

## PRESIDENT'S CORNER

by John Highhouse

King's Deer is a covenant protected community. What does this mean? When each of us purchased our property, we agreed to abide by the Covenants, Rules and Regulations of the community. These are enforced by the HOA to the benefit of all of the property owners. As a result we live in one of the most prestigious communities in El Paso County. We encourage all owners to correct violations even if they have been "grandfathered in", to protect our property values and maintain the desirable appeal that brought us to this area. You can read the covenants and other governance documents located in the Library section of the King's Deer HOA web site.

All property owners are welcome to attend the annual King's Deer community meeting. It will be held on the evening of Tuesday November 13, 2012 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. Included this year will be a presentation on an upcoming water augmentation study. The election of Board directors is again being conducted by mail this year. Even if you decide not to vote, we need you to return your ballots by Monday, October 22 so that we have a quorum participating in the election. If we don't have enough ballots returned to establish a quorum, we'll have to repeat the election, wasting HOA resources on this uncontested election.

While on the topic of water. **Be sure to report your water meter reading to the HOA in order to comply with the Colorado state requirement.** If you need help obtaining your water meter reading, ask a neighbor or contact the HOA.

We wish you a Happy and Safe Holiday Season! 

## NEPCO

by Vern Kuykendall

King's Deer HOA is one of about 30 property owner associations that compose North El Paso County Coalition of Community Organizations (NEPCO). As such, any King's Deer property owner may attend the bimonthly NEPCO meetings which are usually held at the Monument Town Hall on the second Saturday of a month in which a meeting is scheduled.

The September meeting provided an update of the Waldo Canyon Fire and fire mitigation for homeowners. Included in the information was that the minimum spacing between trees for fire mitigation measured at the upper branch area is 10 feet (10 foot crown separation). Consistent with tree spacing to reduce fire spread is a maximum tree density of 45 trees per acre per the Forest Service.

Other mitigation steps include eliminating fuels where embers may ignite materials, such *Continued on page 3 — NEPCO*

## Neighborhood Watch

by Sharon Kuykendall

While in general it has been a fairly quiet summer, we did have a rash of criminal vandalism over a few weeks. These incidents were reported to the Sheriff's Office, but so far there is no information to identify the responsible parties. The good news is that we have not had repeats and perhaps it is over as we head into fall and winter. As always, if you do have or see incidents, even minor, report them to the Sheriff's Office, or if in progress call 911. Patterns of events help determine what areas get extra surveillance, and can lead to identification of the culprits. As always, please coordinate with your block captain so we can share our community support.

Fall and Winter are still times for thieves who look for opportunities. As you shop for the holidays, be sure to put packages left in your car out of sight, in the trunk or under cover. If you go away keep your home looking occupied. Be sure to stop your mail and newspapers or have a neighbor pick them up. With the arrival of snow, your driveway in an indicator of presence. If you are going to be gone and the snow is not removed, have a neighbor check your home and provide at least tracks in the snow. Interior lighting on timers and motion detectors help make your home appear occupied.

If you are not receiving Neighborhood Watch e-notices, it may be that we do not have your current contact information or there may not be a 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 us by sending a note through the Contact Us page on the King's Deer website. 

## Financial Review

by Penny Dyer, Assistant Treasurer

With two-thirds of the year now behind us, this is a good time to review the homeowners association financial situation.

Overall, the association appears to be coming through the year in pretty good shape. Based on the total budgeted income and budgeted expenses we are pretty much meeting our targets for income from member assessments, and the income is covering expected expenses plus reserve fund contributions.

This year, like last year, we had more King's Deer properties change ownership than was expected, and this resulted in the association receiving more contributions to the Enforcement Trust Fund and Ownership Transfer Fees than anticipated. These two increases in income, plus income from late fees and *Continued on page 2 — FINANCIAL*

## Covenant Enforcement Update

Nobody likes to receive a letter from the HOA that tells them there is a covenant violation on their property that needs resolution. The letters are certainly no fun to have to write and send out, either. Thankfully, the vast majority of owners simply correct the problem upon receiving the first notice and go on with life. Occasionally we hear from a property owner who might think they are the only person to receive a notice of this type from the homeowners association. To hopefully dispel this notion, this article summarizes some categories of problems that have resulted in a notice being sent and the number of incidents for each that have been cited during 2012 through the end of September.

- 14 Dead tree/slash
- 16 Excessive vehicles parked outdoors
- 9 Recreational vehicle in King's Deer
- 5 Playground equipment not approved
- 1 Dog/pet nuisance
- 14 Utility trailers or equipment in public view
- 11 Trash containers stored in public view
- 4 Unapproved snow fence installation
- 131 Lot not mowed by June 24 deadline

It is important to note that a first observation of any of these issues rarely results in a notice being sent to an owner. More typically, a problem has been present and observed on multiple occasions—suggesting the problem is not a short, one-time occurrence—before a notice is mailed.

If you receive a notice from the homeowners association of a violation that appears to need correction, and you have some extenuating circumstance that is not readily apparent, please communicate immediately with the HOA office. More desirable is to communicate to the HOA office before violating rules or covenants. The Board of Directors will review the situation and can provide some temporary variance when deemed justifiable. However, it should not be expected that a permanent variance will be provided, nor that a “temporary” variance will be granted for an extensive period or for a periodically recurring situation. The key is to communicate your situation and circumstances as it relates to a notice you receive, rather than ignore it. 🐾

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### Political Signs

Thank you to all the King's Deer residents who are publically displaying their political preferences through the use of yard signs. “Thank you” because we have excellent compliance with the King's Deer signage policy as it relates to display of political signs.

We use this space as a reminder that all political signs must be removed within seven days following the election.

If you are a reader who is not familiar with the signage policy, it is available for download as a pdf file from the King's Deer website, [kingsdeer.org](http://kingsdeer.org), under *Library*, then *Governance Documents*.

### FINANCIAL *continued from page 1*

interest charges for late assessments have contributed most of the positive net income the association presently records in the latest financial statements.

Our total expenses are very close to, but below, the budgeted expenses for this time of the year. Common area maintenance expenses are about seven percent below budget primarily because of the very dry summer which reduced mowing requirements and trail maintenance costs.

On the negative side, however, the association has incurred more legal fees than expected. Most of this is the result of the association's interconnection in a proposal by the King's Deer developer to eventually sell additional water rights to King's Deer property owners.

The Board has been making the monthly allocations to the association's reserve fund to continue to increase that essential account by \$12,700 for the fiscal year. It presently appears that the association will end the year in the black, which will be very helpful toward funding a water study in the immediate future. A separate article explaining the need for the water study is included in this newsletter. 🐾

## Another Pair of Hands CLEANING

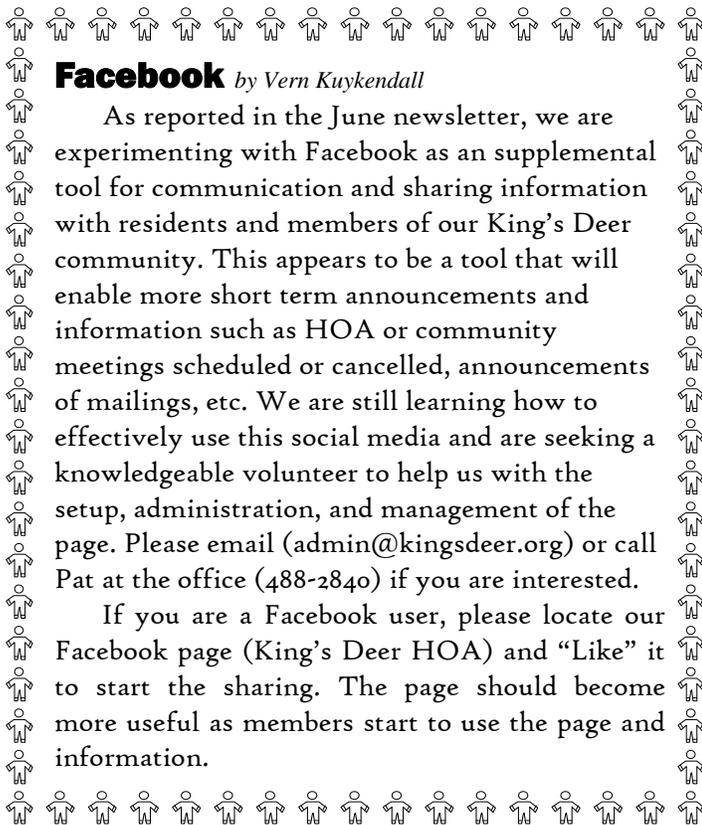
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**Facebook** by Vern Kuykendall

As reported in the June newsletter, we are experimenting with Facebook as an supplemental tool for communication and sharing information with residents and members of our King's Deer community. This appears to be a tool that will enable more short term announcements and information such as HOA or community meetings scheduled or cancelled, announcements of mailings, etc. We are still learning how to effectively use this social media and are seeking a knowledgeable volunteer to help us with the setup, administration, and management of the page. Please email (admin@kingsdeer.org) or call Pat at the office (488-2840) if you are interested.

If you are a Facebook user, please locate our Facebook page (King's Deer HOA) and "Like" it to start the sharing. The page should become more useful as members start to use the page and information.

**NEPCO** *continued from page 1*

as dry pine needles in roof rain gutters. Fire mitigation information is available on line at [www.tri-lakesfire.com](http://www.tri-lakesfire.com).

Currently Colorado is allowing an income tax deduction for fire mitigation costs with an *approved* mitigation plan. (Contact your tax professional for information.) Waldo Canyon has shown what can happen in our area, and prudent steps will reduce the chance of loss in the event of wild fire in our community.

The final NEPCO meeting for 2012 will be Saturday, 10 November, 10 AM at the Monument Town Hall. County Commissioner Darryl Glenn is the scheduled speaker and he will discuss county issues that are relevant to north El Paso County. The 2013 program is being developed.

More information about NEPCO and the schedule of meetings is available on their website, [www.nepco.com](http://www.nepco.com).

**Why Architectural Standards?**

by Rich Paul, ACC Chair

Like many community associations, King's Deer HOA has a set of written design standards and processes. Some homeowners mistakenly believe these standards restrict their freedom of individual expression; actually they provide a framework within which each homeowner can express individual tastes and preferences. The standards have been carefully developed to reflect a balance between individual rights and the good of the entire association—that is, property values.

OK, but why do we need processes and guidelines to maintain architectural standards? Perhaps most important, we need a basis for treating all homeowners fairly and reasonably. Written guidelines allow you and the design review committee to work from the same criteria.

Sometimes architectural requirements can be complex. The guidelines show you exactly what is required, and help you design improvements that comply with the community's standards.

And then there's the application and approval part of the process. The review committee members assure you they want the paper work to be as simple as possible for everyone. The guidelines take the guesswork out of your application and their decision making.

In fact, they not only provide criteria for the current committee to make appropriate decisions, but for successive committee members to make consistent decisions in the future. Without the criteria in the guidelines, the application approved today may result in construction deemed unacceptable by new committee members upon completion.

One last purpose of the guidelines is to clarify the association's authority in this area. State statutes and our governing documents give the association a legal right to enact and enforce design review standards. The guidelines spell this out so everyone understands they must comply even if they don't agree.



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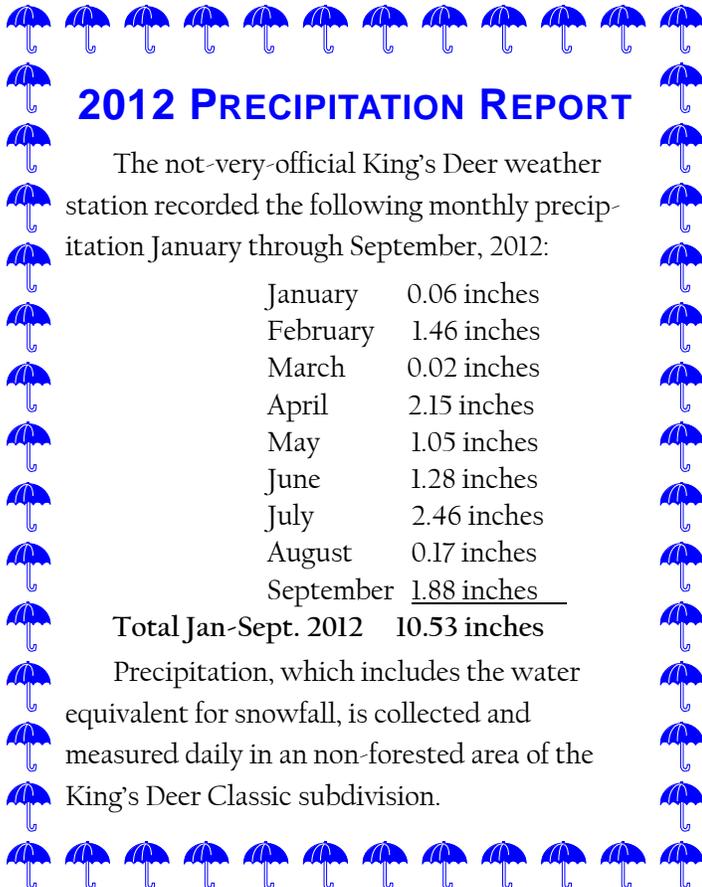
**Reminder: Return your ballot for the KD director election to the HOA office by October 22!**



King's Deer Homeowners Association  
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 Monument, CO 80132

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## 2012 PRECIPITATION REPORT

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

January	0.06 inches
February	1.46 inches
March	0.02 inches
April	2.15 inches
May	1.05 inches
June	1.28 inches
July	2.46 inches
August	0.17 inches
September	<u>1.88 inches</u>

**Total Jan-Sept. 2012 10.53 inches**

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

## King's Deer HOA Reference

### Important Dates in King's Deer HOA

Snow Fences May Be Put Up: Monday, Oct 15  
 Report Water Meter Reading: October 1-31  
 Annual Membership Meeting: Tuesday, Nov. 13.

### Office Closure

Monday, October 22  
 Thursday-Friday, Nov. 22-23 (Thanksgiving)  
 December 24-January 1 (Christmas-New Year)  
 (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](http://www.kingsdeer.org)