

## PRESIDENT'S CORNER

by Jason Aguilar

Fall is upon us and that means your HOA is putting in extra time for these upcoming events:

- 1) King's Deer board of director's elections; currently taking place via mail-in ballots.
- 2) Annual water meter reading report in October.
- 3) Annual King's Deer Homeowners meeting in November.

The election of the board of directors is currently being conducted via mail-in ballots. Ballots were mailed on September 16, 2015. If you have yet to receive your ballot, please contact the HOA office and our Executive Director will get you a replacement ballot ASAP. It is very important that we receive your ballots by the deadline - October 19, 2015. Please return your ballot even if you do not wish to vote for any of the candidates. In order to have an official election, the HOA must receive ballots from at least 160 properties. Failure to reach this requirement will result in the HOA having to run another election, which incurs costs, and those costs will come from our annual dues. If you have yet to send in your ballot, please take a moment and fill-in your ballot and put it in the mail. The results of the election will be announced at the annual meeting on November 10, 2015.

Water meter reading notices are out and your readings are due by October 30, 2015. There are multiple methods to submit your readings without missing the deadline. Readings can be submitted by filling in the bottom area of the notice and returning the reading via mail. You can login to the King's Deer website (kingsdeer.org) and submit your readings in the Owners Login area. Lastly, you can email the readings to water@kingsdeer.org. These readings are crucial for the reporting that the HOA must do to the state and we MUST have all readings by October 30, 2015.

The annual King's Deer community meeting will be held on Tuesday, November 10, 2015 at the King's Deer Golf Course Clubhouse. The meeting will begin at 7:00pm and end no later than 9:00pm.

This will be my final year serving on the board for the King's Deer HOA. It has been my pleasure serving as your president and collaborating with the other directors that are not only my neighbors but my friends. I would like to thank all of the other committee members for volunteering their time and efforts. These directors and committee members deserve all of our gratitude for their tireless commitment to our community and the work they have put into maintaining the reputation of King's Deer as the premier community in El Paso County. I wish the future board of directors the best of luck and I will see all of you on the golf course! 🐾

## New Pergola At Playground

At the January King's Deer Board of Directors meeting the directors approved the purchase and installation of a pergola at the community playground, at the end of Sixpenny Lane. The playground has no shaded area so a pergola appeared to be a great addition to the area and it would provide an inviting area to relax. Pergolas are very basic structures and several residents have them in their yard. The plan was to have it up in time for the Memorial Day holiday weekend. However, the great intentions quickly became mired in government regulations.

Pergolas must be approved by the El Paso County Regional Building Department, so formal plans were drawn up. The first visit to Regional revealed that the plans needed to be on larger

paper, and the plans must be reviewed and approved by a licensed architect or engineer. That was accomplished, but the next visit to Regional revealed that because the playground is on



HOA property instead of private residential property, the plans must be submitted by a licensed *commercial* contractor, not by a King's Deer resident nor even by a licensed residential contractor.

Initial inquiries with commercial contractors yielded rejections; the project was too small for their time or they would charge more than our budget could afford.

King's Living magazine editor, Jeff Daley, referred us to commercial contractor Ricardo Cordova, owner of Monumental Building Services which is based in the Monument area. Ricardo generously offered to walk the plans through Regional on behalf of King's Deer for only the cost of the permit. At the same time, Ricardo offered a bid to do the concrete flatwork under the pergola. His bid turned out to be lower than previous quotes for the same work while using higher quality concrete.

In a supplemental bid offer, Ricardo also offered to erect the structure for a cost that still kept the overall project under budget. Monumental Construction had the job if we could get the permit.

Finally in August, with the building permit in hand, the materials were ordered. Delivery came by the end of the month and Monumental Construction completed the construction by the end of the September. Now, visitors to the playground have some welcome shade on those very sunny days. Stop by and enjoy it! 🐾

## Covenant Enforcement

*By Vern Kuykendall – CEOC rep to Board*

The covenants were established on Kings Deer property by the developers for the benefit of the entire development and to preserve the development as an exclusive, high quality community of lasting value. While individual owners can enforce covenants, as a practical matter the enforcement is left to the HOA. The HOA has attempted to establish a reasonable balance of enforcement and allowing residents some living flexibility.

With the advent of Fall and Winter on our doorstep (Yes, snow is coming), it is worthwhile to remind residents of one of our policies. If you plan to put a snow fence up, you need to have ACC approval. Approval is usually granted for a period of 5 years to enable you to determine the best location to install a living snow fence. Approved snow fences may not be installed before 15 Oct. More detail is provided in the policy on the Kings Deer Web site in the library under Governance Documents and in the Design Standards for your review before applying. Failure to have approval will result in a covenant violation.

As always, the HOA desires input from our members. If you wish to help, we need volunteers for the Covenant Enforcement Oversight Committee (CEOC). The role of the CEOC is to oversee the enforcement process, not to issue violations. The CEOC meets the first Thursday or each month at 3PM at the HOA office. Advise the office if you would be interested in participating. 🐾

## Neighborhood Watch

*By Tom Hadden, Neighborhood Watch Community Coordinator*

Neighbors, as your Kings Deer Neighborhood Watch (NW) Community Coordinator it is with pride that I announce, for the first time, Kings Deer is 100% covered with Block Captain coverage. I appreciate those Block Captains that have stepped up and taken on additional blocks so that we might have full coverage of our 37 separate blocks.

If any of you are NOT receiving Neighborhood Watch notices, please let me know and I will get your contact information to your Block Captain. NW notices are not issued on a regular basis, just when something has occurred or is occurring that may prove a threat to the community. Our last notice was last week regarding a "shots fired" incident at one of our residences. Fortunately no one was injured and the El Paso County Sheriff's Office is investigating. If you did not receive an email regarding this, please contact me as your email address may not be up to date with your Block Captain, or they may have never had it. Other than this one incident, it has been a relatively quiet and enjoyable Summer season here in Kings Deer.

The start of school generally stimulates some incidents, but so far, those have been minor. We continue to be the target of solicitors and thieves, so I encourage all of you to install some type of sensors and/or cameras that might deter or at least record evidence of any wrong doing. As the El Nino pattern continues into the Fall and Winter, we expect it to be an above average snow season here, and that should further deter trouble makers. 🐾

## What is the ACC? *By Dan Snelling*

The Architectural Control Committee, more commonly referred to as the ACC, is made up of volunteers who review project applications and perform site visits to ensure projects are completed in accordance with the application and the applicable Design Standards.

One of the functions of the ACC is to monitor new construction projects beginning with the application process by the property owner/builder where a set of detailed blue prints are reviewed to ensure they meet the Design Standards. This is followed by a site visit where measurements are taken of the staked out property and compared with the drawings that were submitted. Once these two things have been completed the committee votes on approval of the project, if approved construction can begin after a ten day waiting period giving neighbors an opportunity to voice any concerns they may have to the ACC. As the project comes to a completion, the ACC makes a site visit to ensure construction of the home was done in accordance with the submitted application. The final visit by the ACC is to ensure that the minimum landscaping standards, including the planting of required trees and re-establishment of the native grasses, has been completed. This entire process may take 18 months or more. In the past two years the ACC has monitored more than 20 new construction projects.

New construction projects are not the only responsibility of the ACC. We also monitor landscaping projects, remodeling, ancillary buildings, fences, snow fences, installation of yard ornaments, pergolas, gazebos and more. All of this is to ensure the King's Deer Community maintains the "Custom" look that our residents want.

The ACC meets the 2<sup>nd</sup> and 4<sup>th</sup> Thursday each month, except November and December where we meet the 2<sup>nd</sup> Thursday of the month only. Meetings are at the HOA Office at 5 p.m., we encourage attendance by anyone submitting an application so that questions may be answered immediately. The meetings are open to the public and if you would like to volunteer your services we invite you to attend a meeting or two. 🐾

## KING'S DEER BIKERS

*By Deer Slayer*

The King's Deer Posse rides in support of the Good New Jail and Prison Ministry. Saturday, June 13<sup>th</sup> was a gorgeous spring day for the King's Deer Posse to ride in support of Good News Chaplain Marcus Baird who serves the Colorado Department of Corrections. Have you ever truly considered what it is like to be incarcerated, away from your family, all alone, and in need of faith to get you focused on the good news of life? And what about the staff of the facility? That is what Marcus does – brings to both the inmate and the staff the *Continued on page 3 – Bikers*

### Trails Update

The relatively wet summer we've had this year has been great for the plants, but has caused havoc with our trails. Adding to the challenge of maintaining the trails, King's Deer does not have a steady trail maintenance person or company working for us as in past years. So overall trail maintenance has been as responsive as we would like.

By the time you're reading this article we expect to have some serious repairs underway on the trail system. The first priority is to restore the trail along Roller Coaster Road, between Castlecombe and Royal Troon. That section of trail has been completely washed away by flood waters which traveled down the storm ditch along Roller Coaster Road from as far up as Highway 105, and flow into the floodplain where the golf course path goes under Roller Coaster Road. The trail in this area was never designed to accommodate the water volume we've experienced. As we rebuild that section of trail there will be new ditches added to keep the water off the trail, and several new culverts placed under the trail to allow the water to reach the floodplain without flowing over the trail. This work should substantially reduce the amount of damage on that section of trail in the future.

We have other trail sections on the list for drainage upgrade, including White Cliff Way, the trail around the pond, and trail segments that tie in to the ends of King's Deer Point and Insborough Road. Also, we expect to do additional work along several parts of the trail to promote water drainage off and away from the trail surface.

This work is expected to occur primarily during October. If you're out enjoying the trail system, please stay away from the area that the crews are working on the trail, for your safety and theirs.

### King's Deer Men's Breakfast

**Attention King's Deer Men** - Mark your calendar for the second Saturday of the month 8:00 am for the King's Deer Men's Breakfast. Join with other King's Deer men, enjoy a great breakfast, learn about what is going on in King's Deer, brag about the gophers you have caught, and make new friends. For more information contact Dennis Delhousay 719-659-7244 ddelhousay@comcast.net. You will enjoy the morning and the camaraderie.

**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.

### VP and Secretary Update

*By Stephanie Waltman*

Hello Neighbors,

I would like to encourage you to use the technology we have available to keep in touch with your HOA board and our community. Please visit our Homeowners Association website for all sorts of information, the link to the site is <https://kingsdeer.org/>. You will find information about our covenants, financial reports, HOA meeting minutes and more. There is a "Contact Us" link on the left side of the home page that you can use to send an email to your board members on questions you may have around covenants, HOA activities or general questions. There is also an "Owner Log In" link on the left side of the home page and if it has been awhile since you logged in and cannot remember your password you can contact our Executive Director, Patricia (Pat) Wasson via email at [admin@kingsdeer.org](mailto:admin@kingsdeer.org) or just give Pat a call at 719-488-2940.

Kings Deer is also on Facebook, "like us" at King's Deer HOA. The purpose of the King's Deer Facebook account is to promote the King's Deer HOA community, and to share information about and relative to King's Deer Homeowners Association.

Lastly, I want to encourage you to get involved with our community. Cast your vote in the current HOA Director election and get involved with the HOA. We value your input, ideas and questions! You are welcome you to participate in an upcoming Board meeting which is held on the third Thursday of each month at 4:15 in the HOA office at the King's Deer Golf Course Club House facility.

### Bikers *continued from page 2*

resources and personal attention needed to learn about the Good Lord and what it means to be loved by a forgiving God.

Now about that ride - The Good News Jail and Prison Ministry ride is a mountain oriented ride that for this year essentially circumnavigated "The Peak" and points south and ended in Pueblo with an outstanding picnic meal of burgers, brats, potato salad and deserts galore. King's Deer Posse leader Dennis



Delhousay didn't get us lost even though at times his directions are a bit roundabout - OK Pun intended. If you are interested in riding with the King's Deer Posse, give Dennis a call 719-659-7244.

Al Walter, Dennis Delhousay, Joe Willis, Pat Staffieri and Joe Carlson (l to r)



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

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

**RETURN SERVICE REQUESTED**

## King's Deer Neighborhood Church

*By Rev. Dr. Bob Kaylor (Lead Pastor)*

Tri-Lakes United Methodist Church invites our friends in King's Deer to come and check out your neighborhood church! We are a congregation of 600 members with a vision for building followers of Jesus Christ who love and serve God and neighbor. We do this in a variety of ways through opportunities for spiritual growth and education for everyone from the youngest children to the most senior adults and through opportunities for service to our neighbors in the Tri-Lakes community through ministries like our Emergency Preparedness Group, Tri-Lakes Cares, and a host of other mission projects. We meet together in three worship services each Sunday—two traditional services at 8:30 and 11:00 am and a contemporary service at 9:45 with Holy Communion served at every service each week.

We invite you to check out our website at [www.tlumc.org](http://www.tlumc.org) where you can find information about our ministries, get directions, listen to recent sermons, and get to know our church family. We hope you will stop in and see us!

Tri-Lakes United Methodist Church  
 20256 Hunting Downs Way  
 Monument, CO 80132  
 Cell: 719-313-6305  
 Office: 719-488-1365



## King's Deer HOA Reference

### IMPORTANT DATES IN 2015

Report Annual Water Meter Reading: October 1–31  
 Annual Membership Meeting: Tuesday, November 10

#### King's Deer Board of Directors

Meet 4:15 PM, 3rd Thursday of each month

#### Architectural Control Committee

Meets 5 PM, 2<sup>nd</sup> and 4<sup>th</sup> Thursday each month

### CONTACT INFORMATION

Office fax: 719 488-2949  
 Office email: [admin@kingsdeer.org](mailto: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](http://kingsdeer.org)