

PRESIDENT'S CORNER

by John Highhouse


Summer is upon us with a flurry of activity in the area. There are several new construction projects in the works, the county road crews are hard at work and common area projects are well under way. Please use caution driving the streets in our community. The kids are out of school and our neighbors are out biking, jogging and walking.

Unfortunately there is nothing new to report about the potential sale of additional water rights by the Palmer Divide Water Company to King's Deer property owners. The company has not communicated with King's Deer HOA since our February 2012 newsletter was prepared. Hopefully we will have something more positive to report in our next newsletter.

I'd like to acknowledge Cindy Fenton and Vern Kuykendall for volunteering to fill vacant positions in the Covenant Enforcement Oversight Committee. The BoD appointed both members in the April 18th Board meeting. A thank you goes to both individuals for contributing their time to help ensure fair and impartial enforcement of covenants in King's Deer.

We recently completed the annual Mountain Pine Beetle inspection with the Colorado State Forest Service. I'm glad to report no incidences of MPB and only two cases of the ips beetle noted in the inspection area.

Finally a few of reminders for activities this Summer. Fireworks use is prohibited in King's Deer. There is an excellent show locally at Palmer Lake. The annual lot mowing deadline is Sunday June 24. Lastly, the community Garage Sale will be held on Saturday and Sunday, August 4th and 5th.

We wish everyone a safe and enjoyable summer! 

Sheriff's Office Citizens' Academy

by Vern Kuykendall

The El Paso County Sheriff's Office is our primary Law enforcement organization for King's Deer. The Sheriff's Office conducts a Citizens' Academy typically twice per year to enable county citizens an opportunity to expand their knowledge of the operations and duties of the Sheriff's Office. My wife and I recently graduated from the Academy after seven weeks of classes which were fascinating, educational, and extremely enjoyable to attend. The classes discussed the various operations and provided insight into how these are performed, some of the legal aspects, safety of the deputies, and how their conduct is monitored and controlled. As part of the program, I also had a 10-hour ride-a-long with one of the deputies on a Monday evening. A domestic violence arrest occurred which provided first-hand insight into the complexities of


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King's Deer Community Garage Sale

It's time to start gathering up those old and gently used items that are just taking up space. The King's Deer Annual Community Garage Sale will be the first weekend of August: the 4th and 5th.

As in years past, the HOA will advertise the event in local papers; all you have to do is plan what to sell and put it out for display. Most participating residents also put some balloons or other attracting elements on their mailbox to make their property easier to identify as participating in the event. The typical start time is 8 AM, and most shopping is done by 1 PM.

Once again, King's Deer HOA will produce a map giving the location of participating King's Deer properties. The map will be available for download from the King's Deer website about a week prior to the event and newspaper ads will direct readers to the website to obtain the map.

If you would like your address included in the map just send an email to admin@kingsdeer.org with "Garage Sale" in the subject line; give us your address and you may include about three lines of text describing the types of items you'll be selling or any other information you feel will be helpful to shoppers. Please include your name and phone number in the email in case we need to contact you for any clarification about the information; no names or phone numbers will be put into the map. We must receive your email not later than Tuesday, July 24 if you want your property included on the map. 

ACC 2012 by Rich Paul, ACC Chair

The perfect storm continues...

As we enter into the summer months of the year, the "Fire Sale" of vacant lots by both banks and Declarants is still in full swing. This, coupled with lending and mortgage rates at levels not seen since the 1950's, is nurturing the ideal environment for new construction projects in King's Deer.

To date for the year, six new construction projects have been approved and 68 active projects ranging from landscaping to painting are being monitored as well.

On a more subdued note, existing home sales in King's Deer have continued to lag and are (more often than not) "deals of the century" for buyers, and foreclosures continue to be a regular occurrence.

Fire suppression requirements for new construction...

Earlier this year the County Commissioners rescinded the requirement for sprinkler suppression systems to be installed in new residences. This is positive news for those who have just recently submitted, or are planning to submit, a new construction project in the near future. On average, this action alone will effectively

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You've Got Mail!

The 2012 King's Deer Annual Membership Meeting is still about a half-year off, but the Board is now making plans. Like the past few years, the election for Board directors will again be conducted entirely by mail. This has proven to be a highly successful approach to the election, making the process simple and enabling everyone to participate without having to rely on proxies when unable to attend the annual meeting. It also means that over the next several months you'll be receiving some important correspondence from the HOA. Please look at every mailing you receive before deciding whether or not to discard it.

In early August, the Board will mail to each King's Deer member a "Call for Nominations and Agenda Items" letter. This will be the time to formally nominate candidates for the 2013 King's Deer Board of Directors. The letter will request any items you want to include in the agenda of the annual membership meeting.

This year the election will be held from September 19, when ballots will be mailed, to October 22, 2012, the deadline for returning the ballots.

When you receive the ballot for the election of directors, whether or not you wish to vote, it is essential that you at least return the ballot to the HOA for the HOA to have a valid election. For a valid election at least 30 percent of all ballots, whether marked or not, must be returned; 30% represents "quorum" of members participating in the election. If at least 30% are not returned by the election deadline, the election is voided and the process will have to be repeated—a waste of membership assessments.

Another mailing you'll receive in late September is the announcement of the annual requirement to submit the annual water meter reading. It will contain the dates to submit the reading and instructions on how to submit it. Failure to comply has resulted in somewhat unpleasant results for a few members in the past. The directors would very much like to avoid these situations.

In October the HOA will mail the official notice of the annual meeting with the meeting agenda.

With all these mailings headed your way, it is important that you take the time to look at each one carefully. Please don't arbitrarily discard first class mail from the HOA! This has happened on occasion with the recipient later discovering that the supposed "junk mail" was critical correspondence, and the consequence was less than pleasant for the member.

You'll get mail. Please look at the contents of each correspondence from King's Deer carefully. You might save yourself, and the HOA, some unnecessary expense. 🐾

Political Signs

Anyone with a phone knows the campaign season is in full swing. That also means it is time for a refresher on the King's Deer rules of displaying political signs. The King's Deer Board of Directors adopted the rules in 2008 after the Colorado legislature passed a law requiring homeowner associations to allow their members to post political signs. The King's Deer rules comply with that law.

A "political sign" displays a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, recall of a public official, or passage of a ballot issue.

Political signs may be displayed beginning 45 days prior to an election until seven days after it. A maximum of one political sign for each political office or ballot issue contested in the election is allowed on a property.

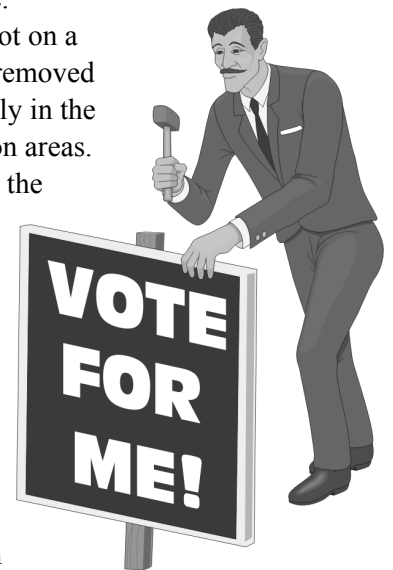
Political signs are permitted only on residential properties; they are not allowed in any common areas, road right-of-way, or other areas in King's Deer.

The signs may not exceed four feet in any dimension and may not exceed a total of 12 square feet in area (example: maximum 3 ft x 4 ft). If mounted on the ground, the sign cannot exceed five feet in height; if attached to a residential structure, the sign cannot be higher than the living space of the residence.

Political signs that are not on a residential property will be removed by the HOA; these are usually in the road right-of-way or common areas. The signs will be retained at the HOA office so they can be claimed and retrieved; after the election, the signs not claimed will be disposed. The road right-of-way in most areas of King's Deer extends 30 feet from the road centerline to each side of the road.

Where political signs on residential properties do not comply with the signage rules the owner will be notified by the HOA, in writing, explaining the discrepancy and requesting immediate correction.

If you choose to display your political preferences through political signs in King's Deer, please adhere to these rules. The entire King's Deer Signage Policy is available for download as a pdf file on the King's Deer website under Library > Governance Documents. 🐾



Covenants Make King's Deer

Some residents find covenant enforcement to be an encroachment upon their rights to enjoy their property as they see fit. Please remember that by buying a King's Deer property you entered into a contract with the other property owners to abide by the restrictions of the covenants. Enforcement of the covenants provide some assurance that properties in our community will be maintained and used according to certain standards.


















Recreational Vehicles. Although generally not allowed to be parked outside at King's Deer properties, the Board of Directors has published a policy that allows very limited parking of these vehicles in King's Deer immediately before and after their use, to provide for loading, unloading, and cleaning. Also, the policy does allow for a resident to obtain a temporary waiver for parking a motorhome on a King's Deer property for up to seven days to accommodate a visitor with a motorhome to use the property for short visits. The details are all provided in the policy on RV Use and Standards, available for download in the Library section of the King's Deer website, under Governance Documents.

Garbage. The covenants require all trash cans to be placed either in the garage or in an enclosed area of the property. This is not just an aesthetics issue. Bears roam through King's Deer occasionally, and trash left outdoors, even in a covered container, is an attraction to these animals. Although it might be fascinating to think of a bear in our area, it is potentially deadly...probably more for the bear than for people.

Wind is another reason for keeping trash containers inside. The strong winds that often exceed 50 mph, can easily pop open the lids of trash containers, and then your trash becomes your neighbor's. So, please keep those trash containers inside the garage. On your trash collection day,

be sure all trash is in containers with lids firmly in place, weighted down or tied shut if necessary, to keep them closed until the trash is collected. Trash bags placed at the street attract scavenging crows and magpies that know to tear through the plastic and pull apart the contents looking for food. Then the wind takes care of the rest, distributing it across the neighbor's property! Be a good neighbor and secure your garbage.


















Chances are, some of the characteristics of King's Deer that attracted most people to buy in this community are at least partly the result of the covenants. By continuing to adhere to them we attract others as well. And in an economy of depressed prices, attracting more potential property buyers is beneficial for all and perhaps worth sacrificing some individual property rights.

Facebook by Vern Kuykendall

The King's Deer website, www.kingsdeer.org, is a well-known and effective tool for providing information to HOA members. Nonetheless, we are experimenting with Facebook as an additional method for increasing communications and sharing information.

If you are a Facebook user, you are invited to locate our Facebook page (King's Deer HOA) and "Like" it to start the sharing. Additionally, we are seeking a Facebook knowledgeable volunteer to help us with the setup, administration and management of the page. Please email (admin@kingsdeer.org) or call (488-2840) Pat at the office if you are interested.

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Neighborhood Watch

by Sharon Kuykendall, King's Deer Neighborhood Watch Coordinator

Activity in King's Deer has been relatively quiet in the last few months. We have had some vandalism in one area and one reported break-in without reported loss. If you are the victim of malicious or criminal activity, it is important to report it immediately to the Sheriff's Office, even if minor. They track incidents for patterns, and adjust their patrols accordingly. Detecting patterns can also help apprehend the perpetrators. Secondary reporting to your block captain and myself is also recommended, as that enables sharing information in the neighborhood and supports community monitoring and improved safety.

With the arrival of summer and vacation season, a few reminders are appropriate. Most crimes are targets of opportunity. While perhaps not obvious, our covenants are, in part, written to enhance safety and security. If you're going to be away from home, try to make your home appear occupied. Stop your papers and mail, or have a neighbor pick them up on a daily basis. Ensure your garbage cans are inside. Cars left outside are easy targets, not only for items left inside the vehicle but as methods to gain home entrance. A garage opener in the car provides garage access. The door from the garage leading into the house is popular with thieves because it is nicely



shielded from view beyond the garage. Not only can home items then be stolen, but also many times car keys are inside the garage, allowing cars to be stolen. Interior lighting on timers and exterior motion detectors help. If gone for an extended period, arrange to have your sod lawn mowed to maintain the occupied appearance. Mowing your natural areas provides fire safety as well as an occupied appearance. The Sheriff's Office provides a vacation check service; visit their web site (shr.elpasoco.com) and use the provided form. Of course, let a neighbor or two know you will be gone and provide contact information.

When home, keep the garage door closed. If you see a neighbor's garage door open, let them know. Keep the bushes surrounding the home well trimmed to reduce hiding places, as well as supporting fire safety.

If you are not receiving Neighborhood Watch e-notices, it may be that we do not have your current contact information, or there may be no Block Captain for your area. We still need block captains to support our community to help foster community safety. If you would like to volunteer as a Block Captain, please contact me by email at sekuykendall@comcast.net, or send a note through the Contact Us page on the King's Deer website. 🐾

Monitor Water Use

Most King's Deer residents are aware of the water limitations that come with each well permit. But, because we're now into the season when outdoor irrigation is used and because irrigation tends to be the most frequent cause of exceeding the annual water limits, this article serves as a reminder to carefully monitor your water consumption and adjust as needed to avoid excessive draw from the well.

About eight months have now passed in the "Water Year", which begins in October. Those seven months represent the period of least water usage. The remaining four months are when water use tends to peak. Look at your water meter and figure out how much water you've drawn from your well since you submitted your 2011 water meter reading in October last year. If you've used about two-thirds or more of your water allotment, you should carefully monitor the monthly usage from this point on to ensure you don't exceed the annual limit. Adjusting for past excess usage is easier with four months remaining than if you wait until mid-summer.

If you need help determining your water usage contact the HOA office (488-2840) and an HOA volunteer will be in touch to assist you and offer to suggestions for water conservation. 🐾

NEPCO Update

by Vern Kuykendall, King's Deer NEPCO representative

The North El Paso County Coalition of Community Organizations is an association of community associations in north El Paso county. King's Deer HOA is one of about 30 members of NEPCO. As such, any King's Deer property owner may attend the bi-monthly NEPCO meetings held at Monument Town Hall. After a short preliminary business meeting, there is a presentation on a current topic of importance to our area by a guest speaker. The meetings begin at 10 AM and end by noon.

The May 12 meeting provided an informative update on Colorado legislative actions by Colorado Majority Representative, Amy Stephens, who is our representative. She covered a variety of recent legislative actions that have potential local effect, from fracking by the gas drilling industry, to a proposed bill to require all HOA managers to be certified by the Community Association Institute.

The next NEPCO meeting is scheduled for July 14 and will focus on legal issues relevant to homeowner associations. Other programs later in the year will cover water issues by the Pikes Peak Water Authority and county issues presented by County Commissioner Darryl Glenn. For more information see the NEPCO website: www.nepco.org. 🐾

ACC *continued from page 1*

save an estimated 16 to 18 thousand dollars on the cost of constructing of a new residence, again contributing to the "perfect storm" scenario.

Landscaping...

As noted in the beginning of this article, landscaping projects are active and well in King's Deer. As many of you are aware, King's Deer has a unique set of growing conditions which makes growing trees and shrubs in the area a challenge. Briefly stated, King's Deer is in a USDA Zone 4 region but at an elevation of 7,400 feet above sea level. For those of you that have been mystified and reluctant to do much landscaping because of this enigma, the HOA has developed a general landscape reference document. This document, *Landscape Guide*, consolidates all the various information from the covenants and the *Design Standards* as well as includes helpful professional advice. The result is a reference manual with all information located in one single, logical place. The *Landscape Guide* includes:


- The minimum landscaping requirements for each subdivision. (*These requirements are the same as they have always been. No changes here.*)
- Excerpts of specific sections of the King's Deer *Design Standards* as they apply to landscaping.
- Helpful tips and useful facts concerning landscaping in our area.
- Resource contacts for further specific information concerning any additional questions you may have.
- And yes!!! The document also includes helpful information on controlling the proliferation of the worst nemesis that plagues the individual King's Deer homeowner...the infamous voles and pocket gophers of King's Deer!

The *Landscape Guide* can be downloaded from the King's Deer website: www.kingsdeer.org under the menu items *Library > Governance Documents*.

In summary, the ACC looks forward to reviewing your summer projects and is here to assist you in any way 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. 🐿

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 on Flag Day, June 14, 2012 for all collected flags. This is a free service.



ACADEMY *continued from page 1*

both protecting citizens and the rights of the accused.

The Sheriff's Office derives its responsibilities from Colorado law and discharges those responsibilities and duties with a budget provided by El Paso county. The 2012 budget from the county is \$47.8 million. The Sheriff, as an elected office, does not report to the county commissioners, unlike many cities and towns where the local police report to the city government. To achieve all objectives with constrained funds, the office leverages volunteers, placing over 500 in a variety of jobs last year.

As expected, the Office conducts law enforcement and criminal investigation as well as vice and narcotics operations. The Citizens' Academy reviewed these activities, and discussed in detail three major investigations. One was the identification and investigation of Robert Charles Brown, a major serial murderer discovered by the Sheriff's Office.

Other topics presented during the Academy included deputy safety and use of force, SWAT, canine units, identity theft, and emergency services. I was not aware that the Sheriff Office is responsible for all non-structural fires in the county. To accomplish this, they use cooperative agreements with other safety offices. Search and Rescue is a totally volunteer operation under the Sheriff that relies on donations for financing. Victims Assistance Program, a 24/7 need, uses volunteers to supplement the small three person paid staff.

The Citizens' Academy is an opportunity to see, and sometimes experience, how the Sheriff's Office has established a first class organization to support the citizens of El Paso County. Graduation from the academy is a prerequisite for volunteering with the Sheriff's Office but graduates are not obligated to become volunteers.

The Citizen's Academy is typically held twice a year. The next session is planned to start in August with sign up beginning in July. Visit their website, shr.elpasoco.com, for more information about this very fascinating and informative program. 🐿

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 Hill 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
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NEPCO 2012 Meeting Dates and Topics

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

Annual Lot Mowing Deadline: Sunday, June 24
 KD Community Garage Sale: Sat-Sun, Aug. 4-5
 Snow Fences May Be Put Up: Monday, Oct 15
 Report Water Meter Reading: October
 Annual Membership Meeting: Tuesday, Nov. 13.

Office Closure

Monday, July 1 through Friday, July 6
 Mon., Sept. 3 (Labor Day)
 (See website Calendar page for updates)

Office phone: 719 488-2840

Office fax: 719 488-2949

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
 Website: www.kingsdeer.org

2012 PRECIPITATION REPORT

The not-very-official King's Deer weather station recorded the following monthly precipitation January through May, 2012:

January	0.06 inches
February	1.46 inches
March	0.02 inches
April	2.15 inches
May	1.05 inches

Total Jan-May 2012 **4.74 inches**

Precipitation, which includes the water equivalent for snowfall, is collected and measured daily in a non-forested area of King's Deer Classic subdivision.