

## President's Corner *by Jim Hazuka*

2009 will be an interesting year for the King's Deer Homeowners Association Board of Directors. Most of the Board is new with Penny Dyer and Tony Winslow providing the continuity from the previous Board. This is an outstanding group who are excited to serve. The Board meets on the third Tuesday of each month at 5:00 PM to discuss Association business. Meetings are open to King's Deer residents and we welcome those who wish to attend. Your Board of Directors have identified goals for 2009. They are as follows:

- 1) Continue to maintain common areas and infrastructure at the highest standards homeowners come to expect
- 2) Sustain the solid financials for the Homeowners Association pass on to us by the previous Board
- 3) Explore possibilities that could lead to increasing water allocations to King's Deer residents
- 4) Ensure compliance with landscaping guidelines for residents in the Kings' Deer development

If residents have concerns, issues or initiatives they wish the Board to address, please let us know. You can do this by going to the King's Deer website and selecting the **contact us** option on the main menu.

I would like to thank the previous Board for their accomplishments in support of King's Deer. They dealt with many difficult issues during their tenure, addressing many of the concerns and needs of the community with selfless dedication. We have inherited a solid foundation that will enable the new Board to continue the movement toward being the premier residential community in Colorado.

## Introducing the Board of Directors

On December 15, 2008 the new Board of Directors convened for the first time following the annual election of directors. Their first order of business was to appoint officers of the Board. Those appointments are:

- James Hazuka: President
- James Highhouse: Vice President and ACC Liaison
- Tony Winslow: Secretary and Water Conservation
- Penny Dyer: Assistant Treasurer and Common Area Maintenance
- Charles Zink: Covenant Enforcement Oversight
- Brian Ramsey: Covenant Enforcement Oversight and Water Conservation
- Rich Hanley: Water Conservation

Brief biographies for each are as follows:

### **James Hazuka, President**

Jim Hazuka is a 24 year military veteran of the United States Air Force. He served in a number of assignments in defense communications and information technology. For the past six years, he has been employed as an associate with Booz Allen Hamilton, providing consulting services to NORAD and USNORTHCOM at Peterson Air Force Base. Jim served as Chairman of the Covenant Enforcement Committee for the Kings Deer Home Owners Association over the past year. He and his wife Annette have been residents of Kings Deer since May of 2001. They have a son, Joseph, who works at the University Hospital in Denver. Jim's interests include golf, fishing, and relaxing in front of the television for a good college football game.

### **John Highhouse, Vice President**

Mr. Highhouse and his family recently moved to Colorado from Albuquerque, NM. John was in the US Air Force for 8 years before transitioning to defense contractors (CAE-Link then Hughes Aerospace) at the same site. Continuing in the computer related field, John went to work for a specialized distributor for 10 years. An MBA graduate from the University of New Mexico, he is now the owner of a small computer related business.

There were many reasons that the Highhouse family moved here to the King's Deer area including low crime rate, excellent schools, and relative closeness to the extended family. Married to Grace Highhouse, they have one child still at home. She has roots in Colorado, as her mother, siblings and their families live in areas that stretch between Pueblo to Boulder. Since moving here the Highhouse family has taken an active role in the King's Deer community. Grace is a member of the ACC here in King's Deer.

### **Tony Winslow, Secretary**

Originally born in the United Kingdom, I moved to Colorado in 1993, after having the good fortune of my British employer merging with a company based in Denver. By trade I am a software engineer, currently working as an independent contractor. In 2005 I moved from Aurora to Colorado Springs, and in 2006 was lucky enough to move here, King's Deer. I think this is a wonderful place to live. Its peacefulness, tranquility,

wonderful views and good climate go a long way towards a great quality of life. In 2008 I finally cemented the deal with this country by happily becoming a proud US citizen – this is my home and I love it.

**Penny Dyer**

I am a native Texan who relocated here 10 years ago to experience living in the place we loved to vacation in. My husband and I have owned several business over the last 30 years of which I am the CFO. We have 5 children, 2 grown living here, 2 in college, 1 still at home attending Palmer Ridge High School. We loved Kings Deer and bought a house. This is my third year to serve on the KD Board during which time much has been accomplished. I look forward to serving again this year.

**Charles D. Zink**

Chuck is a retired accountant. He is married. He served in both the US Army and US Navy (Korea and Vietnam). He founded and operated small computer consulting company for over 30 years.

**Brian S Ramsey**

Brian Ramsey is a retired Air Force Officer, having served in the F-111 weapon system as an Electronic Warfare Officer and Weapons System Officer. During his career, he has been stationed in California, New Mexico, Georgia, the United Kingdom, and Italy. After retiring from the military, Brian moved to Colorado Springs working as a software engineer for GTE. Eight years later, the Ramsey's left for a new job in Arizona. Brian, his wife Elizabeth, and daughter Rebekah, returned to Colorado Springs after three years in the Phoenix area. Currently, Brian is employed as a Systems Integration engineer for Lockheed Martin.

Brian is a graduate of the University of South Carolina, with a Bachelor's degree in Computer Science, and a graduate of Colorado Technical University with a Master's degree in Software Engineering. He also holds a private pilot license.

**Rich Hanley**

Mr. Hanley is an Associate at Booz Allen Hamilton. He specializes in Operations Research (OR) and has spent the previous 15 years in 4 separate operations research jobs providing analyses to government and military organizations. Highly respected in the OR community, Mr. Hanley chaired two separate working groups at Military Operations Research Society's (MORS) Symposiums and is a published author. He attended the United States Air Force Academy where he

graduated with honors. During his Air Force career, Rich was a command pilot with 2000 hours in fighter (F-4) and forward air control (OV-10) aircraft. Rich has been a resident of King's Deer since August 2003. He and his wife Carleen have 3 grown children. Carleen is a Colorado Springs native and graduated from Wasson High School.

**Covenant Enforcement Oversight Committee** *by Charles Zink*

We are fortunate that residents in our community see the value in compliance with the King's Deer Association covenants. Few violations were cited in calendar year 2008. Most violations identified were addressed promptly by homeowners. In 2009, the Covenant Enforcement Committee will focus on landscaping compliance which has been a long standing issue in King's Deer. The focus of this initiative will be on grasses, erosion, and tree planting.

The King's Deer covenants and associated Landscaping Guide requires homeowners to reseed areas disturbed by construction or maintenance projects to native grasses during the first growing season following the disturbance. Owners are also expected to take action to stop erosion and reestablish natural barriers to prevent reoccurrence. This might involve filling in the eroded area and restoring grasses. Dead or diseased trees must be removed to ensure the esthetics of the community and to inhibit the spread of the disease to healthy trees in the community. For residents in King's Deer Highlands, ten (10) evergreen trees not less than four (4) feet in height must be planted within 6 months of closing.

In March 2009, the CEOC will identify property that is not in compliance with the King's Deer Covenants and Landscaping Guide. Notices will be sent to property owners with remediation by 15 June 2009. Errors do occur so if residents who receive a notice feel they are in compliance with King's Deer landscaping requirements, please notify the King's Deer office at the soonest opportunity.

Most King's Deer residents would agree that landscaping is key to capturing the natural beauty of Colorado. It increases property values and the value of other properties in the vicinity. The 2009 landscaping initiative is in the collective interest of the community.

On another note, the CEOC is asking for volunteers. Interested residents should notify the office.

## **Architectural Control Committee**

*by John Highhouse*

The coming year promises to be a smooth one for Architectural Control Committee (ACC). The current slow down in new home construction is likely to be with us for some time to come. The ACC's challenge for 2009 will be to monitor current projects for work toward completion.

Revised Design Standards and project submittal forms were published in 2008; a significant achievement toward making the new construction, home addition or renovation process easier for homeowners and contractors. These Design Standards and forms can be accessed easily on the web or obtained from the HOA office. Kings Deer community members should feel free to contact Pat at the HOA office or through the Kings Deer website at [patriciaw@kingsdeer.org](mailto:patriciaw@kingsdeer.org) with any questions about the standards or completing the required forms. If Pat is unable to answer any questions, she will be happy to refer the issue to the ACC committee; they are always happy to provide guidance to ensure that Kings Deer construction projects are successfully submitted and approved."

## **King's Deer Website Login**

The first time you log in you will be required to change both the user name and the password to your preferred settings which will not expire. Then you won't have to change them again.

For your convenience, the login page is at...

<http://www.kingsdeer.org/owner/index.php>

Once you log in and update the user name and password, please consider becoming a recipient of emails from the homeowners association. These are infrequent emails—less than a half dozen a year—sent when there are items of general importance for King's Deer HOA members. To receive the emails,

1. Select menu item "Update your personal info" in the Owners Area of the web site. This will display a form with which you can update your mailing address, etc.

2. In the Email Address field insert the email address where you want the email sent.

3. Immediately below the Email Address field you will see the label, "Notice of Issues". Select "Send me an email..." to receive the email notices.

4. Immediately below that you can select to receive an email notice when we publish a newsletter on the web site instead of receiving a hard copy by mail.

5. Then be sure to scroll further down the page and click "Save Data" so your changes will take effect, otherwise the changes won't be recorded. You will then receive any email the HOA sends to the membership.

## **Common Area Maintenance** *by Penny Dyer*

We sustained some wind damage the first week in Jan. One light pole was blown down and a few signs needed retightening.

Our crew is in its third year and becoming much more familiar with our subdivision and its needs but we ask that if you see something that needs our attention that you contact our office with the information.

This year we are going to pay extra attention to the noxious weeds in the common areas and remove them early in the season. This has to be a coordinated effort with our homeowners. We ask that you watch your property and remove the weeds early in the season so we don't get the blowing seeds.

We will be working with our Covenant Director and the CEOC Committee in our effort to get the weeds under control for the purpose of improving the overall beauty of Kings Deer.

Thank you in advance for your attention to this effort.

## **Treasurer's Report** *by Charlotte Christensen*

The results for 2008 are in, showing a net increase to retained earnings of \$47,887 for the year. The increase was derived from 3 main areas: non-assessment income came in \$17,400 over budget; total maintenance dropped almost \$15,000 due to dry weather conditions; and the association saved over \$16,000 in professional fees due to the lower-than-expected cost of correcting the association's legal documents and by having services performed by volunteers.

We are starting off the New Year in great financial health. The reserves have been increased by the full \$11,287 budgeted for 2008, bringing the reserve balance with earned interest to \$44,843, currently invested in a CD. In addition, we have accumulated retained earnings of \$99,617 heading into the New Year. The financials are posted monthly on the website for your review. To access, visit the website at [www.kingsdeer.org](http://www.kingsdeer.org), then select Library from the main menu on the left, then Financial Reports from the menu on the top. You will also be able to view the approved budget for 2009.



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**2008 Water Consumption** by Tony Winslow

Water use in King's Deer declined slightly in 2008 compared to previous years. From the water meter readings submitted in October, the average water use for each household is down from 2007 by about three percent. This is good news because the average consumption per household in 2007 exceeded the amount authorized by the state. The bad news is that the 2008 average consumption per household continues to exceed the maximum authorized.

**King's Deer homeowners can see their 2008 water consumption information now**, on the King's Deer web site. Simply log in to the "Owner Log In" area of the web site, then select "Water", followed by "Review Water Use." Once there, you can see your 2007 and 2008 water meter readings and how that equates to the total gallons used. You will also see the maximum allowed annual consumption and the percent of the maximum used at your residence for the past year.

The Association has a water conservation committee who will be glad to assist you in evaluating your water use, if needed.

If you need your log in information for the King's Deer web site contact Pat in the HOA office at 488-2840, or send an email to admin@kingsdeer.org.

**King's Deer HOA Reminders**

**Snow Fence Removal:** April 30, 2009  
**KD Semi-annual Garage Sale:**  
 May 15-16; August 15-16  
**Annual Mowing Deadline:** June 23, 2009  
**KD Annual Meeting:** November 3, 2009  
**KD office closure dates:**  
 February 16; May 25, July 3, September 7;  
 All School Districts 38 or 49 snow days.  
*Please see the KD web site Calendar page for updates.*  
**Board of Director Meetings:**  
 5 PM 3rd Tuesday of each month.  
**ACC Meetings:**  
 5 PM 2nd & 4th Thursday, Jan—Oct  
 5 PM 2nd Thursday in Nov & Dec  
 Meetings are at the HOA Business Office.

**Office location:** 707 County Line Road  
 Palmer Lake, CO 80133