

Special Meeting: Merge Covenants

Over 90 people showed up for the Wednesday evening Special Meeting at the Prairie Winds Elementary School on September 20 to listen to the presentation and participate in the subsequent discussion and vote on a proposal to merge the two covenants.

The meeting began with Board President, Dan Potter making introductions and then giving a slide presentation on some background and a quick summary of key aspects of the proposed new covenants. Some of the more significant features were 1) applying uniform architectural control standards to all properties in King's Deer, 2) increasing the limit on annual assessments from \$300/year to \$400/year and adding an annual inflation index to the cap that aligns with the Consumer Price Index, and 3) giving the Board of Directors authority to adopt a special assessment up to \$500 in any year and providing owners a mechanism to cancel the special assessment.

After the presentation, Mr. Lenard Rioth, legal counsel to the Board of Directors, made some additional comments and continued to chair the meeting through a "lively" discussion. After the discussion, six addenda were then proposed to the basic proposal. Then the vote was conducted and members in attendance were instructed to vote on approving or rejecting the original proposal to merge the two covenants, and also to vote to approve or reject each of the six addenda submitted during the meeting.

After the voting was completed and the meeting adjourned, the ballots were counted. The basic proposal to merge the covenants received 142 votes to approve and 87 to reject. Of the six addenda submitted at the meeting, two were adopted: restore the rights of the declarant (115 approved and 49 reject), and allow indoor domestic swine (134 approve and 27 reject). A complete list of all addenda and the details of the vote count is available at the King's Deer web site or from the King's Deer HOA office.

October Means Water Meter Reading

Weather turns colder; snow returns to the Rockies, and notices arrive in the mail reminding you to report your water meter reading. It must be October in King's Deer. Meter readings are due any time during October. You can report your water meter reading by mail, by fax, phone, or through our web site.

A reminder of the reporting requirement will be mailed to every King's Deer homeowner. If you haven't received your reminder, please contact the HOA office (phone: 559-1900 or email: admin@kingsdeer.org.) for a copy.

Reporting your residential water meter reading is an annual ritual and requirement in King's Deer. Although we each have a well for our water supply, the courts of Colorado have, by decree, limited the maximum amount of water that may be consumed for the entire development in a year. The Association therefore is obligated to read every well in the development and compute the total water pumped by all King's Deer wells over the past year. The total is reported to the Colorado Division of Water Resources.

If you need help finding or reading your water meter, please contact the HOA office to arrange for an Architectural Control Committee member to visit your property and take the reading for you. Entry into the house will be required since meters are usually in the basement, and it takes about two minutes.

The reporting period ends October 31, so please don't delay your response and risk forgetting to report.

Open Fires Prohibited

Open fires are not allowed in King's Deer. Never.

The only outside fires allowed are those in manufactured barbecues, in UL approved exterior fireplaces, or in ACC-approved, gas-burning fire pits designed for outdoor use. Burning debris, slash, or even small campfires are not permitted and are a direct violation of the covenants which state, "Open fires...are not permitted." Furthermore, any wood-burning appliance must have a spark arrestor, as per the covenants. Fire is not something to take casually in this arid area, at any time of the year.

Don't put your property, and that of your neighbors at risk. If you have slash or debris to dispose, haul it away. Open fires are never allowed.

Comment from the Executive Director

I wanted to thank the residents and board for making the last two months less difficult in the transition from Warren Management to me as your Executive Director. The office is now officially up and running.

We are hoping to start looking at ways the HOA can bring the Community together, starting with the first ever King's Deer Potluck, October 18th, 9:00 AM at the Sales office on Castlecombe and Roller Coaster. Bring your favorite dessert and meet your neighbors. We would like to make this a monthly event with a different food for each month.

We are also trying to start a Quilting Bee. If you have any other ideas or would like to volunteer for an event or to assist in any other ways please let me know.

Remember October 18th: bake it, buy it, or borrow it but bring your favorite dessert. Hopefully we will see you then.

—Pat Wasson

Board of Directors Vacancies

Want to get directly involved in the management and running of your homeowners association. Here's a great opportunity. Four of the seven Board positions expire in November and candidates are needed to fill the vacating positions.

Directors serve a two year term and are involved in all aspects of the Association, including architectural control, covenant enforcement, finances, common area maintenance, and neighborhood watch. Directors typically meet once a month in the early evening, and are expected to contribute some additional time to work or oversee specific projects in the community. A typical project this past year has been the development of the proposed merged covenants of the association. The specific duties of the individual directors are decided by the directors themselves at the first Board meeting after the Annual Meeting.

If you think you'd be interested in serving on the Board, please send a short resume to Pat Wasson, our Executive Director, at patriciaaw@kingsdeer.org, before November 3. You will then be included on the ballot at the Annual Meeting scheduled for November 14.

ACC Meeting Schedule Reduced

The Architectural Control Committee will meet only one time in each of November and December, on Thursday, November 9 and Thursday, December 14. ACC meetings are normally held the second and fourth Thursday of each month, except in November and December because of the holiday schedule and the fewer applications received during that time.

If you have a pending project that will need ACC approval in the next few months, please plan accordingly. The first meeting of 2007 will be Thursday, January 11, 2007 and meetings will then resume the semi-monthly schedule. Our web site *Calendar* page has the complete schedule.

Community Center Focus Group

Many families have come to the King's 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 King's 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 ddelhousay@adelphia.net or 488-0072.

King's Deer Men's Breakfast

These monthly breakfasts continue on October 14, November 11, and December 9, 8:00 AM at The Troon Tavern. It's a great way to meet new friends and find out what's happening in the community. We meet the second Saturday of each month (Sept. - May). So mark your calendar! For more information, contact Dennis at ddelhousay@adelphia.net or 488-0072.



1218 Castlecombe Lane
Monument, CO 80132

Editor Comments

In the wake of the Special Meeting on adopting an amendment to “merge” the covenants there has been a series of emails—and probably other communications I’ve been lucky enough to miss—that questioned a variety of aspects of the process and implications of the results. What caught my attention most was the many misunderstandings about the association and how it operates. However, I wasn’t surprised about the dissatisfaction expressed in the emails about the outcome of the vote or of the process—after all, who would have taken the effort to write emails after the meeting saying, “Thanks for the great job, guys!” (Surprisingly, two did come in from appreciative residents. Thank *you!*)

Indicative of the misunderstandings were those who believed by merging the covenants the Association would receive more income by gaining more properties to pay assessments. Wish that were true, but unfortunately all 531 lots are already combined into one association. This was accomplished three years ago when two associations—King’s Deer Subdivision (aka “Classic”) and King’s Deer Highlands—were combined to form the current association called King’s Deer Highlands Homeowners Association (aka King’s Deer HOA). The Association is governed by one Bylaws and one Board of Directors (7 people). *But*, there are two different covenants that still exist, unfortunately, and each property is subject to *one* of the two covenants. The two covenant documents are not identical, and thus two properties that are next to each other can be subject to different rules. This is the unfortunate consequence of not adopting one set of covenants when the two associations were combined into the one King’s Deer HOA we have today. This causes confusion and frustration for property owners as they learn that a rule governing their property does not apply to a nearby property. It is divisive and annoying, to say the least.

Some people who were less than pleased with the outcome of the Wednesday evening vote to merge the covenants have expressed discontent (I’m being polite here) with the fact that the developers of King’s Deer participated in the election and voted each lot they own. To that we should respond, “Why shouldn’t they vote?” The apparent argument is that the developers are able to swing the election in their favor. If this is true, which I don’t necessarily deny, it is only because so few *other* property owners chose to participate. Essentially, the developers have been *given* control! The total number of developer votes was unquestionably significant, but they did not cast the majority of votes. Furthermore, those who are the “developers” point out that they own no vacant lots in King’s Deer Classic yet even there the proposal to adopt the merged covenants received a majority of votes cast.

In defense of the developers, I feel obligated to remind all that the developers pay the same annual assessment per lot to the Association that each homeowner pays, and they pay it *for every lot they own!* This is no small chunk of change. They have every right to cast votes, just like the rest of the membership.

If there is frustration to vent, I suggest it be focused toward those property owners who simply did not participate in the election, those who didn’t take the time and 39 cents to send in their vote on a proxy or bother to attend the meeting! Sadly, that is the majority of *homeowners* in King’s Deer—your *neighbors!* That is where the power to control the direction of this association rides. And it is this continuing apathy to getting

involved in these most close-to-home issues by those owners that should receive the wrath of frustrated members—not owners who are exercising their right to vote or those who volunteered countless hours on your behalf to maintain and attempt to improve our community.

Among the messages coming out of the Special Meeting might be, we need better communications and we need more community involvement in the processes. Accepted. Hopefully we’ll all take that lesson and apply it productively.

—Allen Alchian

New Policy Adopted by Board of Directors

During their September 18 meeting, the King’s Deer Board of Directors unanimously approved a policy prohibiting display of items for sale or rent in the yards of King’s Deer properties except for the one day each year designated as the Community Garage Sale Day, which was August 27, this year.

Some residents apparently believe displaying cars for sale from their property is acceptable. In the past, enforcement has been within the context of garage sales being limited to one day a year. To make clear that trying to sell cars or other vehicles from residential properties also falls into this same category, the board approved a more explicit policy to remove any ambiguity.

Remember, cars are to be parked in garages, and if they have a For Sale or For Rent sign on them which is easily visible from the street, then it is subject to being cited for not only parking outside, but also for violating the new policy as well.

Try The Trails

King’s Deer has a nice trail system for hiking and biking, a Sports field with playground, three common areas, and a pond with gazebo. All other areas in King’s Deer are private property—either residential lots or golf course. Please respect your neighbor’s privacy and confine your outdoor activities to the trail system, sports field and common areas. For a map of these common use facilities, and the trail system, visit www.kingsdeer.org/maps.php and click the link, “Trails and Recreation Areas.”

King’s Deer Office Phone

Finally, the King’s Deer Office is fully functional and we now have our own phone: (719) 559-1900. The office is co-located with the King’s Deer Sales Office at 1218 Castlecombe Lane (corner of Roller Coaster Road and Castlecombe Lane). The fax number is unchanged: (719) 481-4677. And for email communications, use admin@kingsdeer.org.

King’s Deer HOA Reminders

Tuesday, Nov 14: King’s Deer HOA Annual Meeting

King’s Deer web site: www.kingsdeer.org

King’s Deer HOA Address:

1218 Castlecombe Lane

Monument, CO 80132

NEW!! King’s Deer phone: (719) 559-1900

King’s Deer HOA email: admin@kingsdeer.org

Cheyenne Mountain Security phone: 448-9990