

## President's Corner

by Rich Paul

It's difficult to believe that we are heading into the last months of 2010. It seems as if spring had just begun and here it is fall already. Fall is a busy time in King's

Deer with the annual water meter reading report in October, the annual King's Deer Homeowners meeting in November and the always popular annual assessments that are sent out in December and due in January. Two of these events (specifically; the annual meeting and the annual assessments) have undergone significant changes since last year and will be the focus of this column.

The annual King's Deer community meeting will be held on the evening of Tuesday, November, 9, 2010 at the Prairie Winds Elementary School at the intersection of Archers and King's Deer Point East. The meeting will begin at 7pm and last no later than 9pm and will be informational only in nature.

This year, the election of the board of directors is being conducted a bit differently from how it has done in the past. The major change to the election process is that it is taking place prior to the annual King's Deer Homeowners meeting.

By now you should have received your mail-in ballot packet for the board of directors election, which was sent out on September 27, 2010. If you have not yet received it, please contact the HOA office and our Executive Director will correct the oversight.

I can not over emphasize the importance of everyone returning their mail-in ballots before the October 29, 2010 deadline, even if you do not wish to vote for any of the candidates. In order to have a valid election, the HOA office must receive ballots from owners of at least 160 properties. Failure to meet this requirement will result in the HOA having to expend more of your annual dues to conduct another mail-in ballot election. A "redo" of the election also delays the transition of the new board members into their positions during a very busy and critical time of the year for the HOA.

A smooth transition is key to a successful board, so if you have not yet sent in your ballot, please do so before the October 29<sup>th</sup> deadline. Results of the election will be announced at the November 9, 2010 annual meeting and posted on the website as soon as available.

The May 2010 newsletter contained an article discussing a new assessment payment option plan the board approved and why it was developed. The article cited the economic conditions that currently exist. Over the first nine months of this year the HOA has seen the transfer of ownership of over 45 properties with the majority of these title changes resulting from foreclosures and repossessions. With this in mind, I believe it is worthwhile to review the new optional payment plan to ensure that members are aware of this option.

Beginning in the 2011 calendar year, the annual assessment dues will be payable through 3 different payment options for any King's Deer property owner wishing to take advantage of them. If you elect not to make multiple payments, the default payment option will

*Continued on page 3, see PRESIDENT*

## Winter is on the way! by Lewis Sydenstricker

Here are several things to do prior to the "Big Freeze":

The septic tank should be evaluated to see if it needs pumping before the first snow. Pumping is needed to remove the solids which can obstruct the outflow lines to the leach field, resulting in the overflow of "Big Stinky". The local septic services usually recommend inspection after four years for new homes. The amount of solids depend on the size of the family and how much solids you put down the garbage disposal.

Sprinklers and drip systems need to be drained or blown out prior to freezing, usually before October 31st. Some irrigating systems are self draining, but do require turning off and draining the supply lines which go to the timed valves. There is a faucet in the box with the timer valves to drain the supply line. The pipes from the programmed valves usually will drain themselves through the emitters. There are some local plumbing companies that will give you a free inspection. Also, be sure to remove all hoses and hose extensions prior to the first freeze to prevent the water pipes from rupturing inside the wall resulting in an indoor swimming pool, a very high maintenance cost!

Gas furnaces also need annual maintenance. The newer furnaces have electronic ignition. Some of the older units have standing pilot lights which needs relighting if there is an interruption of the gas supply. The instructions are found in the owners manual. The filters also need to be cleaned and/or replaced every year. The filters are located either in the furnace or the return air duct. The boilers for radiant heating also need inspection and maintenance. This usually entails cleaning of the fire box. The services for the above items can be found on line, and in the telephone book.

## King's Deer Streets by Dixie Schull

King's Deer roads experience heavy traffic on a daily basis. We have district school buses, which drive our roads 6 times per day during the school year, trash pick-up 5 days per week, homeowners leaving and returning, daily UPS/FedEx/USPS deliveries and a variety of other traffic through our neighborhood. Our roads have potholes and grass growing through the perpendicular breaks. It appears our streets are beginning to look like something found in a 3rd World Country; however Hollywood 3rd World Country roads look much better than our roads.

The streets in King's Deer are maintained by El Paso County. Pat Wasson and I have made contact with El Paso County regarding the condition of our streets. The streets in King's Deer have not been maintained by the County as well as other streets in the County. Recently, El Paso County has completed minor repairs on our streets, but I believe we would all agree the repairs are not enough. Please report potholes, perpendicular road cracks and other road hazards to dotweb@elpasoco.com or call 520-6874. With everyone in the community reporting our road conditions, hopefully we will have them repaired next spring.

## Annual Membership Meeting

The HOA wishes to remind everyone that the annual King's Deer Homeowners Association meeting will be held on the evening of Tuesday, November 9, 2010, at the Prairie Winds Elementary School. The school is located at 790 King's Deer Point East. (At the intersection of Archers Drive and King's Deer Point East.) The meeting will begin at 7:00 p.m. and end no later than 9:00 p.m.

This year the meeting will be an information only meeting. There will be no HOA business conducted that will require voting by the members of the Association. The nomination of candidates and the election of Directors to fill the board vacancies that occur at the end of the annual meeting is currently being conducted via mail.

By now you should have received your mail-in ballot along with instructions and a return envelope. The packet was sent out on September 27, 2010. If you have not received it, please contact the HOA office for a replacement packet as soon as possible. The board can not stress enough the importance of returning the ballot to the HOA office by the deadline of October 29, 2010. In order for the election of the Board of Directors to be valid, there must be a quorum of 160 properties participating. Even if you do not care for or wish to vote for any of the nominees, your ballot is needed to count towards the quorum number that is required.

Failure to achieve a participation of 160 properties in this process will result in the HOA being required to spend more of your money on another mail-in election which, in turn, postpones the transition and placement of the new members of the board in a timely manner and makes the board's job much more difficult.

If you have not yet returned your ballot to the HOA, please do so before October 29, 2010, so the HOA may avoid unnecessary additional expenses.

## Additional Water Rights

Some homeowners have expressed interest in obtaining additional water rights so their annual water allotment can be increased. For the past two years an effort has been pursued to create a way that this can be achieved. It now appears that a solution might be at hand, but some final details remain to be worked out. A new company has been formed, called the Palmer Divide Water Company (PDWC). The company is not affiliated with King's Deer HOA in any way, but because King's Deer homeowners are its principle customers, the HOA has been working with PDWC to develop a way to allow individual King's Deer owners to obtain additional water rights.

The Palmer Divide Water Company owns rights to some of the water in the aquifer under King's Deer—this is the aquifer from which our residential wells currently draw their water. The goal is to provide a way for individual property owners to purchase water rights from the Palmer Divide Water Company so the property owner can legally pump more water from their well each year than is currently allowed.

There are still details to be worked out before water rights can be sold, but hopefully water rights can be available sometime in 2011. More information about this initiative will be presented at the King's Deer Annual Meeting. So plan to attend that meeting if you might be interested in acquiring additional water rights.

## Architectural Control Committee Update

Since the last ACC newsletter article in May, new construction activity in the community has continued to be slow but new applications have continued to come in. To date there are four new homes under construction and in this current economic environment this is a very encouraging sign.

Having said that, a new "wrinkle" has been introduced into the equation of new home construction in the county. It has recently been brought to the ACC and HOA's attention by the owners of these new homes, that in order to get approval from the Regional Building Department, a fire suppression system would have to be installed throughout the homes. There apparently is a new building code requirement in 2010 requiring any home with a total "footprint" (referencing the total square footage of the home) exceeding 6,000 square feet, to have a fire suppression system installed.

At first glance this may seem to be a "workable" issue if you are only considering the total finished "living space" in that square footage. However, in this case the 6,000 square feet includes the following:

- All main and upper level living space square footage.
- All basement square footage whether finished or not.
- All eave overhangs.
- All attached garage square footage.
- All covered porches, decks and portico square footage.

It now becomes immediately apparent that the requirement has a tremendous impact on owners building in King's Deer.

From what the ACC has been told by the owners who have had to deal with this added expense, the costs have been ranging from a minimum of \$12,000 dollars to close to \$30,000 dollars for the engineering and installation of these systems depending on the manufacturer, size and layout of the home in question.

Further research into this issue has revealed that it is a jurisdictional issue within the county and the district fire chiefs and fire marshal make the final enforcement determination. The code requirement is not being pushed by the Regional Building Department or the fire districts but rather by the fire suppression manufacturers who would see an immediate profit from the requirement.

Besides the obvious effect this has on new construction, this requirement also raises a secondary concern. The HOA is unclear as to what impact (if any) this requirement may have on an existing home in regards to an addition to or expansion of the home.

Sources have informed the ACC that the regional building department, recognizing the negative impact this requirement is having on potential building start-ups, is considering adopting the 2009 building codes next year, which will eliminate this code requirement. The HOA can not confirm or deny this, but only wish to make any lot owner that is considering building in the near future aware of this potential change so that you may plan accordingly.

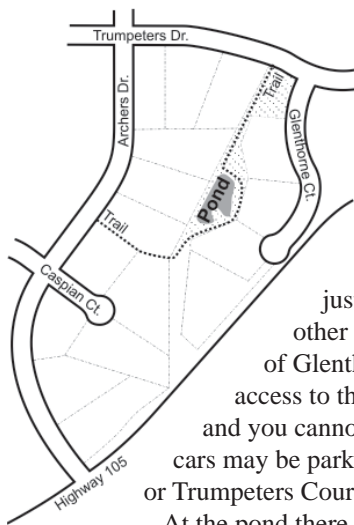
### ACC Meeting Schedule

The ACC will meet *once* in November and *once* in December. If you have any work planned that requires ACC approval, check the King's Deer web site for meeting dates.

## King's Deer Pond

Many King's Deer members have heard about the King's Deer pond, but a surprising number don't know where to find it, or they mistakenly assume the golf course pond at White Cliff Way and Castlecombe Lane is "the pond."

The King's Deer pond, which is available to the membership, is located in the common area near highway 105. The pond cannot be seen from the road, so use the accompanying map to



find the trail access.

The pond is surrounded by private properties and access to the pond is by trail only so please stay on the trail, which is a public access easement. Two trail heads lead to the

pond—one at Archers Drive just north of Caspian, and the other at Trumpeters Court just west of Glenthorne Court. There is no public access to the pond from Glenthorne Court and you cannot take a vehicle to the pond, but cars may be parked along the road at the Archers or Trumpeters Court trail head.

At the pond there is a well-maintained gazebo that provides a location to sit and enjoy the serene setting of the pond.

No boating or swimming is allowed in the pond. Needless to say, in winter any ice that forms on the pond is not safe to venture out on, so please keep children and pets off the ice!

Visit the pond soon, before the weather turns cold.

## Covenant Enforcement Oversight Committee

by Dixie Schull

This summer we have welcomed new residents—homeowners and renters—to King's Deer. Whether you are a permanent or temporary resident, the covenants must be abided by all. If you have any questions regarding covenant issues, please feel free to contact the HOA at [admin@kingsdeer.org](mailto:admin@kingsdeer.org) or 719-488-2840.

The purpose of the Covenant Enforcement Oversight Committee (CEOC) is the fair and equitable enforcement of the covenants in the King's Deer community. The primary violations the CEOC addressed this year are: parking of RV/trailers/boats, lot mowing, unauthorized trampoline/play equipment, trash cans left out, ATV's operated in the community, and dead trees. All of these issues are addressed in detail in the King's Deer covenants, policies and Design Standards, and details of the actions taken are in the CEOC minutes and Board of Directors minutes on the King's Deer website under Library > Meeting Minutes.

Summer is quickly turning into autumn, and autumn will become winter. Living on the Palmer Divide, our snows are much heavier and deeper than most of El Paso County. Anticipating heavy snow, some of our residents park their cars on the streets to avoid having to shovel their driveways. *Do not park on the streets.* Parking on the streets is hazardous to snow equipment operators and your vehicle.

*Continued on page 4, see CEOC*

## President from page 1

remain as it has been in the past with the entire amount coming due on January 4, 2011. The assessment statements will have the 3 payment options included for your convenience.

The following are the payment options and payment schedules for the 2011 calendar year:

Payment Option 1: \$300.00, due Jan. 4, 2011

Payment Option 2: \$160 due Jan. 4, 2011 (Includes \$10 service charge)  
\$160 due Mar. 1, 2011 (Includes \$10 service charge)

Payment Option 3: \$85 due Jan. 4, 2011 (Includes \$10 service charge)  
\$85 due Mar. 1, 2011 (Includes \$10 service charge)  
\$85 due May 1, 2011 (Includes \$10 service charge)  
\$85 due July 1, 2011 (Includes \$10 service charge)

It is the board's hope that anyone facing financial challenges will take advantage of this option plan rather than elect not to pay anything and deal with the encumbrances of late charges and interest as a result.

Finally, the community saw the re-birth of the Neighborhood Watch Program this year. This can be directly attributed to one King's Deer resident and I wish to extend the deepest appreciation and gratitude of the Board of Directors and the HOA to Sharon Kuykendall for her hard work and perseverance. Her efforts have resulted in the Neighborhood Watch Program becoming a valuable asset for the King's Deer community and the Community has already begun to reap the benefits of the program. Well done Sharon!

In closing, in all likelihood, this will be my last article penned as your president. It has been both an honor and a privilege serving you, the community, this last year. I would be remiss if I did not thank those responsible, for it is they, not I, who deserve all the credit and accolades for the exceptional position that King's Deer currently finds itself.

I offer my deepest gratitude to the members of this board. If it were not for their unwavering dedication and attention to detail, it would have been impossible to achieve the successful and the smooth running organization that this HOA currently enjoys. They are one of the finest boards that I have ever had the privilege to have been associated with and again, my sincerest thanks go out to each of them.

## Snow Fences

It's getting to be that time of year again. Snow fences are allowed in our community by ACC approval only. They are seasonal items, meaning they can be put up no sooner than October 15 and must be removed by April 30.

Snow fence approvals are only good for 5 consecutive years from the date of approval. The purpose of this 5 year period is to allow the owner to determine the optimal location for a living snow fence (row of trees) and to plant and establish it during the 5 year period.

Snow fences must meet the requirements and specifications in the King's Deer Design Standards (available at the King's Deer web site under Library > Governance Documents). If you have any questions please contact the HOA office at 488-2840.

## Water Meter Reading Time

October is upon us again and for King's Deer homeowners, that means it's time to read your water meter and send the reading to the homeowners association (HOA). Most homeowners are accustomed to this annual ritual. For the new members, here's the story behind it.

Although each residence gets water from a private well on the property, the amount of water that may be drawn from that well during a year is strictly limited by a court decree, and monitored for compliance by the Colorado Division of Water Resources. The court decree specifies the maximum amount of water that may be drawn from the well, and to ensure compliance every well is required to be metered and the meter reading provided by the owner to the homeowners association each October.

The HOA compiles the readings into a comprehensive report that is sent to the Division of Water Resources where the annual consumption is reviewed to verify compliance with the original court decree.

As in previous years, October is the month to read the meter and send the reading to the HOA. A letter was sent to every homeowner in King's Deer explaining how to read the meter and how to submit the reading. Also, as in previous years, you may request to have a volunteer come to your home to read the meter and submit your report for you; it takes no more than a five minute visit.

Past years have revealed that a substantial portion of the homeowners have exceeded their authorized annual water consumption. However, with increased publicity about the limit on the amount of water that may be drawn through a well each year, and with some "encouragement" to those individual homeowners by the Division of Water Resources, more and more owners are learning to live within their annual water allocation.

A great way to help keep within the authorized allocation is to read your water meter monthly and calculate your monthly consumption. That will give you an idea, as the year progresses, if your annual consumption will be over or under the annual limit. If you need help with this, please contact the HOA (ph: 488-2840; email: admin@kingsdeer.org) and request the assistance of one of our volunteers.

## King's Deer Men's Breakfast

by Dennis Delhousay

For those who are new to the community (and those who may have forgotten), King's Deer has a men's breakfast that meets at 8 AM the second Saturday of every month at The Troon Tavern located in the King's Deer Golf Course complex.

The breakfast is a wonderful way of meeting neighbors and a great vehicle of opportunity to become involved in the community. The breakfast usually has many board members, both past and present, attending so it can be tremendous source for community history as well. There is no set agenda and it is basically "a guy gab session" with topics ranging from the best way to get rid of the dreaded gophers (and who is the most proficient at eradication) to current issues facing the community such as water augmentation. Breakfast is served buffet style and is a great way to get acquainted and keep informed with the activities in the community.

Come join us! For more information call Dennis at 488-0072.

## Common Area Maintenance *by Penny Dyer*

This summer the Board spent quite a bit of time deliberating about the outdoor assets, the condition of those assets and the best way to go forward considering the amount of maintenance needed in several areas. We will be concentrating on each area in stages as time and money allow.

Two large repairs were made on the trails where the erosion was severe. We will be filling in as many ruts as possible before the winter weather sets in. Allen Alchian took the time this summer to compile a comprehensive report complete with pictures on the individual sections of trails and their condition, which will help considerably in determining the urgent repairs down to the lesser ones.

Ten light poles will be refinished this year and begin again in the spring.

We also watched the pond grow new algae, (pea soup) which did not respond to the bio-friendly chemicals used in years past to handle the string algae. We called in a pond specialist and have received their recommendations. I will be meeting with them again to put together a schedule that will work for our specific problems and meet our budget requirements.

All the open areas were mowed this year due to the lack of rain, which also allowed us to keep the thistle in these areas down.

The entrances all got a fresh layer of mulch while we tried to stay on top of the weeds.

Remember that the street lights are not on during the daytime hours so if you spot a flickering street light or one that is out, please e-mail us or call our HOA office and give Pat the information.

### Reminder

Report your water meter reading  
to the HOA in October!

## CEOC *from page 3*

If the snowfall is sufficient and winds cause drifts, your car may be totally covered and the snow equipment operator may plow your car along with the snow!

Trash collection occurs throughout the week in Kings Deer and, contrary to popular belief, we live in a "year-round" active wildlife area and they are looking for food. There have been numerous sightings of bear and mountain lion throughout the Tri-lakes area so it is for your safety (and that of your neighbors) that trash receptacles be kept in a closed garage or an HOA approved enclosure designed especially for trash receptacles on non-trash pickup days. Trash can only be placed on the curb on your designated trash pickup day. Please refer to the King's Deer Classic/Highlands Covenants pertaining to Refuse and Rubbish (paragraph 19).

School is back in session! Speed limits are posted throughout the community; PLEASE heed the posted speed limits. We realize students are continuing to enjoy the wonderful weather by spending time outside. However, we have had reports of ATV's and dune buggy's being ridden on the trail system. This activity is not allowed in the King's Deer community. The trail system was not built for motorized vehicles and unnecessary repairs are costly and a strain on the HOA.

## King's Deer Neighborhood Watch

by Sharon Kuykendall, Coordinator; email: nw@kingsdeer.org

King's Deer Neighborhood Watch became active with the El Paso County Sheriff's Office on June 29th. Thank you to the 23 Block Captains who volunteered and who have been actively sending email alerts to their assigned neighbors. The most recent notice sent was regarding teen vandalism activity at night and fires being set in Hill Top Pines, the undeveloped community across from King's Deer along Roller Coaster and Hwy. 105.

The El Paso County Sheriff's and the Tri-Lakes Monument Fire Protection District have investigated. Patrols will be increased in that area. Another alert was sent out this week regarding vandalism/mischief along E. Trumpeters Ct., Brockenbury Ct., Roller Coaster Rd. which occurred early Tues. (9/21) between the hours of 1 and 3 AM with door bells being rung, solar lights stolen as well as items damaged in the yards. If you notice suspicious activity during the night, call the Sheriff's Office at 390-5555.

***We are still  
in need of 14  
more block  
captains...***

*We are still in need of 14 more block captains in order to cover all 37 block/areas in King's Deer. We are also missing many residents' contact information.* If you have not received any of the alerts that have been sent out, it would be due to

(1.) We do not have your current email address/contact information. Contact information is used strictly for Neighborhood Watch purposes. Please email me your information. OR

(2.) You live in one of the 14 areas in which no one has volunteered to serve as Block Captain. Please contact me if you are interested. As a Block Captain, you will be responsible for keeping the residents in your assigned area informed via email of notices sent out by either the Sheriff's Office or the NW Coordinator. You will also need to keep the NW Coordinator informed of any changes in your assigned group, such as residents moving out and new residents moving in, along with their names, address and email address so we can maintain an up to date contact list. Once this is established, it really is not very time consuming. Your help is needed and would be appreciated.

An "all hands on deck" Block Captain meeting is in the works for late Oct. This will be a kick off meeting for our local Neighborhood Watch with speaker Geri Elsasser, Crime Prevention Coordinator, from the El Paso County Sheriff's Office.

Please check out the King's Deer HOA web site, navigate to "Neighborhood Watch" for important phone numbers and information regarding reporting of crimes and vandalism. Soon we will be adding new and exciting ways to find out in which block you are assigned and how to contact your Block Captain or myself, so please keep checking back.

*Have a safe and Happy Fall.*

## Operation of Off-Road Vehicles in King's Deer

Over the last two or three months there has been a rash of complaints concerning the operation of off-road recreational vehicles in the form of motor cycles, ATV's and go-carts on the streets and trail system of King's Deer. These infractions have been occurring mainly after school and on the weekends and the operators of these vehicles are pre-teens and young teenagers, although there have been some reports where adults have been observed riding with them as well.

The Board wishes to make everyone aware that the operation of these vehicles in King's Deer is not only against the King's Deer covenants (which can result in fines being issued) but it also violates Colorado Law. Colorado Statute: 33-14.5-108 - Off-highway vehicle operation prohibited on streets, roads, and highways. (This also applies to snowmobiles in the winter.)

Although restrictions against off-road vehicle use in King's Deer might seem unreasonable to a few, it is helpful to understand why they exist.

- The trail system is designed only to accommodate pedestrians and bicycles. Allowing motorized vehicles to mix with pedestrians on a trail network presents liabilities to the association and its members that would force a complete elimination of the trail system.
- The trails are not designed to withstand the abuse that naturally occurs from motorized vehicles. The trail surface is an unpaved, loose aggregate that is easily worn away by motor vehicles, causing erosion; the underlying drainage culverts of plastic pipe cannot withstand the concentrated weight of motorized vehicle, and will crack and crush from vehicle traffic.
- Lastly, King's Deer was developed, by design and by covenants, to be a tranquil residential area. Off-road motor vehicles racing around a private property or along the trails or common areas is inconsistent with this vision and therefore their use is prohibited by the covenants.

If you observe violations of the restrictions against off-road vehicle use, contact the HOA (488-2840), your Neighborhood Watch block captain, or the El Paso County Sheriff's Office with any information about the incident you have. It is especially helpful to describe the vehicle, time and place of observation, and the property of origination or destination if they are traversing the community. When we are able to inform the involved property owner of the inappropriate behavior, we usually receive the desired result.

On a final note, the city of Palmer Lake does have an off-road dirt track for motorcycles and ATV's. It is located just north of the HOA office on County Line Road to the left as you enter Palmer Lake.

## Return Your Ballot for Director Election

Reminder: Please return your ballot for the election of board directors today. If you lost the ballot, request a replacement from the HOA. Returning your ballot, whether you have voted for any of the candidates or not is essential to making this a successful election. If we don't receive enough ballots back, the election will have to be conducted again, wasting your annual assessment.



King's Deer Homeowners Association  
1691 Woodmoor Drive, Suite 13  
Monument, CO 80132

PRESORTED  
STANDARD  
U.S. POSTAGE  
PAID  
MONUMENT, CO  
80132

**RETURN SERVICE REQUESTED**

## Reminder: Annual Assessment Dues

Annual assessments are mailed in December and due Jan. 4, 2011. Please watch your mail in December. You can verify a correct mailing address is on record, or update it, through the Owner Log In on the King's Deer web site.

## Snow Plowing and Removal

The winter season is just around the corner and with that being said, travel becomes a bit more of a challenge in King's Deer and each winter the HOA office is bombarded with requests and complaints about the plowing of the streets.

Since the late 90's snow plowing and removal for the King's Deer community has been the responsibility of the El Paso County Department of Transportation (EPDOT).

The County plows roadways on a priority basis. Roadways are classified into "priority levels". Level 1 Priority being the highest and on down. Priority 1 Level roadways include the County Highways, main thoroughfares and school bus routes such as Archers, King's Deer Point, Roller Coaster, Kershaw, Royal Troon etc. Side streets and cul-de-sacs are a lower priority and thus are not plowed as quickly or as often and calling the HOA office will not speed up the process.

More details on snow plowing and priority roads can be found on the county's web site at:

<http://adm.elpasoco.com/Transportation>

## King's Deer HOA Reference

Friday, Oct. 29 Last day to return ballots for director election.

Sunday, Oct. 31 Deadline for submitting water meter reading.

Tuesday, Nov. 9 Annual Membership Meeting at Prairie Winds Elementary School (Kings Deer Point and Archers Drive)

### Office Closure Dates

Friday, Oct. 22

Thursday and Friday, Nov. 25-26

Friday Dec. 24 through Friday, Dec. 31

**Office phone:** 719 488-2840

**Office fax:** 488-2949

**Office email:** [admin@kingsdeer.org](mailto:admin@kingsdeer.org)

### Office mailing address

King's Deer HOA

PO Box 3143

Monument, CO 80132

**Office location (Do not send mail to this address.)**

AEV Building, 707 County Line Road; Palmer Lake, CO

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