

## President's Corner *by Jim Hazuka*

In December 2008, the Kings Deer HOA Board met with Bart Atkinson (President, Kings Deer Developer) to discuss the Company's efforts to sell additional water allocation to Kings Deer residents. At that meeting, Mr. Atkinson indicated that the State of Colorado determines the well allocations for residents based upon a set formula (e.g., .38 acre feet for Classic, .42 acre feet Highlands) and over the years, it's apparent the allocation is not adequate for many Kings Deer residents. Thus the Developers initiated efforts in October 2008 to assign additional water rights to several King's Deer property owners. This action represents a "test case" to see if the State and other stakeholders will agree with these new allocation limits. The outcome is still pending and there is no guarantee this action will be approved as water is a highly regulated resource to Colorado and the surrounding cities and States.

Your Kings Deer HOA Board sees additional water rights as an opportunity for Kings Deer residents. It can increase property values and bring relief to many who annually exceed their water allocation. The Board also understands there could be unintended consequences of this action that may have financial ramifications to the HOA. Thus we hired an attorney who is monitoring the "test case" to ensure due diligence during the process.

The "test case" should be completed within three to six months. The Kings Deer HOA Board will keep you posted as more is known.

## Recreational Vehicles in King's Deer

Spring and summer is the RV season and Colorado is a great place to enjoy these activities.

Recognizing the need of King's Deer owners to load and unload RVs at their residence in preparation for a trip, the King's Deer board of directors adopted in 2005 a standard that temporarily allows RVs to be parked in King's Deer.

The standard permits an RV to be at a King's Deer property up to 72 consecutive hours, and for no more than seven calendar days in any 30 day period. Boats are included under the standard. The standard also provides for a temporary waiver for a limited extended stay under certain circumstances if approved by the HOA in advance.

You can find the standard, *RV Use Standards*, on the King's Deer web site under Library > Governance Documents.

If you plan to bring an RV into the community, please first review this policy.

## Snow Fences

If you have a snow fence and it is still up, please accept this reminder that it soon will be time for them to come down. Snow fences are allowed from October 15 through April 30.

Snow fences are permitted in King's Deer, if approved by the Architectural Control Committee, for use up to five years from the date of ACC approval. They are allowed to help residents find the optimal location for a "living snow fence"—trees—and to provide time to get the trees planted and established. Therefore, if you've been using a snow fence for two years, this is the season to get trees planted in the area of that snow fence so they'll be ready to do the job when the snow fence permit expires.

## Maintenance

I would like to remind pet owners to take a baggy with them when you walk your dog. We are seeing dog "piles" on the trails and would ask that you pick them up as they occur.

If our spring is as mild as the winter has been we should begin seeing the thistle pop up. Please help us control the blowing seeds by cutting them down before the beautiful pink flower blooms.

Finally, we appreciate your input. If something needs our attention please e-mail Pat, our director, at [patriciaw@kingsdeer.org](mailto:patriciaw@kingsdeer.org) with a brief description of the need.

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*...and more!*

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## Mowing Deadline

**Monday, June 23 is the deadline for the mandatory mowing of King's Deer lots this year.**

Why the deadline? Because the tall grass on the lots serve as a fire hazard that allows fire to spread rapidly. Even if we are lucky enough to have afternoon rains, the winds quickly dry the vegetation and soil.

In previous years the mowing deadline was in July or even August. Experience has shown that by the end of June our lots are covered by tall grasses and thistle is about ready to bloom.

The purpose for mowing the lots is two-fold: fire mitigation and noxious weed control. With the Independence Day holiday in early July, fire is a significant concern, so having lots mowed by June 23 will help us avoid, or reduce, the devastating impact that a fire could bring to us all in King's Deer.

Please continue to keep your lot mowed throughout the growing season; you neighbors will appreciate the effort.

## Wanted...Volunteers

We're looking for some ideas and volunteers to dress up our entrance way at Archers and Highway 105. Next time you drive into Kings Deer, please take time to look and give a little thought to, "How can we improve this entrance way?" Your suggestions are welcomed.

## King's Deer Garage Sale Weekend

Time to clean out that garage! Saturday and Sunday, May 16 and 17 is King's Deer Community Garage Sale Weekend. Like last year, the entire weekend is dedicated to garage sales. The association will place advertisements in *The Gazette*, *Our Community News* and the *TriLakes Tribune*. All you have to do is put a sign or balloons on your mailbox and get your valuables organized for display.

**As in the past, the HOA will produce a guide map to the garage sale locations.** The map will be available for download from the King's Deer web site prior to and during the event. To include your address on the map, send an email before Friday, May 8 to [admin@kingsdeer.org](mailto:admin@kingsdeer.org) with "Garage Sale" as the subject. Be sure to insert into the email body your name, the property address of your sale, a short list of the types of items you will be selling, and a contact phone number in case we need clarification on something. Names and phone numbers will not be included in the map.

## Signs: *Proposed Construction* by Patricia Wasson

A small sign, about 8 inches by 11 inches, appears on a neighbor's property; it has the King's Deer logo and reads, "Proposed Construction" in bold letters. "Okay," you think, "that's interesting, but so what?"

These signs—seen in Figure 1—are posted to give neighbors an opportunity to review the plans and comment to the Architectural Control Committee prior to the ACC making a decision on the project approval.



Figure 1. Sample sign.

The ACC requires every property owner who submits a construction project for approval to post this "notice" sign on the property for at least ten days prior to the ACC making a decision on the project. This gives neighbors an opportunity to visit the King's Deer business office and review what has been submitted for approval. Comments about the project may be submitted in writing or neighbors may attend the ACC meeting and voice any concerns to the ACC directly.

*What construction requires this sign?* Besides the obvious new house on a vacant lot, the sign must also be posted for construction of a new, free-standing structure such as a detached garage. It also must be posted for any addition to an existing structure if the addition will result in additional foundation work.

The ACC evaluates projects based on compliance with King's Deer covenants and rules, which are posted on the King's Deer web site. Construction projects that do not violate the standards of the community are generally approved. The purpose of the sign is to invite those who will be living near, or within sight of the project to also participate in the evaluation process.

The sign must be posted close to the road so that it can be easily seen from the road, and it must be posted on its own standard rather than on an existing tree or other sign. This is to ensure that the appearance of the sign is not obscured by other features on the property.

If you see one of these signs on a property and believe that there may be a direct impact on your property or are just curious as to the nature of the project, call the King's Deer business office (488-2840) and schedule a time to drop by to review the project application. The ACC will carefully consider your comments as they evaluate the project for approval.

*Paid Advertisement*

**S. Lee Cotugno**  
*Weight-Loss Coach*

**719-559-3934**  
lee@seasonalchanges.net

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**Seasonal Changes**  
*Gain Knowledge — Lose Weight*

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**Receive 50% off service fees.**  
Call today to schedule your free 1-hour assessment.

- Individual or group sessions now forming
- Ask about fundraising opportunities
- Available for speaking engagements

### Motorized Vehicle Use In King's Deer

King's Deer is lucky to have an extensive system of hiking trails throughout the community. Over seven miles of trails provide a great way to exercise and enjoy our beautiful area. But the trails are fragile because they are not paved. The biggest challenge is to keep up with erosion caused by thunderstorms. It is not unusual for the trail system to be one of the most significant expenses of our common area maintenance program.

The trail system is limited for use to pedestrians and bicyclists. Motorized vehicles are not allowed on the King's Deer trail system, with the one exception of the contractor who maintains the trail. Motorized vehicles accelerate surface damage which increases maintenance costs, and they are a hazard to those who are authorized to use the trail.

Owners are also reminded that King's Deer is not suitable for ATV use. The covenants prohibit motorized vehicles from being operated on King's Deer common areas and on King's Deer properties (other than driveways). The exception to this rule allows for property maintenance—i.e. tractors for mowing. All property in and around King's Deer is privately owned. All roads are public thoroughfares requiring licensed vehicles.

If you are an ATV or dirt bike owner or rider, please respect these limitations and use those vehicles where they are permitted. Your neighbors will appreciate it more than you probably realize.

### Love your dog, Love your neighbors

*by Patricia Wasson, Executive Director*

Dogs left alone all day get bored and restless; they have no job to direct their energy to. Some respond noisily to any and all activity by barking, yapping or howling. But, nothing is as annoying as incessant barking—even for dog lovers. Please consider some bark-abatement ideas to keep the noise down in your area. Your neighbors will thank you!

- *Training. Always the first recommendation for any behavioral problem! Help is as close as the Yellow Pages.*
- *Citronella collars. A humane alternative to the electric-shock, anti-barking collar and costs about the same. Available on the web and in pet stores.*
- *Confinement. Sometimes simply bringing an outspoken dog indoors or confining it to a crate can cut down on the disturbance to neighbors.*
- *Reduce stimulus. Close drapes to help muffle street noise, or leave a radio on to mask it.*
- *Companionship. Dogs are pack animals; they need companionship—a cat, bird, or another dog. Consider a mid-day visit from a pet-sitting service, or drop your pooch off at a friend's place or a day-care facility once or twice a week.*

With beautiful spring and summer weather in our future, you and your animals will be outside more, walking and playing. According to the US Humane Society, an unleashed dog has an average life span of less than four years. Allowing your dog to run free threatens your dog's health and welfare, and stresses both of you when you cannot find him/her and your neighbors who do not want nor need a dog trespassing on their landscaping. Please control your dog so that all in the community may enjoy the beautiful Colorado weather.

*Paid advertisement*

### MOWING SERVICE

Having trouble keeping that lot mowed? I can help. I'm a stones throw from King's Deer and have a John Deere tractor with an 8 foot mower. (Can do the job in less time!)

**Reasonable rates.**

**Call Ray at 719-331-1950 or 303-663-1844**

## Review and Update Your Contact Info

King's Deer property owners are reminded to ensure their contact information in the homeowners association records is accurate.

It is important that the association have a current mailing address for each owner. All essential communications for owners are sent to the mailing address in our records. This includes the annual notice for submitting your home's water meter reading which is required by the state, the official notice of the Annual Membership Meeting with the proxy statement, and invoices for the annual assessment and other billing.

Owners can easily and quickly verify and update the information in the association records by logging in to the Owner area of the King's Deer web site. At the same time, please consider providing your phone number and an email address. Although US mail is used for "official" communication to the membership, inserting your email address and/or phone number in the records can allow a quick contact to resolve something that might otherwise take more time and expense to handle by a letter through the US mail.

When reviewing your information in the King's Deer records, please consider signing up to receive email notices when a new Kronicles newsletter is published; you then can retrieve the newsletter by download from the web site. This helps reduce printing and postage expenses of the HOA.

If you need a user name and password to access the Owner area, just send a request by email to the HOA business office ([admin@kingsdeer.org](mailto:admin@kingsdeer.org)) and be sure to include your name and King's Deer property address in the email.

Keeping your information current will help us serve you and the membership better and more efficiently.

## Advertise For Free

Trying to sell or rent real estate is always difficult. Coupled with the current financial downturn in the economy, the challenge is multiplied, resulting in a buyer's market. Many King's Deer properties remain listed for a year or more before being sold. These conditions make advertising your property in multiple venues more important to ensure exposure to all potential buyers.

To this end your association has added a new feature to the King's Deer web site dedicated to advertising King's Deer properties for sale or rent. There is a link directly to "Properties for Sale or Rent" on the main menu of the web site ([www.kingsdeer.org](http://www.kingsdeer.org)).

Any King's Deer property owner can write an advertisement about their property and display it on the web site *at no cost*.

To use this free feature, log in to the "Owner" area of the King's Deer web site using your unique user name and password; if you don't know your user name and password, contact the HOA business office. Once logged in, select "Advertise Property For Sale Or Rent" and follow the instructions. Create your ad and save it; the ad will immediately be posted on the public area of the web site along with a link to a map of your area of King's Deer so potential buyers can find the property.

You can keep the ad posted as long as you like, and you can remove it at any time.

Obviously this new feature isn't going to improve the real estate market in King's Deer, but hopefully association members will find it one more helpful tool for marketing their property. It could also become a useful source of real estate information to local realtors and potential buyers.

So, why not give it a try? It's free advertising and it might give you the extra exposure needed to find the right customer!

## Neighborhood Watch *by Janet Van Kampen* *Potential Thieves?*

In February, residents in a neighborhood south of King's Deer reported that an individual had been seen driving through the area entering data into a computer. The residents suspected that the individual was tracking their arrival and departure times and looked to be prepping for a burglary. Their assumption was evidently correct, because sometime last month, a homeowner left for work at his/her regular time and within 15 minutes, the house was burglarized.

While I do not have the specifics of this case, I appreciate that the King's Deer Board was notified of this incident. What would be helpful in the future would be to receive information regarding the vehicle (make, model, color, etc.) and any details about the driver (male, female, etc.). We do not need to know the exact address or homeowner's name, but knowing the actual neighborhood and possibly the street name could be prove to be beneficial.

Along with aforementioned information, the Board also received information about four burglaries in the Cherry Creek Crossing neighborhood. Is this the same neighborhood where the residents identified the individual driving around tracking data? Evidently, the

four burglaries occurred on Fridays and one home was set on fire afterward.

This type of information is critical to get out to members of our community WHILE IT IS OCCURRING IN OTHER AREAS! If you get an email from a friend, send it to us immediately, so we can get it out to the residents in King's Deer! Email JanetVK2002@hotmail.com with any information you have so I can forward it to those on my email list. If you think I have your old email address (or don't have your email address at all), please send me an update. And, if you are interested in assisting me with the program (assigning partial streets instead of blocks to captains, etc. or you would like to be a "block/street/half street" captain, please, please give me a call – 559-0090! I am planning a NW meeting/get together in May at my home. Please let me know if you are interested.

Recent Crime Statistics from  
the El Paso County Sheriff's Office – January 2009

<b>Woodmoor/King's Deer - 1/09</b>	
<b>CASE TYPE</b>	<b># CASES</b>
Adult Missing Person	2
Domestic Violence	1
Drug Offenses	1
Fraud	1
Identity Theft	1
Illegal Poss./Cons Ethyl Alcoh. By Minor	1

## Water Consumption and Conservation

*by Tony Winslow*

Just around the corner is watering season. Do you know how much water you use for irrigation vs. in home? If not, then now is the time to find out. Take some frequent water meter readings (I suggest weekly) before you turn on your irrigation system. This will give a good base line for your in-home water use. Many owners underestimate the quantity of water consumed through irrigation and over estimate the water used in their home.

Do you know if you used more water than the maximum allowed? King's Deer homeowners can see their 2008 water consumption information 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. If you don't have an "Owner Log In" or are

unable to access the web site, please contact the HOA office (tel. 488-2840 or email [admin@kingsdeer.org](mailto:admin@kingsdeer.org)).

This may be a statement of the obvious, but when you turn on your irrigation system it is important to check for leaks and faults. Keep a look out for overly wet areas of ground as this might point to a leak.

If you have an automatic sprinkler system, as most of us do, then check that the valves are correctly shutting off. Look at your water meter and make sure it is not showing running water when there should be none. A few grains of sand, getting stuck in a sprinkler control valve could cause a slow leak, wasting thousands of gallons a month. However, it will be slow enough to be unheard and to not show any evidence outside.

Another common cause of leaks, are drip lines. These are fairly fragile and can easily be damaged by animals. As they often run close to the surface they are also more susceptible to freezing damage.

The bottom line here is this. Use your water meter as a tool to understand patterns of water use. Record meter readings at various times to understand how much you use in house and how much a sprinkler system cycle will use. You will be able to predict what you should be using and comparing actual use will allow early detection of problems.

If you need help reading your water meter, or help in understanding your water usage the HOA is here to assist. We have volunteers standing by! You can contact Pat in the HOA office at 488-2840, or send an email to [admin@kingsdeer.org](mailto:admin@kingsdeer.org).

## Wildfire Safety

Anyone who has lived here for any length of time has learned that the area is very vulnerable to wildfires. The low humidity and dry winds create tinder-dry vegetation that can spread an uncontained fire quickly. This is a year-round condition.

For this reason, open fires are not allowed in King's Deer. This includes any form of fire that is not in a properly constructed fireplace equipped with a spark arrester. ***Fireworks are also prohibited.***

Wildfire safety is the principal reason why owners are required to mow their lot every year. Review the vegetation around your home and create a defensible space to improve the chance of your home surviving a wildfire. Guidelines for reducing the vulnerability of your property to wildfire are available from the Colorado Springs Fire Department web site (<http://csfd.springsgov.com>).



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King's Deer Kronicles is an official publication of the King's Deer Board of Directors

### King's Deer HOA Reminders

**Snow Fence Removal:** April 30, 2009  
**KD Semi-annual Garage Sale:**  
May 16-17; 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.

### King's Deer HOA Reference

**Business address, office Location, and phones:**

**Phone:** (719) 488-2840; **Fax:** (719) 488-2949

**Mailing address:** P.O. Box 3143  
Monument, CO 80132

**Email address:** admin@kingsdeer.org

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

**Web Site:** <http://www.kingsdeer.org>