

President's Corner

by John Highhouse

As we welcome the New Year, we have hope that 2011 will finally bring us the long awaited economic upturn, and more importantly a steady or even increasing of our property values. Along these lines, the HOA has been investing in some of our most visual assets that promote an attractive upscale community.

There are familiar faces on this year's Board of Directors. All of the current members also served on last year's Board. There has been a shuffling of job titles, but we all remain committed to serving the community. Your Board of Directors has established the following goals for 2011:

- 1) Encourage property owners to bring their water consumption within the limits imposed upon each of us by the Colorado Water Court. Work closely with the State agencies in order to help accomplish this goal. Provide assistance in the form of education to property owners on how to better stay within their authorized limits.
- 2) Continue our multi-year plan for renovation and maintenance of HOA owned assets. This year will focus on trails, streetlights, and the pond.
- 3) Continue the on-going battle against the Mountain Pine Beetle. A multi-pronged approach will be used to include, but not limited to, the use of forestry service inspections, reporting by individual property owners, inspection by HOA volunteers, removal of dead or diseased trees by affected property owners, and the clean-up of downed limbs and slash piles by affected property owners.
- 4) Maintain a balance approach to the budget. Spending on necessary current demands while keeping a reserve with an eye on future HOA needs.

Water continues to be a focus for the community. The HOA continues to monitor the potential sale of additional water rights by the Palmer Divide Water Company. For more details, see the column on Additional Water Rights later in the Kronicles. While this may at some point be beneficial to some property owners, it is the goal of the HOA for owners to use water reducing strategies to bring our individual water consumption within the State imposed limits.

In closing, I'd like to thank all the owners that have volunteered in the various ways for our community. This includes not only committee members and neighborhood watch, but also those that do little things like picking up trash while walking the trails or report a nonworking street light.

Common Areas by Penny Dyer

Maintenance had its challenges with a growing list of things that needed attention.

- In late summer of 2010 we began re-painting (powder coating) 12 of the worst light poles and will be continuing the process in early 2011 until the task is complete. As fate would have it, one of the newly painted poles at Roller Coaster and Castlecombe was knocked down when a car slid off the road and into the pole causing a re-do of the freshly re-done pole. Fortunately, no one was hurt and only the pole suffered. see COMMON AREAS, page 2

Water Report—2010

The results of the water meter readings submitted during October 2010 reveal that the total water consumption of all King's Deer residences increased about five percent from 2009. The good news is that despite the increase, King's Deer was still below the maximum limit allowed by the state. The increase possibly was the result of more landscape irrigation in 2010 due to the drier summer months compared to 2009.

It was only three years ago that King's Deer was exceeding its total annual water allotment which led to the attention we now receive from the Colorado Division of Water Resources (DWR). Subsequent efforts by the homeowners association (HOA) to educate members about the water limits in their well permits, and some personal attention from DWR to see WATER, page 4

Introducing the Board of Directors

The new Board held their first meeting on November 17, 2010 following the annual election of directors. The first order of business was to appoint new officers and fill one of the vacant Director positions. The Board of Director members and their positions are as follows:

John Highhouse: President

Rich Paul: Vice President and ACC Chair

Allen Alchian: Secretary and Water Resources

Penny Dyer: Assistant Treasurer and Common Areas

Dixie Schull: Covenant Enforcement Oversight
Committee Chair

Lewis Sydenstricker: NEPCO Representative

There remains one vacant Director position. If anyone is interested, or knows of someone that might be interested, please send a resume to the HOA office.

Mountain Pine Beetle *by Lewis Sydenstriker*

The Mountain Pine Beetle (MPB) is major problem in this area. During the past two years, the HOA has employed the services of the Colorado State Forest Service to perform inspections for MPB among the forested areas of King's Deer. Although the inspection in the spring of 2010 revealed very little MPB infestation, several King's Deer trees were successfully attacked in the past summer and will have to be removed this spring.

Most often infestations occur in trees stressed by overcrowding, drought, fire or lightening damage, and old age. In late spring and early summer the MPB burrows through the tree bark to the outer tree ring where it lays eggs. The larva spend the winter under the bark and then emerge the following spring and early summer as adults to repeat the life cycle.

If a healthy tree is attacked by the MPB it can eject the beetle by the flow of its sap which pushes the beetle out of the tree. A stressed tree, or one that has endured repeated attacks by many beetles, will be unable to expel all the beetles. Once beetles have successfully entered the tree, the tree cannot be saved and must be disposed before the next generation of beetles emerge the following season.

Simply cutting down an infested tree does not solve the problem. The beetles will continue nesting within the cut tree through the winter, even if the trunk is cut into firewood. Only by completely chipping the tree, including the trunk, to destroy the nests before the new beetles mature, will the spread of beetles be eliminated. Alternatively, the cut tree can be moved to designated disposal sites which are at least a mile from other pines. Needless to say, proper disposal of infested trees is not within the capability of a Saturday Do-It-Yourselfer. A professional tree disposal service must be employed to properly and completely eliminate the pest.

Another bark beetle, called the Ips beetle, attacks single branches, freshly cut wood and slash piles. Slash piles attract this pest and it is one reason why King's Deer HOA sends letters to property owners who have slash piles in their yards. Slash piles also attract rodents and other varmints, and they are an outstanding fuel source for spreading wildfire quickly.

More information about Mountain Pine Beetle and Ips Beetle is available from the Colorado State University Extension Service in pamphlets called the Insect Series, Mountain Pine Beetle #5.528, Ips Beetle #5.558, Dwarf Mistletoe Management #2.925. Download copies from their web site at www.ext.colostate.edu.

COMMON AREAS *continued from page 1*

- The trails are the big story for 2010. A rather large project of replacing 22 culverts to improve drainage was completed. Old, faded, bent, crooked and generally unsightly trail signs of a variety of styles were all removed and new, attractive trail signs have replaced them, which greatly improves the image of our trail system to guests and visitors. A public "thank you" to Rich and Allen for their help on this project.
- Al Goodman (the tractor guy) built up three sections of the trail that were failing this summer. Al has done a great job for King's Deer.
- The Board recommends the trail from Sixpenny to the golf course cart path be removed. The grade of the land makes it costly to maintain and it gets very little use. Thus, it doesn't make sense to keep it. If you disagree, let us know this winter, otherwise it will be removed and grass will be re-established in the spring.
- Last, but not least, the pond was the topic of much discussion. As stated in an earlier newsletter, we watched as the "pea soup" algae formed over the top of the water. We did research and threw algaecide in and spent precious time trying to figure out "what the heck" it was. The algae just dug in and made our pond its home. I believe we have found a good solution. It will cost some time and money, but in the long run it will give us a beautiful pond. For those of you who walk that stretch of trail, expect to see a marked improvement this spring. We will be adding to the pond an oxygen system with bubblers, treat each algae flare-up with whatever that species requires for a timely death and add fish if the budget will allow. If we can't afford fish this year then maybe next year. We cannot get free fish from the State since it is not a public pond.

In closing, I can't be everywhere all the time so please continue to help the Board with your feedback and information about anything that needs attention.

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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 on the second Saturday of each 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 a 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.

One further note—Many of you may know that over the past three years we have had the good fortune to have landscaping presentations given by Kim Jones (a local Master Gardener) during the spring. This seminar has been held following the monthly morning breakfast and the seminar costs nothing to attend. We have again been able to persuade Kim to do the seminar this spring. The seminar will be Saturday, March 12, at the Woodmoor Country Club. Ms. Jones will be discussing the following areas: shrubs, annual ground cover, perennials and evergreens. Additionally, Mike Till, a State Forester of the Colorado State Forest Service, will be present to discuss wildfire mitigation and Rocky Mountain Pine Beetles. We encourage the wives to also attend this seminar and have breakfast with their husbands on that morning as well. The Breakfast begins at 8 AM and the presentation follows at 9. Come and join us! Please RSVP no later than Saturday, February 26. To RSVP, or for more information, call Dennis at 488-0072.

CEOC *continued from page 6*

to determine where evergreen trees will provide a natural, living snow fence. Natural, living snow fences reduce household energy consumption while deflecting the cold winter winds.

The CEOC meets at 5 PM the first Thursday of every month at the King's Deer office. We welcome suggestions from homeowners to help improve and maintain King's Deer. New members are always welcome!

Snow Plowing and Removal

We are now heading into the snowiest part of the winter season (January thru March) and with that being said travel becomes a bit more of a challenge in King's Deer.

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", with Level 1 Priority being the highest and on down. Level 1 Priority roadways include the county highways, main thoroughfares and school bus routes such as Archers, King's Deer Point, Roller Coaster, Kershaw, and Royal Troon. Side streets and cul-de-sacs are lower priority and thus are not plowed as quickly or as often. 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/>.

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Septic System Failure

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Natural Occurrence or Disaster 1%
Homeowner Neglect 98%

Once a septic system reaches 25-20% solids it loses its ability to trap solids. Those solids will escape into the leaching area. In the leaching area biomat forms which does not allow the liquid to dissipate in the leach field. This causes the liquid to come out onto the ground or to backup into the tank and then into the home. Do not let this happen to you. The average time to pump a tank is around every 3 years. How long has it been since your last pump? Are you causing damage to our leach field? Don't let neglect cost you thousands of dollars in repairs. Get your system serviced today by a N.A.W.T (National Association of Waste Transporters) certified company. We are locally owned and operated since 1994. Member of the BBB, we are proud of our A+ rating.

In King's Deer I know the access to septic tanks can be difficult, many of them around the back of the home. In the spring, summer and fall the ground can be softer or wet causing ruts when a large truck has to get to the tank. In the winter the ground is frozen and lessens ruts. As long as there is snow on the ground now is the time to get your tank pumped!

Questions please call us!



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Neighborhood Watch—2010 Review

by Sharon Kuykendall, King's Deer Neighborhood Watch Coordinator

King's Deer Neighborhood Watch (KDNW) was reorganized and reactivated in June with the El Paso County Sheriff's Office (EPSO). We have 37 block areas (531 properties) with 24 Block Captains and 13 areas that we still need Block Captains.

We are very fortunate to live in a safe neighborhood. To date, we have not had any reports of serious crimes. You should be receiving, by email, the quarterly EPSO newsletter which contains useful information and reports of serious crimes committed in District 1 which covers King's Deer, Woodmoor, Gleneagle and Club Villa.

It is KDNW responsibility to send out alerts/notices of vandalism or safety concerns occurring within our neighborhood. To date, the following notices have been sent out.

- Bear sighting in King's Deer.
- Reminder that packs of coyotes roam our community.
- Teen activity in the neighboring undeveloped Hill Top Pines, included setting several small fires. This was investigated by both the Sheriff's Office and fire department.
- Vandalism to several yards in the Trumpeters Ct. area.
- Reminders that motorized vehicles on King's Deer Trails is prohibited. This is unsafe to both the driver and pedestrians who use the trail. Any damage to trails comes out of HOA funds.
- Hit and run incident that knocked down a light pole at Castlecombe and Roller Coaster. A request was sent out for anyone who might have information to report it to the HOA office. The replacement of the light pole will come out of our HOA funds if the person does not come forward. Thank you to those who took the time to report information on what they observed.
- No alerts/reports are posted until checked out first.

I would like to thank our Block Captains and their neighbors for being vigilant and reporting incidents to myself or to the HOA office so our entire community can be made aware of situations. Alert neighbors can help identify individuals who damage HOA and private property.

Other activities for KDNW: The first Block Captain meeting was held in October with guest speaker, Geri Elsasser, Crime Prevention Coordinator for the EPSO. In November a Neighborhood Watch presentation was given at the annual HOA meeting. A large map was on display depicting the block areas. One new Block Captain was recruited.

NW signs have been installed at two major entrances where there were no signs plus one worn sign was replaced. We now have NW signs at all major entrances.

**Check out www.kingsdeer.org for the new Neighborhood Watch web page. Listed in the public area

are non-emergency phone numbers for EPSO as well as the Humane Society (to report aggressive, loose, roaming dogs) and the Colorado Division of Wildlife, Colorado Springs office.

**New to our web site in January is a Neighborhood Watch page in the Owner's area. Log in with your password, click on Neighborhood Watch, and you will have the option to go to the KDNW map with the block boundaries and block numbers listed. Or, click on the Block Captain List to find the name and contact information for each block. Please remember that the Block Captain information is provided for the use of King's Deer residents only and is to be used strictly for Neighborhood Watch business; just as the contact information we have for you is not to be used other than Neighborhood Watch business. This is for the privacy and protection of everyone.

If you have not been receiving the Neighborhood Watch alerts it is for one of two reasons, or perhaps both.

(1) We do not have a Block Captain for your area and would encourage you to volunteer by contacting me. Areas for which we do not have Block Captains are: Blocks 2, 6, 10, 13, 14, 20, 21, 22, 24, 28, 31, 33, and 37. Please refer to the map on the web site for your location and my contact information.

(2) We do not have your current email/contact information. Check the web site to obtain your Block Captain's name or myself, and contact us with your information.

Neighborhood Watch would like to see 100% participation from the residents of King's Deer. With everyone's help, we can continue to make this a safe neighborhood to live. Thank you for your support.

WATER continued from page 1

individual King's Deer members who exceed their well's pumping limit have apparently reversed that trend.

Unfortunately we still have about 100 residences that exceeded the annual water limit in 2010. DWR is focused on helping those individuals manage their water needs. King's Deer HOA also offers assistance to any members who would like an evaluation of their past and current water use or some help in keeping their water use within the established limits. If you would like to participate in this program, just contact the HOA office.

King's Deer members can review their 2010 water consumption and see the water limits that apply to their property by logging in to the Owner area of the King's Deer web site and selecting "Water." If you don't have your login user name and password, just contact the HOA office for assistance.

Architectural Control Committee—2010

Last year the community saw renewed activity in new home construction in King's Deer. After a two year hiatus, four new home construction projects were approved and are currently in various stages of completion. Additionally, last year saw applications approved for 18 landscaping projects, one addition to an existing home and nine snow fence projects. As of January 15th of this year the ACC has already approved one new home construction and has done a preliminary review on a second one.

The repossession of twenty-four lots by banks in 2010 has created a sudden well-spring of relatively inexpensive lots for sale in the community. With this in mind, the Architectural Control Committee again wishes to remind lot Owners that may have recently taken advantage of the discounted prices and are considering building in the near future, of the Regional Building Code fire suppression requirement. This particular requirement mandates a fire suppression system in all new home construction in El Paso County with a total of 6,000 square feet or more under the roof. This includes, porches, eave over-hangs, garages, porticos, decks and basements (whether finished or not). The cost can be substantial depending on the complexity of the home. Research the Code's requirements and plan accordingly in the budgeting process to help avoid an unexpected and costly financial overrun.

On another subject. Over the past two years there has been interest expressed by some King's Deer owners concerning Renewable Energy Generating Devices. The types of devices include (but are not limited to) equipment made for the express purpose of supplementing or replacing current established energy that is consumed by the residence such as solar panels, wind generators and geothermal heating and cooling. While these devices are not prohibited within the community, they are tightly regulated and must meet specific requirements and receive approval from the HOA prior to being installed! Further details concerning application and restrictions on the devices can be found on the King's Deer web site; select Library > Governance Documents and download the Design Standards. The standards for renewable energy devices are found in Addendum 2010-1 at the end of the document.

If you are planning any improvement projects for your property this year and are unsure whether or not the project requires approval prior to beginning the project, you are encouraged to check with the HOA before starting.

In summary, the ACC is here to assist you in anyway possible. All we ask is that you keep in mind the following ACC point of view, "It is always easier to ask for permission than to ask for forgiveness." Be sure to get approval before starting that project! Doing so may save you unnecessary heartache and money.

Additional Water Rights

Before closing the King's Deer HOA Annual Membership Meeting in November, attending members received a presentation about a pending opportunity to purchase additional water rights for their King's Deer property.

Many King's Deer property owners find the current court-imposed limit too restrictive for their comfort. The limits create not only household inconveniences, but also have resulted in curtailment of landscape watering that some owners feel is essential to maintain their property's value. So, the prospect of being able to acquire additional water rights was good news to many present at the meeting.

Bart Atkinson, of the newly created Palmer Divide Water Company (PDWC), explained that the company had rights to water in the Dawson Aquifer—the source for the King's Deer residential wells—and they are interested in selling those rights to King's Deer owners. He explained that water would be sold in an amount that would increase the purchaser's total water rights from the current amount up to a full acre-foot (325,851 gallons) per year.

Presently the water rights of King's Deer owners is 0.38 acre-feet per year (123,824 gallons) or 0.419 acre-feet per year (136,532 gallons), depending upon which property is owned. Atkinson explained that Palmer Divide Water Company was offering an "early purchase incentive price of \$5,000 (plus a \$500 administrative fee) to those who contract for the purchase before the end of 2010."

In the weeks following the meeting, no further information was provided to King's Deer owners nor to the homeowners association about the offer, despite there being definite interest among several members who heard the presentation.

Recently King's Deer HOA has been able to learn from Atkinson that the pricing incentive will still be offered, but the necessary legal details to effect a transfer of water rights to the purchasers have not been completed as quickly as anticipated. These legal details are typically resolved in a court decree called a "water augmentation plan." Once the pending water augmentation plan for this proposed sale is completed, PDWC expects to send information of the offer to all King's Deer property owners.

Meanwhile, the King's Deer HOA board of directors is closely monitoring the progress on the pending water augmentation plan. We will give you updates in future newsletters as there is progress toward the ultimate availability of additional water rights to the membership.



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Covenant Enforcement Oversight Committee *by Dixie Schull*

This year the CEOC will continue our focus on covenant enforcement, primarily covenants directly addressing parking, mowing, landscaping and water usage.

The Classic and Highlands Covenants address the parking requirements in King's Deer. Both covenants state all vehicles shall be parked in a closed garage. Please be sure you are utilizing your garage space efficiently so that your vehicles are properly stored.

This year the date to complete the annual mowing is Sunday June 26. Mowing is important in reducing the chance of wildfires and to control the noxious weeds, especially thistle, in King's Deer.

Although we are in the dead of winter and expecting our annual springtime snows, it's not too early to begin assessing your future landscaping needs. The covenants require each original homeowner in the Highlands subdivision to plant and maintain 10 evergreen trees. This is in addition to any existing evergreen trees already on your property. The winter snows provide an excellent opportunity see CEOC, page 3

King's Deer HOA Reference

Important Dates in King's Deer HOA

Last day to remove snow fences: Saturday, April 30
Lot mowing deadline: Sunday, June 26
Annual King's Deer garage sale: Sat. – Sun. August 13 – 14
First day to erect snow fences: Saturday, October 15
Report annual water meter reading: October 1 – 31
Annual Membership Meeting: Tuesday, Nov. 8

Office Closure Dates

Monday, Feb. 21
Monday, May 30
Monday, July 4

Office phone: 719 488-2840

Office fax: 488-2949

Office email: 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

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