

President's Corner *by Joe Willis*

Greetings Neighbors,

After a rather strange turn of events, I am sitting here trying to compose a letter to the prestigious community of Kings Deer. A sincere "thank you" to all who have filled roles of leadership and service in the past to help make this community better – including those who served faithfully, and would still be serving today, but were called home too soon. Thanks to all those who serve behind the scenes, on committees and boards, to assure that the community we love and are privileged to live in continues to be the premier neighborhood in Monument. Finally, thanks to those who just go out of their way to be a neighbor – i.e., help with plowing snow; take a meal to one recovering from surgery; or just wave to someone walking on the trail. All of us can assure that this beautiful place in which we live becomes even better by each of us just being neighborly!

Welcome to the Board: Jim Hazuka – serving as Secretary and Steve Shurgot serving through 2016, Ken Harris serving through 2017

Preparations are already underway for next year's elections of Directors on the BoD.

Nominations will be accepted from August 1 through August 29. An official notice will be mailed out on August 1.

Important Reminders: 1) Grass Mowing Deadline (thanks to all who have already complied – everything looks so pretty and green) by June 30.

2) Neighborhood Garage sale weekend is coming up in August. Please see accompanying articles in this publication for more details on each of these events.

3) The summer is the time to concentrate on eradicating noxious weeds such as thistles, knapweed, etc. Please do your part to help with community beautification. And, please keep mitigation in mind when planting and caring for your foliage. Finally, please watch your water consumption – especially in the irrigation area. 2016 is the first year that it will be/is legal to collect rainwater to use for irrigation. Each property can collect up to 110 gallons (2 drums). Let's conserve what we can't replace.

It's an honor to serve as your HOA President for the remainder of this year. If I can be of service

to you or if you would just like to talk about the direction you see your community going (or you would like to see it going), please feel free to call – (719) 433-8995. I'd love to meet with you over a cup of coffee.

King's Deer Annual Garage Sale

Once again it is time to clean out that garage! Friday, Saturday and Sunday, August 12, 13 and 14 is King's Deer Community Garage Sale Weekend. As we have done for the past decade, the HOA is sponsoring this Community-wide event for the entire weekend.

The association will place advertisements in *The Gazette* and local newspapers. All you have to do is put out a sign or balloons at your mailbox and get your valuables organized for display.

As in the past, the HOA will produce a guide map to the garage sale locations. The map will be available for download from the King's Deer web site by Wednesday, Thursday, August 4. To include your address on the map, send an email not later than Monday, August 1 to admin@kingsdeer.org with "Garage Sale" as the subject. Be sure to include in your email your name, the property address of your sale, an optional short list of the types of items you will be selling and a contact phone number in case we need clarification on something. Names and phone numbers will not be included in the map. If you plan to only participate in one or two of the three days, it is helpful to shoppers to include a statement in your map entry to indicate the days or times will be participating. The HOA does not set any specific start or end time for each day, but experience has shown that Friday and Saturday are the most popular shopping days, and an 8 AM start time is most common, with most shopping finished by about 1 PM.

Start planning now to be included in one of north El Paso County's largest garage sale events!

Love your dog, Love your neighbors

by Patricia Wasson, Executive Director

Dogs left alone all day get bored and restless; they have no job to direct their energy to. Some respond noisily to any and all activity by barking, yapping or howling. But, nothing is as annoying as incessant barking—even for dog lovers. Please consider some bark-abatement ideas to keep the

noise down in your area. Your neighbors will thank you!

- *Training. Always the first recommendation for any behavioral problem! Help is as close as the Yellow Pages.*
- *Citronella collars. A humane alternative to the electric-shock, anti-barking collar and costs about the same. Available on the web and in pet stores.*
- *Confinement. Sometimes simply bringing an outspoken dog indoors or confining it to a crate can cut down on the disturbance to neighbors.*
- *Reduce stimulus. Close drapes to help muffle street noise, or leave a radio on to mask it.*
- *Companionship. Dogs are pack animals; they need companionship—a cat, bird, or another dog. Consider a mid-day visit from a pet-sitting service, or drop your pooch off at a friend's place or a day-care facility once or twice a week.*

With beautiful summer weather upon us, you and your animals will be outside more, walking and playing. According to the US Humane Society, an unleashed dog has an average life span of less than four years. Allowing your dog to run free threatens your dog's health and welfare, and stresses both of you when you cannot find him/her and your neighbors who do not want nor need a dog trespassing on their landscaping. Please control your dog so that all in the community may enjoy the beautiful Colorado weather.

Review and Update Your Contact Info

King's Deer property owners are reminded to ensure their contact information in the homeowner's association records is accurate.

It is important that the association have a current mailing address for each owner. All essential communications for owners are sent to the mailing address in our records. This includes the annual notice for submitting your home's water meter reading which is required by the state, the official notice of the Annual Membership Meeting, and invoices for the annual assessment and other billing.

Owners can easily and quickly verify and update the information in the association records by logging in to the Owner area of the King's Deer web site. At the same time, please consider providing your phone number and an email address. Although US mail is used for "official" communication to the membership, inserting your

email address and/or phone number in the records can allow a quick contact to resolve something that might otherwise take more time and expense to handle by a letter through the US mail.

When reviewing your information in the King's Deer records, please consider signing up to receive email notices when a new Kronicles newsletter is published; you can then retrieve the newsletter by download from the web site. This helps reduce printing and postage expenses of the HOA.

If you need a user name and password to access the Owner area, just send a request by email to the HOA business office (admin@kingsdeer.org) and be sure to include your name and King's Deer property address in the email.

Keeping your information current will help us serve you and the membership better and more efficiently.

Recreational Vehicles in King's Deer

Spring and summer is the RV season and Colorado is a great place to enjoy these activities.

Understanding the need of King's Deer RV owners to load and unload RVs at their residence in preparation for a trip, several years ago the King's Deer board of directors adopted a standard that allows RVs to be temporarily parked at King's Deer residences.

The standard permits an RV to be at a King's Deer property up to 72 consecutive hours, and for no more than seven calendar days in any 30 day period. Boats are included under the standard.

The standard also provides for granting a temporary waiver for a limited extended stay under certain circumstances if approved by the HOA in advance. Typical situation that routinely receive waivers are for guests with and RV who are visiting in King's Deer.

You can find the standard, *RV Use Standards*, on the King's Deer web site under Library > Governance Documents.

If you plan to bring an RV into the community, please first review this policy and call our office if you have any questions.

Advertise Your KD Property For Free

Trying to sell or rent real estate is always a challenge. Some King's Deer properties are listed for a year or more before being sold. These conditions make advertising your property in multiple venues more important to ensure exposure to all potential buyers.

The King's Deer web site includes a page dedicated to listing King's Deer properties for sale or rent. The entries on this page are directly controlled by each property owner. The page is called, "Properties for Sale or Rent" and there is a link on the main menu of the web site (www.kingsdeer.org).

Any King's Deer property owner can write a statement about their property and display it on our web site *at no cost*.

To access and use this free feature, log in to the "Owner" area of the King's Deer web site; if you don't know your user name and password, contact the HOA business office. Once logged in, select "Advertise Property for Sale or Rent" and follow the instructions. Create your ad and save it; the text-only ad will immediately appear on the public area of the web site along with a link to a map of the King's Deer area in which the property is located.

You can keep the ad posted as long as you like, and you can remove it at any time.

We don't claim that this is a magic solution to selling or renting King's Deer properties. It was created in response to inquiries to the HOA office about what properties are for sale. We don't have that information in the HOA office, but we do refer those inquiries to the website. Our goal is to have more of our members use this feature so it can put more potential King's Deer buyers in touch with King's Deer sellers.

So, why not give it a try? It's free advertising and it might give you the little extra exposure needed to find the right buyer or renter! Please call the office if you have any questions about this feature of our website.

Water Consumption and Conservation

It's irrigation season. Do you know how much water you use for irrigation vs. in home? If not, then you might have the unfortunate outcome of exceeding your annual water allocation.

We're at the beginning of the irrigation season, so now is a perfect time to read your water meter so you can estimate how much water you have available for outdoor irrigation, and how much you are using for outdoor irrigation. Here are the steps:

1. Record your current meter reading.

2. Subtract the October 2015 reading from the current reading. This difference tells you how much water you've used at your house since last

October. (You can find your October 2015, your October 2014 meter reading, and your total annual water allotment by logging into the Owner area of the King's Deer website.)

3. Divide the amount of water you used at your house since last October (the result of step 2) by seven. This gives you a good estimate of your monthly indoor water usage, and for most families it is relatively constant every month of the year.

4. Multiply the monthly indoor water usage (the result of step 3) by five. This gives you an estimate of the amount of water you will use in the house between now and October when the next annual meter reading is due.

5. Add the amount of water you used the past seven months (from step 2) to the amount of water you estimate you'll need indoors between now and October (from step 4) to see the amount of water is estimated to be used indoors at your house.

6. Subtract the amount of water estimated to be used indoors (step 5) from your total annual water allotment. The difference is an estimate of the amount of water you have available for outdoor irrigation. If the difference is a negative number, then you are probably already on track to exceed your annual allotment of water without doing any irrigation and you should be thinking of ways to reduce your indoor water use, or look for a possible leak.

7. Now that you know how much water you have available for outdoor irrigation (from step 6), divide that number by the number of months you expect to irrigate—probably three or four. This gives you an estimate of how much water you can use each month for irrigating your plants, whether by garden hose or a timed irrigation system.

You now have an estimate of your monthly indoor water need *and* the monthly amount of water available to you for irrigating your landscape.

Read your meter each month and compare the amount used each month to this estimate to ensure your usage does not exceed your estimate. This will allow you to keep your annual water use in compliance with your state-issued well permit.

If you need help reading your water meter, or want help in understanding your water usage, the HOA is here to assist. Just contact Pat in the HOA office at 488-2840, or send an email to admin@kingsdeer.org.



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Mowing Deadline

Thursday, June 30 is the deadline for the mandatory mowing of all King's Deer lots this year. Every lot should have been mowed at least once by that date.

Why the deadline? The tall grass on the lots serves as a fire hazard which allows fire to spread rapidly. During periods of drought, even though the native grasses may be somewhat stunted, they are exceptionally dry and easily ignited. In wet years, the grasses grow quickly and tall, and the low humidity dries out the vegetation very fast after a rainfall. The mowing is not an aesthetic issue—it is a wildfire preventive measure for you and your neighbors.

Beyond this one annual mowing requirement, please continue to keep your lot mowed throughout the growing season. Do your part to help all of King's Deer be fire safe. Your neighbors will appreciate the effort.

King's Deer HOA Reference

Annual Mowing Deadline: Thursday, June 30
Annual Community Garage Sale: Fri-Sun, Aug 12-14
Report Annual Water Meter Reading: October 1–31
Annual Membership Meeting: Tuesday, November 8

King's Deer Board of Directors

Meet 5 PM, 3rd Thursday of each month

Architectural Control Committee

Meets 5 PM, 2nd and 4th Thursday each month

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

**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