

PRESIDENT'S CORNER

Happy New Year! Many changes and challenges are greeting us this new year. We recently said our goodbyes to Dixie Schull, a Board Director and longtime CEOC member. Dixie has moved out of state, taking a new position and new direction in her life. We wish Dixie the best in all of her endeavors.

by John Highhouse

On the other side of the equation, the Board welcomes the newest director, Vern Kuykendall. Vern is new to the Board but he has several years of volunteer service to the community as a member of the Architectural Control Committee. Vern is the HOA representative to NEPCO.

The topic of water is presenting your HOA with many challenges. While there are many good articles in the Kronicles newsletter, I want to bring particular attention to the ones regarding water rights, usage and augmentation. Colorado has a great number of laws regarding these complex issues. With the Palmer Divide Water Company's plans to sell additional water rights to our residents, the Board has learned of some possible opportunities and obligations that require further examination. Your Board remains committed to preserving the rights of KD homeowners, while at the same time ensuring that we will be able to meet our current and future obligations under the existing water plans.

There have been some changes on your King's Deer HOA web site as well. There are additional links in the Useful Links area. These links really do provide some good information for newcomers, as well as long time residents. Behind the Owner's Login, you will find the recent Reserve Studies, Financial Review and Audit and a detailed review of the water augmentation issues for the HOA. We also plan to use the web site to provide additional and updated information regarding the water topics.

Please take a moment to look at the King's Deer HOA Reference block on the last page of this newsletter. It includes a listing of events and dates that are important to King's Deer members, such as the deadline when the annual lot mowing is to be completed and the schedule for this year's community garage sale. These dates will also appear on the home page of the King's Deer web site as those dates approach.

Finally, a call for volunteers to help us run your HOA. We have positions available on the Covenant Enforcement Oversight Committee, the Water Committee, the Architectural Control Committee, and the Board of Directors. Please contact Pat in the office or use the Contact Us link on the web site if you are interested in joining the team. 

NEPCO by Vern Kuykendall, Board of Directors NEPCO Rep.

King's Deer HOA is one of the 29 HOA members of NEPCO. (North El Paso County Coalition of Community Organizations)

NEPCO was formed in 2000 by residents of homeowners associations in northern El Paso County as a means to (1) collectively influence the growth and development in northern El Paso County through structured and pro-active interaction with county planning officials and land developers, (2) share information among constituent homeowners associations that would be useful to all in managing their associations, and (3) address issues within the constituent homeowners associations that have bearing on other homeowners association's areas of interest and responsibilities. Thus the Mission of NEPCO is to facilitate communication and interaction among the homeowners associations and residential areas of northern El Paso County in order to exchange ideas on topics of common interest to the constituent associations and to develop collective responses to the county on issues affecting the quality of life of NEPCO member associations.

NEPCO has a Land Use Committee that provides the forum and procedures for NEPCO to formally address development proposals provided by the county. The county sends NEPCO all sketch plans, preliminary plans, and re-zoning requests for review and comment. The Land Use Committee chairman *Continued on page 6 — NEPCO*

2012 Seedling Tree Program

It's time for the annual Colorado State Forest Service (CSFS) Seedling Tree Program. This state-run program encourages qualifying property owners to "plant new forests; establish effective windbreaks that reduce erosion; protect homes...and enhance wildlife habitat." All King's Deer property owners qualify for the program. The trees and shrubs offered are grown at the CSFS nursery and are available as seedlings in minimum quantities of 30 to 50 plants, depending on species and size.



A pamphlet and order form is available on the King's Deer web site home page until March 20, under the link "2012 Seedling Tree" *Continued on page 3 — SEEDLINGS*

Water Augmentation Plans: What and Why

First come, first served.

That's the basic premise behind water rights. The person who made first claim to the water has a water right senior to a person who makes a later claim.

But, having a water right does not mean having *exclusive use* of the water. Water can be used and reused, and thus someone who has junior rights to water can still use the water claimed by someone with more senior rights as long as the water remains available and suitable (e.g.: non-polluted) for the person with senior rights.

For example, you and I might have rights to the same water source, but your rights are senior to mine. Your water is in your pond, fed by a stream that first runs by my ranch that's up the hill a mile or so. You use the water for irrigating your field in the spring and summer. I want to use the same water, upstream of your pond, to turn a waterwheel to produce mechanical motion; my use of the water will not cause harm to you because after turning my waterwheel the water will still be available to you in your pond for irrigation.

However, if instead of using the stream to turn a waterwheel, I use it to water my garden. I will be consuming some of the water from the stream and thus the water filling your pond will be depleted somewhat. Now, you have been harmed by my use of the water, and because you have senior water rights I'm obliged to restore to your pond the amount of water I've consumed from the stream. This restoration is the essence of *water augmentation*.

Water augmentation is the process by which a person having junior water rights restores water lost to a person having senior water rights.

Continuing with the example, I might agree to dig a well and pump water from the well into your pond. If acceptable to you, we write up an agreement to explain all the details. We now have a water augmentation plan!

All King's Deer wells are permitted and operated under the terms of court-approved water augmentation plans. These plans are available for review on the King's Deer web site, under Library > Governance Documents. If you don't know which plan applies to your well, send an email to water@kingsdeer.org and include your King's Deer property address. We'll let you know the plan that governs your well operation. 🦌

Financials by Penny Dyer, assistant treasurer

Please be reminded that all the financial information is posted on our website for our homeowners. Also, we have a payment option for those that would like to spread their payments out over time.

Feb 1, 2012 all annual assessments that have not been paid or are not on a payment plan, are late and will be charged a late fee and interest. If we can be of further assistance please call our office. Pat at 488-2840. 🦌

Update on Future Sale of Water Rights

"When can I buy additional water for my property?"

Many King's Deer residents want more water than their well permit allows, and yet there is still no alternative to simply living within the limits stated in the well permit.

At the November 2010 King's Deer Annual Membership Meeting, Mr. Bart Atkinson announced that a new company, Palmer Divide Water Company (PDWC), had been formed by the King's Deer developer for the purpose of selling additional water rights to King's Deer residents. He encouraged purchasing the water before the end of 2010. Yet here in February 2012 not a drop has been sold because they are still trying to resolve the legal issues that typically complicate selling water.

Water is a valuable commodity and is guarded jealously by those who have senior water rights, especially in arid areas such as ours.

Apparently the primary challenge for PDWC has been to first accommodate those who have senior rights to the water Palmer Divide Water Company intends to sell. PDWC must ensure that by selling water for use by residential property owners, anyone who has a senior right to that same water will not experience a depletion to their supply.

As best the King's Deer Board of Directors can tell, PDWC is attempting to resolve concerns by agreeing to incorporate a water augmentation requirement into the sale of the water. (*For a simplified explanation of water augmentation, see the accompanying article, "Water Augmentation Plans: What and Why"*) But, requiring water augmentation comes with its own set of challenges. First, one needs access to a water source appropriate for augmentation purposes. Second, the water must be delivered to an acceptable location to restore the losses to those with the senior water rights. Third, the timeframe during which water augmentation will be accomplished must be determined and specified. Fourth, the amount of water to satisfy the augmentation requirement must be agreed. Fifth, identify who will be responsible for accomplishing the augmentation.

All these details are currently being worked by Palmer Divide Water Company. Once resolved to the satisfaction of the Colorado Water Court and the various parties involved, the Court will approve the water augmentation plan and King's Deer residents will be able to buy and use PDWC water. The King's Deer Board of Directors hopes that our association members will have the option to buy additional water sometime in 2013, but much needs to be resolved before any sale may commence. 🦌



Health: Septic Systems and Water Quality

Wells and septic systems. They are on all King's Deer lots and we tend to take them for granted. Turn on the faucet and drink the water. Down the drain goes the water and nasties—forgotten.

Is your drinking water safe? When was it tested?

Is your septic system operating as designed, or is a smelly monster about to back up into your basement or saturate your yard?

Taking the time to understand both of these systems will pay dividends in avoided inconvenience if not a complete disaster.

Supply Side: The Well

Do you know how to shut off the water supply from the well to the house? If not, find it and know how to turn off the water at that point; make sure the valve works! It might make the difference some day between a small wet area in the house and a flooded basement.

When a well is drilled, it is usually "super chlorinated" to ensure any "bugs" introduced during the drilling process are killed. Did you test the water quality? The King's Deer Board of Directors is not aware of any wells in King's Deer being contaminated, but is it smart to just *assume* your water quality is up to drinking standards? This is especially important for people who might have suppressed immune systems such as when undergoing chemotherapy. Household water filtration systems are useful, but they don't necessarily eliminate all potential contaminants.

The Colorado Department of Public Health and Environment (DPHE) recommends that water in private wells be tested annually to ensure the water quality remains safe for your family. DPHE produced a 24 page pamphlet that addresses a range of well water issues, from pollution to testing. The pamphlet is available as a downloadable pdf file. There is a direct link to it on the King's Deer web site, on the Useful Links page; scroll down to "State" and click

"Pamphlet: Drinking Water From Household Wells."

The DPHE web site contains good information about ground water, water quality, and well water testing. We recommend a visit to their site at www.cdphe.state.co.us.

The El Paso County Health Department web site is another very useful resource. Find a link to it on the Useful Links page of the King's Deer web site, under "County." On the county's Health Department web site, click "Services"; on the extensive menu that appears find a heading titled "Public Health Safety" under which "Water Quality" is listed. The El Paso County Health Department also provides well water testing.

Disposal Side: The Septic System

Ugh. Who wants to think about this? If you don't, when it fails, you'll think of nothing else!

Understanding the septic system and taking care of it is much better than ignoring it and dealing with a system failure. All the stuff you put down the drains goes into the septic tank where solids are separated from the liquids (by floating or sinking). The liquids continue into the leach field where they disperse into the ground and flow away. The solids collect in the septic tank and periodically need to be pumped out before they collect to such a quantity that they also start to flow into the leach field.

The El Paso County Public Health Department web site has a handy 4 page brochure that explains the operation and proper care and maintenance of septic systems. You can download it directly from the Useful Links page on the King's Deer web site: scroll down to "County" and select "Brochure: Maintaining Your Septic System."

For a list of contractors who perform septic system inspection and maintenance visit the Septic Systems section of the El Paso County Health Department web site. A link to it is also available on the King's Deer web site, Useful Links page; scroll down to County and click El Paso County Health Department – Septic Systems. 

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Program." The pamphlet includes a list of the many varieties of plants that are available, both evergreen and deciduous.

These are native plants. When properly planted with proper site preparation, they will only need minimal care in the initial years and should withstand the local environment without supplemental watering once well established.

Orders must be received by the Woodland Park Forest Service office not later than March 31. Typically the seedlings will be available to pick up from their office in mid-April. Contact the office for more information.

King's Deer property owners who wish to participate in this program must be aware of their annual water allocation limit and ensure their water limit is not exceeded. 



Elegant dining with stunning mountain views

Enjoy a half price entrée with the purchase of a second entrée

Higher priced entrée will be charged. Offer does not include sales tax or gratuity. One coupon per table. May not be combined with any other offer or promotion. Offer valid only for regular dining. Excludes Sunday Brunch, Holidays and Special Dates!

Open for Lunch - Dinner - Sunday Brunch

719-481-1800 442 S. Highway 105 Palmer Lake, CO 80133

Expires April 15th, 2012 (Kings Deer)

Neighborhood Watch

by Sharon Kuykendall, King's Deer Neighborhood Watch Coordinator

I recently attended a NEPCO meeting where Deputy Mitchell from El Paso County Sheriff's Office (EPSO) was guest speaker on Crime Prevention and the Neighborhood Watch program.

There are five predominant types of crimes that affect our neighborhoods in northern El Paso County.

- (1) Mischief/vandalism — (mailbox smashing, keying vehicles, paint ball)
- (2) Criminal trespassing auto — (entry into autos and retrieving personal items). This is treated the same as if they broke into a house.
- (3) Theft — One of the biggest problems is with houses under construction when new appliances have been stored in garages that either do not have doors yet or are left unlocked.
- (4) Domestic Violence — The type they mainly see in this part of the county is harassment (touching when don't want to be) arguing/calling names.
- (5) Traffic related complaints.

Crimes seen in northern El Paso County are mostly property crimes, runaways or loitering of children and criminal trespassing of autos. The good news is, since 2010 to the current date, they've seen a decrease in crime. Unfortunately suicide calls are on the increase.

The EPSO covers 2,100 square miles and work three shifts. With budget cutbacks, they rely on citizens' assistance to be their eyes and ears. Many cases are solved by information given by citizens. The Sheriff's Office may be able to piece together reports given by citizens to establish a pattern, referred to as pattern crimes. They will then saturate the area with unmarked cars. This has been very successful in solving crimes.

Benefits of having an active Neighborhood Watch

- Better relationship with neighbors.
- Better prepared if an incident happens because citizens are educated on how to handle it.
- Make citizens proactive to crime and reduces victimization.

Regarding crime prevention, Deputy Mitchell suggested that we all take a good look at our own homes to see how secure they are. Things to check include: (1) Are there over grown scrubs/trees around the house? (2) Do you have adequate lighting? (3) You might want to upgrade locks on your house. (4) When vehicles are parked outside, lock them and don't leave valuables in the vehicle such as GPS, cell phones, wallets/purses, keys, camera or computer. This should include your guests as well.

Liz Dreher, the Crime Prevention Specialist, emails block captains bulletins regarding crimes as well as the

EPSO Newsletter. Our Block Captains in turn, email their neighbors these bulletins as well as alerts sent out from King's Deer Neighborhood Watch regarding incidents occurring within our community.

The EPSO website is shr.elpasoco.com. On the Home Page, you will find areas you can click on for **Online Reporting** where you can report incidents on line and receive a case report number. You may do this for crimes where there is no suspect information and no physical evidence to the incident. On the same page you can check out recent **Calls for Service - Online Blotter**, as well as **Sex Offenders Search**. By scrolling down to the bottom of the home page, you will see **Services We Provide**. Look for **Vacation Check Request**. You can download and print the form to use if you are going on vacation and would like the deputies to

drive by your home to do a check. Deputy Mitchell said they are only required to drive by but most of the time they will get out of their vehicle and walk around your house to make sure things are secure.

KING'S DEER NEIGHBORHOOD WATCH ACTIVITY:

Alerts sent out in 2011:

- Two destruction of property incidents by hit and run drivers - light pole/stop sign on Castlecombe & Roller Coaster and a resident's mailbox monument destroyed.
- A number of caution alerts regarding coyotes, bears and a mountain lion.
- Vandalism of Christmas lights.
- Trespassing and theft of invisible fence collar stolen off a dog (twice).
- Attempted break-in.

Alerts sent out in January/February 2012 :

- Trespassing.
- Vandalism of monument lights.
- Garage break-in with attempted theft of a classic car and golf clubs.
- Landscaping scam.

We are still in need of block captains. If you would like to volunteer, contact me. If you are not receiving the alerts, contact me by email at nw@kingsdeer.org.

A note to renters and to homeowners who have rented out their home. We would like to include renters in our Neighborhood Watch. If you are a renter, please email me your information. I will add you to our list and let you know who your block captain is. Once that is established, you will receive by email, Neighborhood Watch alerts. 🐾



Common Area Maintenance

by Penny Dyer, director of Common Areas

During winter I get a break from doing the chores required in the subdivision and needed time to get bids and figure out what areas need attention. We had a new reserve study done in 2011 and the portion about the trails was very timely; with that information, this spring the trails will be my main focus. It is time to begin what may be a 4 or 5 year schedule of rebuilding the trails. The plan is to begin building them up to handle the weather better. Today in many sections they sit too low and wind up being a river bed instead of a path.

We have also managed to understand and get the pond under control with a professional Pond Management Company. Since our pond is on private property, we can not avail ourselves of the many free things the state offers; therefore the weed management and eventual addition of fish will be have to be purchased.

The entrance signage that was sprayed with graffiti at Highway 105 and Roller Coaster is off to get refinished. I expect it to be remounted by the time you read this.

Last but not least, please get ready to watch for THISTLE growth this spring on your property. This can get OUT OF CONTROL and cost your HOA many \$\$\$\$. We were cited by El Paso County in 2009 to remedy this noxious weed. If each homeowner will spray or remove it early in the spring before it blooms, we can cut down on the amount that grows in the common areas by A LOT. This is a TEAM EFFORT. We use a commercially licensed company to spray this weed. Their trucks are in the subdivision during spring and summer. If you need a sprayer call the HOA office for details at 488-2840. 🐾



Thistle, pictured at right, is a noxious weed that is very invasive and can grow from its extensive root system. This can cost the HOA thousands of dollars to eliminate from our common areas.

The Architectural Control Committee 2012

by Rich Paul, Board vice president and ACC chairman

2011 showed a marked up tick in new home construction over the previous 2 calendar years (2009 and 2010). "How much of an up tick?" you may ask. The answer is, more new home construction projects were approved in 2011 than in the previous two years combined. 2011 saw five new construction projects approved and in 2012 there has already been one new construction project approved and one or two more projects about to be submitted. Hopefully this may be an indication that the economy is beginning to show signs of some improvement.

On other matters...

We are about to enter the period of winter when the snow fall is the greatest here in King's Deer. If you are planning to place a snow fence on your property you must submit an application for it *prior* to the snow fence being installed.

The application (which details the materials, physical dimensions and other requirements that must be met for the project to be approved) can be found on the King's Deer website www.kingsdeer.org; follow the Library link to ACC Forms and Applications, and scroll to Fence and Landscape Applications, or you can come by the HOA office and pick up an application .

Snow fence approvals are for five years only to allow you time to determine precisely where you want to plant your permanent living snow fence and have it established before the approval period expires.

Finally, although this is only February, I would be remiss if I did not remind everyone that spring is not that far off. With that being said, please keep in mind S.Y.P.B.Y.B. (Submit Your Plans Before You Build).

If you are planning on doing any landscaping which will involve the construction of walls, driveways, arbors, fences, playground equipment (including trampolines) patios, or any type of playing court (i.e. basketball, tennis, racquetball, etc...) *you must receive approval from the HOA prior to these structures being installed.* Doing so will save you time, heartache, and possibly money. 🐾

FLAG RETIREMENT CEREMONY

The Tri-Lakes American Legion Post 9-11 in Palmer Lake is accepting worn US flags for proper disposal. Drop off your American flag at the Post Home in the Depot Restaurant at Palmer Lake. The Post will conduct a proper retirement and disposal ceremony for all collected flags on Flag Day, June 14, 2012. This service is provided free of charge.



King's Deer Men's Breakfast

King's Deer has a no-host men's breakfast once a month (usually the 2nd Saturday) at The Troon Tavern, or Monument Country Club in winter.

The breakfast begins at 8 AM and it's a great way to find out what's happening not only in our development but around the Tri-Lakes area. If you are new to the community it is also an excellent way to meet your neighbors and make new friends. So come join us and enjoy the fellowship and fun.

For more information contact Dennis Delhousay by email at ddelhousay@comcast.net.



King's Deer Homeowners Association
 PO Box 3143
 Monument, CO 80132

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 STANDARD
 U.S. POSTAGE
PAID
 MONUMENT, CO
 80132
 PERMIT NO. 57

RETURN SERVICE REQUESTED

NEPCO *continued from page 1*

presents the status of county development activities as well as NEPCO's review and response to these plans at each meeting. The Land Use Committee is looking for volunteers to serve and any King's Deer lot owner may volunteer.

NEPCO holds general membership meetings every other month (six meetings per year). Each meeting includes a short informative program designed to be of use to all homeowner associations and residential areas in the NEPCO area. A roundtable of all attending homeowners association representatives allows information to be shared among the homeowner associations. All property owners in Kings Deer are members and may attend any of the meetings held bimonthly at 10AM in the Monument Town Hall. The most recent meeting was on Neighborhood Watch presented by the El Paso County Sheriff's Department. Remaining 2012 meetings are summarized in the table below and are on the NEPCO website, nepco.org. 

NEPCO 2012 Meeting Dates and Plans

- March 10 – Susan McClain – Xeriscaping
- May 12 – State Representative Amy Stevens
- July 14 – Lenard Rieth – Update on HOA Legal Issues
- September 8 – Pikes Peak Regional Water Authority
- November 10 – Darryl Glenn County Commissioner

King's Deer HOA Reference

Important Dates in King's Deer HOA

- Snow Fences Taken Down: Monday, April 30
- Annual Lot Mowing Deadline: Sunday, June 24
- KD Community Garage Sale: Sat-Sun, Aug. 4-5
- Annual Membership Meeting: Tuesday, Nov. 13.

Office Closure

- Friday, Feb. 17 and Monday, Feb. 20
- Thurs., Mar. 15 through Tues., Mar. 20
- Monday, May 28 (Memorial Day)
- (See web site Calendar page for updates)

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 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>