

## PRESIDENT'S CORNER

by John Highhouse

Fall is a busy time in King's Deer with the board of director elections currently taking place by mail-in ballots, the annual water meter

reading report in October, the annual King's Deer Homeowners meeting in November and the annual assessments that are sent out in December and due in January.

The annual King's Deer community meeting will be held on the evening of Tuesday, November 11, 2014 at the King's Deer Golf Course clubhouse. This is the same location as last year. The meeting will begin at 7pm and last no later than 9pm and will be informational only in nature.

As in the past several years, the election of the board of directors is being conducted by mail-in ballots prior to the annual King's Deer Homeowners meeting. By now you should have received your mail-in ballot packet for the board of directors' election, which was sent out on September 17, 2014. If you have not yet received the ballot or have misplaced it, please contact the HOA office and our Executive Director will provide a replacement ballot to you. We cannot emphasize enough the importance of everyone returning their mail-in ballots before the October 20, 2014 deadline, even if you do not wish to vote for any of the candidates. In order to have a valid election, the HOA office must receive ballots from owners of at least 160 properties. Failure to meet this requirement will result in the HOA having to spend more of your annual dues to conduct another mail-in ballot election. If you have not yet sent in your ballot, please take a couple of minutes to do so NOW, before the October 20<sup>th</sup> deadline. The results of the election will be announced at the November 11, 2014 annual meeting and also posted on the website as soon as available.

After serving for the past 6 years, I say farewell as a board director for the King's Deer HOA. This will be my last article as your president. It has been both an honor and a privilege serving you, the community, these past several years. I am most thankful to those responsible for the smooth operation of the HOA. It is they who deserve all the credit for the exceptional position that King's Deer currently finds itself as one of the premiere communities in the Northern El Paso County area. In addition to the many committee members and our executive director, I offer my deepest gratitude to the members of the current and past boards. Their dedication and attention to detail have made it possible to achieve the successful and the smooth running organization that this HOA currently enjoys. This is one of the finest organizations with which I have ever had the privilege of being associated. Those of us leaving sincerely wish the new board similar successes and continued smooth operation of our HOA. 

## ACC Wrap Up

by Rich Paul, ACC Chairman

As the days grow shorter and the leaves begin to fall, the ACC is pleased to report that New Construction activity has reached a seven year high in King's Deer. To date, there have been seven (7) New Construction Projects approved and there are another four (4) New Construction Projects in various stages of approval. Add to this, the multiple applications submitted for repairs and up-grades to decks along with many Fence and Playground installations and the result has been a very busy summer for the ACC Committee.

As we move forward into the last quarter of the year and temperatures begin to drop, it is a forgone conclusion that snow is not far away. If you are planning on installing a temporary snow fence, please remember that all fences (including snow fences) must have ACC approval prior to installation. Approval for a snow fence is for five (5) calendar years. This allows time for discovering the most effective location for the planting of a permanent "living" snow fence.

October will be the last month for the normally scheduled bi-monthly ACC meetings and in November and December the ACC will be on their winter schedule, meeting only once a month, so please plan any project application submittals accordingly.

On a final note--no word has been received as to the future of the repealed fire suppression requirement for New Construction Projects. Whether the County Commissioners are planning to resurrect the requirement and in what form it will take remains to be seen. 

## Landlords Accountable For Tenants

by Grace Highhouse, Covenant Enforcement Oversight Committee Chair

Renting out a King's Deer residence has always been an option available for King's Deer homeowners and in the past couple of years more and more homes in King's Deer have become rental properties. If you're thinking of becoming a landlord of your own home, here are some points to consider.

King's Deer is a covenant controlled community.

All properties in King's Deer are single-family dwellings, meaning the entire house and property is intended for use by one family. This is a covenant limitation, and a county zoning restriction. A property for rent or lease in King's Deer must include the whole property--not just a few rooms, a floor, a guesthouse. A single home may not be occupied by more than one family.

A less obvious and more frequently overlooked aspect of renting out King's Deer

*Continued on page 2 — TENANTS*

## TENANTS *continued from page 1.*

properties - the terms of lease regarding obligations of the tenant to comply with the rules and regulations of King's Deer Homeowners Association. The *property owner* remains responsible to the association for ensuring their property and its occupants—tenants, guests, contractors—comply with the HOA restrictions. When violations occur, the *property owner* will receive the violation notice from the HOA and will be accountable to the HOA for resolving the violation. This can place the owner in a difficult situation if the owner has not included adequate provisions in the lease that extend compliance obligations to the tenant. It might be wise to include a provision(s) in the lease that requires the tenant to comply with all HOA covenants, rules and restrictions and establishes repeat covenant violations as a basis for lease termination. The best advice is to consult an attorney for advise in preparing your lease agreement.

If you are, or will be a landlord, you should ensure your tenant has the information necessary for them to help you meet your homeowner association obligations. Provide your tenant with a copy of the King's Deer covenants with the lease agreement. Additionally, make sure they (and you) comply with the annual lot mowing deadline and the annual water meter reporting obligation in October.

Periodic notices from the HOA to its members are important. As the property owner, you should make sure you continue to receive these communications directly from the HOA. Emails might reference recurring annual events or deadlines such as the annual mowing requirement. The newsletter might be an appropriate medium for transmitting notice of upcoming community events or news. Communication via first class or certified mail are sent when the HOA has legal obligations which require a formal, written notification to all association members.

If the HOA has information about the tenant, such as name and mailing address, the HOA may provide the tenant with informational copies of notices to the owner. However, this does not shift accountability and responsibility for compliance with the HOA rules and restrictions from the property owner to the tenant. The property owner is the party responsible to the HOA and the Kings Deer community.

The King's Deer web site ([kingsdeer.org](http://kingsdeer.org)) includes a library, which contains the current covenants, all other governance documents of King's Deer, and informational items such as an archive of past newsletters. All of these documents are downloadable as pdf files. By making your prospective tenant aware of not only the pleasures but also the responsibilities that come with living in a community as beautiful as King's Deer, you make the relationship between you and your tenant a positive and successful business venture. 🐾

## NEIGHBORHOOD WATCH

by Tom Haddan, Neighborhood Watch Coordinator

Greetings to all owners in Kings Deer. I hope all are enjoying the fine Fall weather we are having. Now for an update. Unlike in some prior years, the beginning of the school year did not seem to cause any change in the issues in Kings Deer. It has been very quiet and I know we all can appreciate that. A few years ago about this time we were all recovering from one of the biggest acts of vandalism in Kings Deer, the random tree cutting.



My number one goal for this season is to get all of you to confirm with your Block Captain that your email contact information is current. That is the primary method we use to disseminate information that may be important to your and your families safety. If you choose not to participate in the Neighborhood Watch program, that is your choice to make. Your contact information is not given to the HOA or anyone else. For the HOA to gather your email, you must go to their web site and provide it. I never will.

If you are reading this and have never heard from a Block Captain or the Neighborhood Watch and desire to become a participant, just email me at: [tomhaddan@gmail.com](mailto:tomhaddan@gmail.com) or call me at: 719-559-1699 and I will see that you are registered with your Block Captain. There is only one area within Kings Deer that has no Block Captain and that is along Breton Place. If you live there and would like to volunteer as a Block Captain, also contact me.

Again, thanks to all of the Block Captains within our Community of Kings Deer for helping us to maintain one of the safest communities in the area. This is the only "pay" they get. 🐾

### PWES ANNUAL TURKEY TROT

Prairie Winds Elementary School will host its 14<sup>th</sup> annual Turkey Trot on Friday, November 21 from 10 AM to 11 AM. This wonderful traditional event by the students, staff and guests benefits Tri-Lakes Cares and helps teach students the value of contributing to their community.

The 1.5 mile Trot starts at the school and proceeds south on Archers Drive to Caspian Court where it reverses course and returns to the school. The Tri-Lakes Monument Fire Protection District will help keep the intersections safe. Please try to avoid driving this area during this great community event, and consider joining in with the Trot!

# COMMON AREA MAINTENANCE REPORT

by Penny Dyer, Director for Common Areas

Due to the wet season this year trail maintenance activity has been constant as we pursued how best to shed water off the trails. We didn't have to wait long to find out where the problem areas were.

We addressed the worst areas first, during April and May, with a major rebuild of some trail sections where there is always severe erosion during wet periods. Ditches were added adjacent to the trail to collect water that otherwise drains onto the trail, and divert the flow into new culverts under the trail. This cost for adding these drainage features is pretty significant so they are confined to limited areas where erosion is frequent and the effects hazardous to trail users. On other trail sections that experience erosion, we tried a less expensive approach to preventing erosion by building up the center of the trail so water would shed to the side rather than drain down the trail path. This technique was generally successful, although in some areas not as effective as we had hoped. After the spring trail rebuild and the subsequent rains in June and July, we again thoroughly surveyed all trails to document the effectiveness of the work done and we now have a pretty good plan for how and where to focus the next stage of trail rebuild in the following years.

Meanwhile, the annual trail maintenance program will close this month with a complete regrading of the entire 7-plus mile trail system in mid-October. You will have probably seen it underway by the time you read this article.

I have also heard from a few homeowners about the weeds either in the easements or in neighbors properties. The HOA Board would like to remind homeowners to please mow their properties all the way to the road including on lots where the trail transits the property or where ditches cross them. Although the land immediately adjacent to the road is county property, the county will only mow it once a year and the HOA does not have the resources to mow it. Keeping that area mowed along with the rest of your property will not only help control the noxious weeds and prevent their spread, it will help keep your property and King's Deer looking good. Some members have requested more mowing in the common areas, which is an HOA responsibility. The HOA mows these areas when possible, however the common areas are all located in the flood plain which, in wet years such as we had this year, become water logged in the lowest sections. Mowing equipment cannot get into the waterlogged areas and therefore common area mowing is restricted to the sections that have relatively firm ground.

Other common area maintenance this year included tree and shrub trimming at the community entrances and the pond between Archers and Glenthorne. 

# Snow Fences

It's getting to be that time of year again. Snow fences are allowed in our community if they have been approved by the Architectural Control Committee.

The standards for allowable snow fences are set forth Section XXIV in the *Design Standards* which are available for download from the King's Deer web site, under Library > Governance Documents. While at the web site, also download the ACC application for obtaining approval for your proposed fence. The application is found in the Library, under ACC Forms & Applications; select the "Landscape and Fence Application."

Snow fences are seasonal items, meaning they may be put up no sooner than October 15 and must be taken down by April 30 and stored out of sight.

Snow fence approvals are good for only five years. The purpose of this five year limit is to allow the owner to use a purchased snow fence to determine the optimal location for a natural, living snow fence—a row of trees—and then plant and establish the living snow fence within the five year approval period.

If you are considering a snow fence, please review the *Design Standards* and submit a Landscape and Fence Application to the HOA before you purchase and install a snow fence to make sure your planned materials and fence location comply with the community standards. 

**PLEASE RETURN YOUR  
BALLOT FOR THE DIRECTOR  
ELECTION NOW!**

**Facebook**  
King's Deer is on Facebook. If you are a Facebook user, you can find us at King's Deer HOA. "Like" it to start the sharing.

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**KING'S DEER MONTHLY PRECIPITATION REPORT**

The not-very-official King's Deer weather station recorded the following monthly precipitation in 2012, 2013 and 2014.

<u>2012</u>	<u>inches</u>	<u>2013</u>	<u>inches</u>	<u>2014</u>	<u>inches</u>
Jan	0.06	Jan	0.29	Jan	0.46
Feb	1.46	Feb	0.93	Feb	0.76
Mar	0.02	Mar	1.00	Mar	1.37
Apr	2.15	Apr	0.97	Apr	1.79
May	1.05	May	1.95	May	2.00
Jun	1.28	Jun	0.63	Jun	0.93
Jul	2.46	Jul	2.41	Jul	3.80
Aug	0.17	Aug	4.61	Aug	2.80
Sep	1.88	Sep	5.16	Sep	0.75
Oct	0.89	Oct	0.30	Oct	-
Nov	0.00	Nov	0.21	Nov	-
Dec	<u>0.53</u>	Dec	<u>0.41</u>	Dec	-
<b>2012:</b>	<b>11.95</b>	<b>2013:</b>	<b>18.87</b>	<b>2014:</b>	<b>14.66</b>

*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.*

**October is Meter Reading Month.  
 Report your water meter reading  
 to the HOA office by  
 Oct 31, 2014.**

**King's Deer HOA Reference**

**IMPORTANT DATES IN 2014**

**Report Annual Water Meter Reading: October 1–31**  
 Annual Membership Meeting: Tuesday, November 11  
 2015 Annual Assessments Due: Friday, January 2, 2015  
 ACC will meet only one day in each of November and  
 December: Thursday Nov 13 and Thursday Dec. 11.

**Office Closure Dates**

November 27-28  
 December 25-January 1  
 (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**

**19255 Royal Troon Drive**  
**(King's Deer Golf Course Club House)**  
*(Do not send mail to this address.)*  
 Website: kingsdeer.org  
 We're on Facebook as King's Deer HOA