

PRESIDENT'S CORNER

by John Highhouse

Our growing season is finally here. It's time to remove dead trees and limbs and clean up the outside areas around our homes. Our mandatory mowing deadline this year is June 30th. Property owners sometimes wonder why we require dead tree removal, debris removal and mowing in King's Deer. Section 12 of our Covenants incorporates the Development Plan, which contains a fire mitigation requirement. It is our obligation to take reasonable precautions during the fire season. This is also the reason why we prohibit fireworks, and require fire marshal approval for fire pits. Create a defensible space around your home. When we reduce ladder fuels, we reduce the risk of a grassfire spreading and bridging the gap to the tree canopy. Let's all work together to keep King's Deer safe.

We will soon be seeking nominees for the upcoming Board of Directors elections. You will receive a Call for Nominations letter in the beginning of August. In September, we will mail the ballots as we have done the previous several years.

Enjoy the beautiful Colorado outdoors and have a safe summer! 🐿️

Trail Maintenance

by Penny Dyer

This year instead of just maintaining the trails the Board wants to begin laying new foundations in specific areas that are still to be determined. If any home owner would like a section of trail to be considered for the trail repair project



please e-mail the HOA office (admin@kingsdeer.org) with your suggestions. Funds are limited, therefore we generally execute on a five year plan starting with the worst areas and subsequent portions as the time goes on.

Don't delay in responding, this project will begin in June. 🐿️

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 weekend of August: 10th and 11th.

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.

King's Deer HOA will produce a map showing the location of participating King's Deer properties. The map will be available for download from the King's Deer web site at least 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 Monday, July 29 if you want your property included on the map. 🐿️



Slash and Dead Tree Disposal

Help prevent the start and spread of wildfire by keeping your property cleared of dead and unhealthy trees. Trim those dead and low-hanging branches; haul away those piles of slash.

The Black Forest slash and mulch site is now open. There is no cost to deposit your slash there, and you can get free mulch to spread in your garden. For information, visit their web site at www.bfslash.org. 🐿️

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. It starts 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.

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. This is a free service.



Neighborhood Watch

Tom Haddan, Community Coordinator

I am pleased to be your Community Coordinator for Neighborhood Watch (NW) this year. Most of us have had some contact with NW at some time or another, even if it was just seeing signs posted in a neighborhood.

Here in Kings Deer we are provided law enforcement from the El Paso County Sheriff's Office. They have a very large county, and not nearly enough deputies to provide a "presence" in any neighborhood other than in passing through on occasion. In order to improve our deterrent values, NW tries to be vigilant to detect crimes in progress or soon after in order to alert our neighbors to whatever dangers may be present. Just knowing that there are neighbors alert to unusual activities is enough to cause some criminals to select other, less vigilant neighborhoods. We also alert neighbors to potentially dangerous situations in the Community such as roaming wildlife, like a mountain lion a couple of years ago, to fires, etc. as well as safety tips and crime data from the El Paso County Sheriff's office.

In the past month, we have had one significant event in Kings Deer. A home was broken into. Fortunately no one was injured during the incident. The Sheriff has investigated but I have nothing further to report.

My number one goal for the rest of 2013 for the NW continues to be to fill some or all of the seven Block Captain vacancies that currently exist. If you have not been receiving emails periodically from a NW Block Captain, then it is likely that either your block is uncovered, or the Block Captain does not have a current email address for you. Contact me at the email or phone below and I will confirm the situation and pass on contact information as appropriate.

There are some areas of the community that lack any coverage and others that have substantial gaps in their coverage. What this means to the community is that neighbors living in those blocks are not receiving notices provided by other Block Captains or the El Paso County

Sheriff, et.al. regarding potential problems or threats to their wellbeing or safety. The position of Block Captain is not a time consuming or difficult job. If you have internet access and a computer, or just a smart phone, you can help your community by becoming a Block Captain. You do not have to be home during the day to perform this

service. I choose to not list the uncovered areas in this article for your security, but if you have an interest, please contact me at: tomhaddan@prodigy.net or 559-1699 and I will be glad to discuss it with you. 🐾



North El Paso County Coalition of Community Organizations

(NEPCO) – www.NEPCO.org

by Vern Kuykendall

King's Deer one of about 30 communities that compose NEPCO. As such any King's Deer owner may attend the bimonthly meetings and/or the off month NEPCO Board of Directors meetings.

The March meeting was cancelled due a blizzard. The May meeting featured Dave Moorhead of Water Returns, a five year old non-profit organization which is part of the Green Legacies Program. Its main activity is to help individuals, businesses and organizations provide sustainable landscapes. Water Returns facilitates and represents its customers to contractors. Water Returns does not do any contract work.



As always, the minutes of the meetings are posted and available on NEPCO's web site.

NEPCO is in the process of forming a Transportation Committee to provide additional focus and input to the county on transportation. The committee is in the stand up phase, but additional volunteers are welcome. This is an opportunity to have a more influential voice to the El Paso County Department of Transportation. If interested in serving, please advise Pat at the King's Deer HOA office.

All bimonthly member meetings are held in the Monument Town Hall on the second Saturday of the month, from 10 AM to noon.

The remaining 2013 planned programs are:

- July 13: HOA Legal Issues, attorney Lenard Rieth
- September 14: Security Concerns, speaker from the El Paso County Sheriff's Office.
- November 9: County Issues, El Paso County Commissioner Darryl Glenn. 🐾

Wildlife *continued from page 5*

Remember, bears are wild creatures and should be observed at a distance. Also, it is illegal to feed wild animals and you could be assessed a hefty fine for doing so. In the words of a popular bumper sticker: A FED BEAR IS A DEAD BEAR! —Al and Rhett Walter are King's Deer residents and volunteers with the Colorado Division of Parks and Wildlife's "Bear Aware" and Animal Transport teams. 🐾

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Update: Water Rights Sale

by Allen Alchian, Board Secretary

The King's Deer developers who have water rights they would like to sell, have a Colorado Water Court date in early December 2013. Assuming no surprises occur between now and then, the water court will review the terms of a proposed decree—also called a “water augmentation plan”—and hopefully the court will approve the decree. If approved, that will then open the door to an eventual sale of additional water rights, possibly sometime in 2014, to some of the 118 King's Deer property owners who have wells currently permitted under the existing 93 water augmentation plan.

The developer presumably will then begin work toward obtaining water court approval for selling additional water rights to some of the other King's Deer properties with wells permitted under the 94 water augmentation plan. Considering that it has taken about four years to get to this point for selling additional water rights, “patience” and “water conservation” would be recommended virtues for those planning to buy the water rights. 🐾



Weigh Station Bypass

Does it sometimes seem like King's Deer is a trucker's bypass around the I-25 weigh station? Many of us have seen what appears to be a large truck transiting on Roller Coaster Road with a load that seemingly has little reason to be in a residential area, such as a tractor trailer laden down with crushed vehicles enroute to a recycling yard.

Truckers headed north or south bypass the weigh station by driving east on either County Line Road or Highway 105, cut through King's Deer on Roller Coaster Road, then return to the freeway and are happily on their way.

The weigh station ensures the load is not excessive for the vehicle, performs spot safety checks, and verifies the driver is not exceeding the legal limit of hours without rest.

If you see and have good reason to suspect a trucker is improperly bypassing the weigh station you can take action. If the vehicle is headed northbound, call the Colorado State Patrol Dispatch number in Castle Rock (303 239-4501). If headed south, call the CSP Colorado Springs Dispatch number (719 554-2424). Ideally you should provide a time and location of sighting, a good vehicle description and preferably a license number or DOT number printed on or near the driver's door. 🐾

Local Mortgage Company Owner wants to save

100 Kings Deer Homeowners

at least

\$200 Per Month

with absolutely No Closing Costs.

Call or email while the offer still is available:

Glenn Lodwig

(A Kings Deer Resident since 1995)

719-481-1581

glenn@uscapinc.com



NMLS #383918
CO #100009951



King's Deer High Schooler is trying to save for his first car.



"A Teen & A Tractor"

will mow your King's Deer mowable property for only

\$65

Chris Lodwig

(A Kings Deer Resident since 1997)

719-488-3111 (Home)

or

719-641-0252 (Cell/Text)

chrislodwig@hotmail.com

Emergency Evacuation Assistance

If you have a medical condition or a physical disability and might need assistance in an emergency evacuation situation, please call Jennifer at 719 484-0911 now to register for fire department emergency



Enjoy Wildlife, but be "BEAR AWARE"

by Al Walter

We are blessed to live in an area where wildlife is abundant and we can observe creatures large and small in our neighborhoods and even our backyards. While we enjoy watching these animals, we need to be aware of our responsibility to protect and preserve them for others to enjoy. This is especially important now that bears are beginning to "stock up" on calories in preparation for their winter hibernation.

The key to enjoying our local bear population is to observe them at a distance. Since we are living in their territory, it is not unusual to have bears pass through our



yards as they look for natural food, such as berries and acorns. The idea is to enjoy watching the bears as they pass through, but not to provide a "lunch buffet" by having attractants that cause the bears to stop. Bears have a great sense of smell and amazing memories. Once

they know which houses/yards have the "lunch buffets," the bears will keep returning to feed and will likely get aggressive in finding more goodies in the yard, garage, and even in your home. The last thing you want is to confront a 300 to 400 pound bear in your garage or your house. If these bears become aggressive or cause harm to humans, they must be destroyed. Don't be the cause of a bear meeting this fate!

If bears are observed in your neighborhood, the following are some of the items that will attract them to your yard:

Trash cans. Keep trash cans in your garage until trash day. Also, use a container with a lid and don't put out trash in garbage bags.

Keep garage doors closed, especially if you have a freezer or refrigerator in the garage or if you store bird or pet food in the garage.

Bird feeders. Bears love bird food and especially sugar water in hummingbird feeders.

Fruit trees. Bears enjoy snacking on sweet fruit this time of year. Remove fruit from trees as soon as it is ripe.

The Colorado Division of Parks and Wildlife has a trained staff of volunteers known as the "Bear Aware Team." This team provides outreach and information to folks who have questions or concerns about bears. Call 719-227-5200 or visit www.wildlife.state.co.us. *Continued on page 2 — Wildlife*

KING'S DEER PRECIPITATION REPORT

The not-very-official King's Deer weather station recorded the following monthly precipitation in 2012 and for the first five months of 2013:

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	1.88 inches
October	0.89 inches
November	0.00 inches
December	<u>0.53 inches</u>

Total 2012: 11.95 inches

January	0.29 inches
February	0.93 inches
March	1.00 inches
April	0.97 inches
May	<u>1.95 inches</u>

Jan-May 2013: 5.14 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 Homeowners Association
 PO Box 3143
 Monument, CO 80132

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Expires July 31st, 2013

Call the golf shop at 719-481-1518 or visit
www.kingsdeergolfclub.com to reserve your
 tee time.

King's Deer HOA Reference

Important Dates in King's Deer HOA

Mandatory Lot Mowing Deadline: Sunday, June 30
 KD Community Garage Sale: Sat-Sun, August 10-11
 Report Water Meter Reading: October 1-31
 Annual Membership Meeting: Tuesday, Nov. 5

Office Closure

Wednesday-Friday July 3-5,
 Tuesday-Wednesday, July 18-19
 Monday, September 2

(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

King's Deer is on Facebook