association directly in the King's Deer neighborhood.

For the immediate future, the King's Deer Homeowner Association office is operating out of the King's Deer Sales Office at the corner of Roller Coaster Road and Castlecombe Lane. And although Pat is working for us full time, the hours she'll be available in the office are limited by the necessity that her job requirements dictate frequent trips around King's Deer and into Monument.

Office hours are 10 AM to 5 PM Monday through Friday. However we only have one person to manage the office and perform all the other tasks of the Association. So we recommend you call first (488-3228) to ensure someone will be there when you plan to visit. You can also contact our office by email: [admin@kingsdeer.org](mailto:admin@kingsdeer.org).

### Community Center Focus Group

Many families have come to the Kings Deer Board and asked about the possibility of building a Community Recreation Center. We are forming a focus group to investigate the ideas behind a Community Center for Kings Deer in order to present them to the full community at the November annual meeting. If you would like to be a part of the focus group, please contact James Ramsey at 487-0544.

### Kings Deer Woodworkers

We are currently meeting once a week to help expand our knowledge and techniques in woodworking. Notebooks and handouts are provided (great refreshments). If you are interested in joining us contact Dennis at 488-0072 or [ddelhousey@adelphia.net](mailto:ddelhousey@adelphia.net)

### Vehicle Use in King's Deer

Warming temperatures invite us to spend more of our free time outside. Please remember, however, that use of vehicles of any kind within King's Deer is limited only to the public roads and your driveway. Although we have large lots in King's Deer, riding vehicles on your property other than on the driveway is prohibited. The natural vegetation is fragile because the soil is poor and the climate is dry. Once vegetation is damaged by a few runs with a dirt bike or ATV, erosion begins and the areas do not easily or quickly recover. Disrupted grounds are unsightly and the activity is annoying to neighbors. Please be considerate and confine your vehicle use to public roads.

### Keep Mowing!

The annual mowing deadline is past, but this is not the time to winterize that mower. August is one of the wettest months of the year in this area and the grass and weeds continue to grow. Keep the native grass mowed so it doesn't exceed 12 inches, and be sure to keep after those thistle so they don't produce seed pods that spread thousands of thistle seed to the neighboring properties. Mowing the native grasses is essential to help reduce the ever-present danger of wildfire danger in our community. Don't put your property, and the neighboring properties, at unnecessary risk of fire. Keep Mowing!

### Kings Deer Landscaping & Maintenance

This Spring, the board elected to hire an individual to manage Kings Deer landscaping & maintenance. He is currently working 2½ days per week on Kings Deer property. By doing such, we've been able to reduce our maintenance costs, opposed to a contractor, and increase the level of attention to common areas such as our park, playfield, pond & gazebo area, entrances and trail system. The recent heavy rains have impacted the trail system the most. We are trying to repair and sure up the trails as quickly as possible. Most of the work was completed, and then undone by additional flooding rains. Please be patient as we strive to beauty to Kings Deer through landscaping & maintenance.

### Black Forest Slash-Mulch Program

A great place to dispose of those dead trees is the Black Forest Slash and Mulch Site on the east side of Herring Road, just south of Shoup Road. From now until September 17 it's open Tuesday and Thursday evenings 5:30 to 7 PM, Saturdays 7 AM to 4 PM and Sundays noon to 4 PM. You can also get free mulch there. This program is an operation of the El Paso County Environmental Services Department. There is no charge for delivering slash or obtaining mulch; however donations are always welcome. If you want a substantial quantity of mulch loaded into your pickup using their front end loader, there is a \$4.00 charge for each bucket. Visit their web site ([www.bfslash.org](http://www.bfslash.org)) for more info.

### Construction Compliance Fee Adopted

Beginning July 1, construction project applications for new house construction must be accompanied by a \$5000 refundable compliance fee, payable to King's Deer HOA. This fee is used to encourage and ensure houses are constructed as approved, and that changes are approved in advance by the Architectural Control Committee. Unauthorized changes to the project will result in various amounts of refund deduction, according to a schedule developed by the ACC. Up to \$2500 will be refunded when the house is complete, and the second \$2500 will be refunded if the minimum landscape standards are met.

#### Mowing Service

*The following is not endorsed by King's Deer Homeowner Association.*  
**Field Mowing.** Having trouble keeping that lot mowed? I can help. I'm a stone's throw from King's Deer and have a John Deere tractor with 8 foot mower. Reasonable rates. Call Ray at 303-663-1844 or 719-331-1950.