

President's Corner

by Jim Hazuka

Fellow Kings Deer residents, I hope that your summer has been wonderful. The focus of your Board has been general maintenance and appearance of the common areas and covenant violations. In the spring, we asked the Forest Service to help residents identify trees that have been infected by pine beetle. The effort was highly successful as infected trees were identified and property owners took corrective action to eliminate diseased trees. We plan to continue this program next spring. Penny Dyer has been very busy with the common areas, mowing, cleaning up and updating the entrances, fixing eroded walking trails, taking algae out of our ponds, and replacing light poles. Maintenance is one of the more difficult jobs on the Board and I'm sure you all agree Penny has done a fantastic job.

Covenant violations have increased over the past year. Much of that has to do with better reporting and improved vigilance. Frequent violations fall into five categories: Mowing, Landscaping, Parking, Overdue HOA Dues, and Late Water Reporting. The Board has heard from several residents who feel we are not aggressive enough about the violation process. Covenant violations are difficult issues and hard to enforce with one fulltime employee. Kings Deer has a practice that our Director, Pat Wasson, must verify an alleged covenant violation before we notify a resident. This ensures standardization and protection for residents from erroneous reporting. A notification by a resident on an alleged violation will prompt Pat to go out and verify the situation. If she observes the violation, she issues a citation. If the violation persists, the matter is forwarded to a committee chaired by Chuck Zink and made up of Kings Deer residents. They review all citations and make recommendations for corrective actions. A third citation will automatically be referred to the Board for a hearing. I'm sure all of us agree that covenant violations can have a negative impact on the community, thus enforcement is important. If residents are interested in participating in the covenant enforcement process, Chuck Zink would

love to have you volunteer as members of the Covenant Enforcement Committee.

On 3 November, the HOA will have it's annual meeting. This year we are going to do something different. We plan to detach the voting for new Board members from the meeting, using a mail-in ballot process later in the month. This will free up the multitude of people required to validate residents and proxies, issue voting cards, and conducting the election. As many of us observed last meeting, all of this was a waste of time and effort because in the end, we didn't have a quorum necessary to conduct the election. Detaching the election from the annual meeting will allow the Board to concentrate on providing residents "the State of the HOA" and setting aside ample time to listen to your concerns. The annual meeting will be between 7:00 to 8:30 PM at the Prairie Winds Elementary School. Hope to see all of you there.

For those of you interested in serving on the Board, notify Pat Wasson in the HOA office anytime and we will place you on the ballot. All we need is your name, address, and a short biography (7 to 10 lines). We will accept applicants up to and including the annual meeting in November. There will be a meeting notification that will be mailed to residents and property owners next month — look for it.

Take care and we'll see you at the annual meeting.

Annual Water Meter Reading

by Tony Winslow – Secretary

Another year has almost passed and once again King's Deer HOA will be requiring our owners (properties with wells) to submit their annual water meter reading. **Water meter readings must be submitted to the HOA during the month of October 2009.** A notice will be mailed to all of our owners during the month of September with instructions on how to report your reading by mail, email, fax or the King's Deer web site. If you need assistance in reading your meter please contact the HOA office and we will gladly help.

You may wonder why we require this information. The HOA is legally obligated to report homeowner's water usage to the Colorado Division of Water Resources. This is mandated in the water augmentation plans for King's Deer (the documents are available on the King's Deer web site). Failure of the

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HOA to collect and report this information could result in Colorado State taking legal action against the community as a whole, placing sanctions on the entire community. It is for this reason that King's Deer Home Owners Association makes every effort to collect this information and to enforce compliance by our owners. We must do this to protect the great majority of owners who comply with the water usage requirements specified in our covenants.

A note on water augmentation: Owners have sometimes commented on seeing water being *wastefully* pumped out onto the ground along highway 105. There is a reason for this. King's Deer wells draw water from the Dawson Aquifer and because it is near the surface and at the top of the Palmer Divide, it supplies water to several streams and tributaries in the area. When our home owners draw water from their wells we are to some extent depleting the water that is flowing from the aquifer into the local streams. This depletion would reduce water available to downstream water users that have senior water rights to our own. In order to negate this depletion, the Great Divide Water Company (of which King's Deer is a shareholder) pumps water from deeper aquifers onto the surface to make up for water that would have otherwise been sourced from the Dawson aquifer. This augmentation process is defined in the Water Augmentation plans for King's Deer and is required by Colorado State. These plans are available from the *Library* section of www.kingsdeer.org.

Financial Update *from the Treasurer*

Biggs Kofford has just completed the audit of the 2008 financials and determined that no adjustments were necessary – that our financials had no material misstatements. Our financial position remains strong after the 1st half of this year. As of June 30, 2009 we had total Operating Cash of \$182,421 and Cash Reserves of \$60,621. Outstanding receivables were \$23,484, and current payables were \$5,228. The association has no long-term debt.

Year-to-date earnings in excess of expenditures total \$32,810. YTD revenues are exceeding the YTD budget by 28%; while YTD expenses are under the YTD budget by 8%. This is great news for the association and may result in a significant increase to retained earnings by year end if we are able to stay the course.

Snow Fences *by Patricia Wasson, Executive Director*

Why are we talking about snow fences in the middle of summer?! Because it won't be long before snow will once again be falling here in King's Deer. So it is time to recall the rules for snow fences in King's Deer.

Snow fences are allowed *if approved in advance* by the Architectural Control Committee. Approved snow

fences are only allowed from October through the following May 15.

Snow fences are restricted to the type made of natural wood slats—no plastic material is allowed. The specific requirements are identified in the Design Standards, in a section titled “Snow Fences.” The Design Standards may be downloaded as a pdf file from the King's Deer web site (the Rules, Covenants and Standards page), or call the HOA office (488-2840) for information.

Hint: Now is a good time to be contracting for snow removal from your driveway for the winter if you don't enjoy the satisfaction that comes from digging through snow drifts across your driveway in a -10 degree wind chill.

Snow removal from public roads in King's Deer is accomplished by El Paso County, *not* the homeowners association. Snow plowing is done on a priority basis as set by El Paso County Department of Transportation. Some roads in King's Deer get cleared before others because they are part of the District 39 school bus route. Cul-de-sacs typically are among the last roads to be cleared if they haven't been cleared by residents or natural melt.

If you can't afford to be trapped in your house for a couple of days while you dream of warm summer days, watch the weather reports closely and plan accordingly.

Common Area Maintenance *by Penny Dyer*

The distant view of the subdivision when the lots are mowed and trimmed is a very inviting atmosphere.

Maintenance has been a challenge this year due to all the rain. Everything has definitely had a chance to grow and grow.

In our continuing effort to keep everything maintained we ask that you consider **MOWING TO THE ROAD**. If you have a lot that the trail runs through I would ask that you mow between the trail and road. Thank you to the homeowners that already do it and that trim around the utility boxes on their properties.

The board decided this year to clean up Archers and Hwy 105 and add a small retaining wall to hold the soil for flowers for everyone's enjoyment.

The pond at Glenthorne has been a bigger challenge this year due to the rain. We are still working on the algae and hope to get it under control by next spring.

Thistle: If you have this noxious weed on your property there are only two ways to rid yourself of it. Dig it up, I use a pick axe, whack and stack. Or, you can spray it constantly until you kill it. Please choose a method and persevere.

Maintenance is an ongoing project in varying stages at all times that functions within the constraints of our budget. If there is something that has been overlooked I would appreciate your input.

Motorized Vehicle Use In King's Deer

by Brian Ramsey

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 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.

Unwanted and Dangerous Guests

What's dinner for the neighborhood fox family is also a meal for other wild animals living near your home. Normally reclusive and wary, black bears will leave the woods and become accustomed to finding a meal in your backyard if you leave them something to eat. Feeding deer also can attract other large predators, such as mountain lions. Where there are lots of deer, there are also lots of mountain lions, prowling for prey.

Over time, predators such as bears and mountain lions, become less wary and more emboldened. They're more apt to attack pets and people, and when that happens, it can spell death to bears and lions, which often must be destroyed to ensure public safety.

It's Against the Law Anyone still unconvinced that put-ting out food is bad for wildlife? Those skeptics need to keep in mind that under Colorado law, intentionally feeding big game animals is illegal. The prohibition applies to deer, elk, pronghorn, mountain goats, bighorn sheep, mountain lions, and bears. *Violators face a \$50 fine.*

The Division of Wildlife hopes you won't face such a fine and that we've explained why it's best to simply let Mother Nature take care of wild animals. If you

don't, you quite literally could end up loving our wildlife to death.

Traffic Calming Proposal

What do you think?

Have you seen vehicles driving through King's Deer at speeds that appear a little too fast? Or perhaps much too fast?

The Board has received complaints about this problem over the years and sought additional support from the sheriff's office. But there is only one deputy to patrol all of north El Paso County, so requests for additional enforcement have met with very limited success at best.

Perhaps another approach might yield more positive results without necessarily subjecting our law-abiding members to threats of traffic tickets.

The Board received a presentation during the September Board meeting that proposed to the HOA to purchase a radar-activated speed display sign. You've probably seen them; as you drive by they display your actual speed if you are exceeding the posted speed limit. Studies have shown that most—unfortunately not all—drivers respond as intended when the sign displays excessive speed.

The sign is battery powered (rechargeable) and mounts to a pole; it can be easily removed (by lock and key) and put on another pole. One sign can therefore monitor any number of locations throughout the community.

The sign not only displays speeds, it also *records* the date, time and speed of every vehicle, and this information can be downloaded to a PC for detailed analysis. With this information, the HOA can determine if and when flagrant speed violations occur at specific locations, and can use this information, when necessary, to help the sheriff's office determine the optimal days and times to patrol a specific area of King's Deer to control the most dangerous drivers.

The electronic sign costs about \$3700—only one would be purchased. For each location that the sign would be posted, it would cost about \$400 to install a permanently mounted speed limit sign with locking hardware for the electronic sign.

Please send your thoughts and opinion to the Board by email at admin@kingsdeer.org. Or you can contact the Board through the Contact Us page on the King's Deer web site. The Board wants to support the community, so we encourage for your feedback on this proposal.





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

Extended Parking Permits

Some of you may have noticed the presence of an RV on a lot in Kings Deer. And some of you might have thought "gee, that RV has sure been there a long time." And then some might have thought to bring this to the attention of HOA. But did you know there is a policy that has been in place since 2005 (updated June 2008) for RV usage in Kings Deer? The policy, "RV Use Standards", is located on the Kings Deer website (www.kingsdeer.org) in the Governance Documents section of the Library. So why is this of any use to you – I mean, you are not the one with the RV parked on your lot, right?

The HOA can grant an Extended Parking Permit for an RV in accordance with this policy. When an Extended Parking Permit is granted, the home owner is given a green placard to post in the window of the RV. This placard will have the start and stop dates for the Extended Parking Permit which will allow verification without having to call the HOA office for the exact dates. So the next time you see an RV parked in our community, check to see if you can see a green placard displayed in the window.

King's Deer HOA Reference

KD Annual Meeting: November 3, 2009 7-8:30 pm
Prairie Winds Elementary School

KD office closure dates:

Oct 12, 22; Nov 26, 27, Dec 25-Jan 1
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.

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

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