

## PRESIDENT'S CORNER

by Joe Willis

Hello Neighbors,

It has been an interesting year on the HOA Board and the year is drawing quickly to an end. My goal, as HOA President, has been simple and specific –

i.e., to do all I can to enhance the value of our homes and properties (or, certainly, to do nothing that would diminish it) in the King's Deer area. We are blessed to live in what I consider (and obviously most, if not all, of you agree) to be the premier subdivision in northern El Paso County.

Accordingly, I am proud to highlight what I consider to be some of the things that I consider to support that intrinsic goal. One, a Big Thank You to all who have served on committees such as the ACC and CEOC who meet regularly throughout the year to conduct business that affects us all. Two, thanks to Patricia Wasson (our Executive Director) who holds this HOA together with her expertise and experience. I have been told many times by others, and I personally have witnessed it myself, that there is no one in this Association that knows more about HOA matters than Pat. Three, if there is someone who knows more, it is probably Allen Alchian. He has been a huge asset to me since I've been thrust into the President's position (and to the BoD as a whole) by serving as a Consultant. Especially as we entered into a discussion about "water rights" and the possibility of extending to our owners the opportunity of increasing their allotments, Allen has been an invaluable and Extremely Knowledgeable resource. Fourth, thanks to all of you who take a special pride in your home and property – thereby enhancing the quality of life for all of us who call KD "home". The HOA requires that everyone have their lots cut one time per year (as a means of fire mitigation), but many of you cut your lots numerous times per annum – thereby reducing the spread of noxious weeds and improving the appearance of the neighborhood as a whole. I would also like to thank Dennis Delhousay and Dan Rivers for initiating the Men's Breakfast (meets at the KD Clubhouse on the second Saturday of each month at 8 AM) many years ago. And, BTW, I understand that the ladies are attempting to initiate something similar – sponsored by King's Living Magazine. I would encourage your support of that venture if you are interested. I have certainly enjoyed the food, fellowship and information offered at the men's gathering and I know you ladies will enjoy those things as well. No doubt, any time a list like the preceding is started, someone is bound to be left out. Just know that I, and your board, greatly appreciate each of you and the things each of you do to make this neighborhood a better place to live.

And, as good as it is, it (the neighborhood) can always be better – and it starts with each of us doing our best to make it better for all. A quote from the Director's Information Manual sums it up well – "A little neighborly consideration in advance can pay big dividends ...". The context of that remark is relating to the planting of additional trees so as to not interfere with the view of a neighbor. But, it has many more applications. How about being "neighborly" when you pass someone on the road and, instead of just driving by, you throw up a friendly hand and wave. Or, as you meet a neighbor on the walking trail and, instead of just nodding in passing, you take a minute to visit and get acquainted. Or, rather than having a party that goes late into the night (thereby possibly being a

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## Water Resource Committee

On 1 September the King's Deer HOA Board approved a charter that establishes a Water Resource Committee. The primary objective of this committee is to explore with the original King's Deer developers, an agreement that would enable all residents within King's Deer Classic and King's Deer Highlands subdivisions to purchase additional water allocations, at their individual prerogative, in accordance with any court-approved new water decree. Seven (7) King's Deer residents were approved to sit on the committee. Their first meeting was in September.

**How would additional water allocation affect our water source?** Wells used by King's Deer residents draw their water from the Dawson Aquifer. According to the Colorado Foundation for Water Education, "the shallower Dawson and Denver Aquifers which are more easily recharged from irrigation and precipitation, remain steady or show water level increases in some areas. Homeowners with wells in those locations may not observe any decreases in well production for years, if ever." Note: State and Douglas County officials agree with this position.

To place King's Deer water allocation and usage in context with other "like" subdivisions in the surrounding areas, the following is provided:

- The amount of water King's Deer residents can draw out of their well is lower than 85% of resident wells in "like" subdivisions (source: State of Colorado)
- Dawson Aquifer has approximately 19,000 wells that withdraw over 30,000 acre feet per year. King's Deer residents represent between 2 to 2.5% of the 19,000 wells that draw approximately 145 acre feet per year. The King's Deer resident usage is less than a half of a percent (.48) of the 30,000 acre feet of water used each year. *Source: Douglas County and King's Deer records*

The committee objectives are complex and their activities will likely be a multi-year effort. The potential for additional water allocation should not in any way affect resident's commitment to water conservation measures. Water is the most important resource we have and we need to monitor it closely to ensure we use it wisely. 🐾

## King's Deer HOA Annual Meeting

On 1 November (Tuesday), the King's Deer HOA will hold its Annual Meeting for King's Deer members. The meeting will be informational only; no voting will take place during the session. It will be held at the King's Deer Golf Course and will begin at 7 pm. Topics for discussion may include:

- Introductions
- Election Results
- Director and Committee Reports
- Open Discussion
- Adjournment

This is an important meeting for members as it offers you an opportunity to gain insights regarding the condition of the Association. It also gives members the chance to ask specific questions on issues that may concern you. 🐾

## Architectural Control Committee

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.

So how do you know when to submit an application for a project? Let's take a look at the different types of project applications.

The Construction Application includes all new construction and remodels in King's Deer. When you decide to build or remodel in King's Deer you can request a Construction Application package from the office that will include all of the special instructions and guidelines for submitting the package, as well as, the filing fees cost and the compliance fee amount. The filing fees are non-refundable, the compliance fee is a refundable fee intended to encourage accomplishment in accordance with the ACC – approved project.

Ancillary Building Application Instructions and Guidelines is intended to help you successfully complete the requirements for submitting an ancillary building construction project application. This package will be used for constructing a freestanding enclosed building other than the residence regardless of size. Again, there is both a filing fee and a compliance fee paid up front.

The Landscape and Fence Application is to be used for all landscaping projects, regardless if it is softscape, hardscape or both. Submitting all landscape projects to the ACC help to maintain the custom look that we desire in King's Deer. Any fencing that is erected in King's Deer (including snow fencing) must be submitted and approved by the ACC prior to building the fence. There are no fees, either administrative of compliance, associated with the Landscape and Fence Application.

The miscellaneous Project Application is to be used for any project that is not considered a residence, ancillary building, landscaping or fencing. This could include trampolines, play yards, horse shoe pits, re-roofing your home or ancillary building, replacing stucco, concrete repairs that would require large concrete trucks, interior remodeling, etc. Basically anything that would require equipment, construction traffic or dumpsters on the property for a period of time. There are no fees associated with the Miscellaneous Project Application.

These application packets can be mailed to:

King's Deer HOA (Attn: ACC)  
PO Box 3143  
Monument, CO 80132

Or you may hand deliver them to:

King's Deer HOA (Attn: ACC)  
19255 Royal Troon Drive  
Monument, CO 80132

The ACC meets the 2<sup>nd</sup> and 4<sup>th</sup> Thursday each month, except November and December when we meet on 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 from both the property owner *and* the ACC members 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. 🐾

## Water Conservation Tips

Identifying and tracking your monthly water use can have a huge impact on your overall water use. It is not commonly understood that up to 80% of your annual water consumption comes from the outdoor irrigation. Simple adjustments to your existing landscape can have a dramatic reduction in overall water use. Water conservation is a good sustainable practice whether we are experiencing drought or not.



### Outdoor Water Saving Tips:

- Water your lawn only when it needs it. Typically, in Colorado during the summer, most lawns only require water two to three times a week.
- Check outdoor faucets for leaks and repair them immediately.
- Check your sprinkler system for leaks and broken sprinkler heads and have them repaired immediately. Often outdoor leaks are hidden or difficult to find, and add no benefit to your lawn and garden.
- Sweep your driveway and sidewalks instead of using the hose.
- Install rain gauges on your irrigation system.
- Check sprinkler heads to ensure equal distribution and rate of flow. Replace as necessary.
- Program the irrigation to rotate through zones a few times with each zone operating only a few minutes per rotation.
- Avoid watering your lawn when it's windy.
- Water your lawn early in the morning or late at night to avoid high evaporation and encourage root zone infiltration.

According to the U.S. Environmental Protection Agency (EPA), toilets are by far the main source of water use in the home, accounting for nearly 30 percent of residential indoor water consumption. Toilets also happen to be a major source of wasted water due to leaks and/or inefficiency. There are high efficiency models available in the market place. Older model toilets can use 3.5 gallons per flush. High efficiency models can reduce that number to 1.28 gallons. This change could provide an annual water savings of 16,200 gallons for a family of four. 🐾

(Source: Douglas County Water Resources Planning Office)

## Covenant Enforcement Oversight Committee

by John Highhouse

The distant view of the subdivision when the lots are mowed and trimmed is a very inviting atmosphere. Maintenance has been a challenge this year due to all the rain. Everything has definitely had a chance to grow and grow.

In our continuing effort to keep everything maintained we ask that you consider MOWING TO THE ROAD. If you have a lot that the trail runs through I would ask that you mow between the trail and road. Thank you to the homeowners that already do it and that trim around the utility boxes on their properties. We also ask that you consider mowing more than the annual requirement. This helps reduce the unsightly, and illegal, noxious weeds. These weeds are not only violating our local covenants, but also Colorado laws. El Paso County does send out inspectors to notify violators.

Thistle: If you have this noxious weed on your property there are only two ways to rid yourself of it. Dig it up, I use a pick axe, whack and stack. Or, you can spray it constantly until you kill it. Please choose a method and persevere. Be a good neighbor by continuing to maintain the outside appearance of your property. 🐾

## What is going on with the trails?

As you may have noticed our trails this year have not been in the best condition. Several things have contributed to the less than desirable condition. First we must look at the age of the trail system and how they were cared for in the past, box dragging and not replacing materials, simply filling in eroded areas rather than re-engineering them, etc. Second we entered a new contract this year with Landscapes Unlimited for trail maintenance and this year was basically a learning curve for them.

The HOA Board of Directors has teamed up with Jay Benson of Redstone Incorporated to begin restoring our more than seven miles of trails to a condition that will bring them back to better than new. Here is a little synopsis of what will be taking place:

“Redstone, Inc. will complete work defined in the scope of work on the trail system at King’s Deer HOA using approved methods to divert water, adding road base to create a "crown", compact accordingly, add culverts where defined, add rip rap on inlets and outlets, use filter fabric under rip rap as noted. Redstone, Inc. will complete the following scope, weather permitting, in the fall of 2016. If inclement weather halts construction, Redstone, Inc. will commence as early as possible to complete the work in the spring of 2017.” You should see construction activity on some of the areas as soon as mid-September.

As you can see, the scope of work is quite extensive and should provide our trails years of use for the community. So get out and enjoy the fall weather and walk the trails (just be aware of the construction). 🐾

## Annual Water Meter Reading Reporting

During the month of October, King’s Deer residents must report their water usage. The reporting period is October 1-31. Each year in late September you will receive a notice in the mail of when, where, and how to submit your meter reading. During the month of October, you can submit your meter reading through the mail (King’s Deer HOA, 19255 Royal Troon Drive, Monument Colorado 80132), at the King’s Deer HOA web site (<https://kingsdeer.org>), or by email ([admin@kingsdeer.org](mailto:admin@kingsdeer.org)).

**Why do I have to report?** The Colorado Water Conservation Board requires that the aggregate consumption of King’s Deer be reported to them annually. Although King’s Deer residents each have their own well, their allowed annual consumption is limited to either 0.38 acre-feet (123,824 gallons) or 0.419 acre-feet (136,532 gallons); refer to your well permit to see the limit for your well, or contact Pat at the HOA office. The consumption is calculated by the King’s Deer Homeowners Association by using the water meter reading of each household. The annual consumption of each house is computed from annual readings, and then they are all combined into a total consumption for the development. That is then reported to the Colorado Division of Water Resources (DWR) and the Office of the State Engineer.

To ensure the HOA has authority to fulfill its legal obligation, the water reporting requirement for King’s Deer residents is captured in the subdivision covenants (paragraph 11). Owners who do not provide the requested information by the deadline could see covenant enforcement action, resulting in possible fines. Additionally the Colorado Division of Water Resources and the Office of the State Engineer will be informed of your failure to report which could result in your well being capped. 🐾

## 2016 King’s Deer Board Elections

The balloting period for this year’s vote-by-mail election began Friday, September 16, 2016 and ends at the close of business, Monday, October 17, 2016. The 2016 election is to fill positions on the King’s Deer Board of Directors that will become vacant at the end of the annual meeting on November 1, 2016. This year we have four candidates running for four director positions - James Hazuka, Dan Rivers, Ken Harris, and Dan Snelling. You may cast a vote for one, two, three or all four of the candidates on the ballot. Write-in candidates are not allowed and therefore will not be counted.

For elected candidates to legally assume and perform the duties of the Board, we must receive enough ballots to constitute a quorum of HOA members. Thus owners of at least 160 properties must return their ballots to the HOA office. If this level of participation is not achieved, the election will be invalid and it will have to be repeated. This will drive costs not allocated in the HOA budget and delay the election process. It is therefore essential that you return this ballot to the HOA office not later than Monday, October 17, whether marked or not, so the ballot can be counted toward establishing a quorum in this election. 🐾

## Keep In Touch With The HOA

Are you connected to the HOA? Are you receiving HOA urgent email broadcasts when they are sent?

King’s Deer maintains a database of email addresses of those members who wish to receive emails of time-sensitive events which are unique to our community. These messages are sent only when a member of the Board of Directors—usually the president—feels the information is of sufficient importance and so time-sensitive to our community that other forms of available communication will not suffice.

To add your email address to the list of recipients, go to the King’s Deer website ([kingsdeer.org](http://kingsdeer.org)) and click “Owner Log In.” If you don’t have your login credentials, contact the HOA office (488-2840 or [admin@kingsdeer.org](mailto:admin@kingsdeer.org)) and request your login be reset; you will receive a new password by email which you can then change upon logging in to the Owner Area. Once logged in, click on “Update your personal info.” In this area you can update your mailing address, phone number and email address, and change your password. You can also opt in or out of receiving “Notice of Issues.” We strongly suggest that you opt in. King’s Deer HOA *does not sell* any of the information on this page. The information is only used by the HOA for HOA business.

While you’re updating your information, please also consider to opt in to receive an email notice when the King’s Deer newsletter is published. Our periodic newsletter (this document) is an official publication of the King’s Deer Board of Directors. By agreeing to receive an email notice of when the newsletter is published you can then download the newsletter from the King’s Deer website, in the Library section, under “Newsletters.” You will be helping the HOA avoid the costly expense of printing and mailing the newsletter, which in turn allows us to put your annual assessment to better use such as maintaining and repairing the common area assets; you’ll also receive the newsletter faster than if it is sent to you by mail.

So, stay in touch with the HOA by accepting the urgent notice emails and by receiving email notices of newsletter publications.

3 You’ll be better informed about your community. 🐾



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

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

**RETURN SERVICE REQUESTED**

## Vehicle Parking

The parking of cars at resident homes has been a contentious issue since the inception of King's Deer. Over the years, opinions of residents can be categorized into two predominate views.

Many want all residents to strictly comply with the governing covenants by ensuring all cars are parked in the garage when not in use. Empty driveways present a clean image and may also help Neighborhood Watch activities. Other residents believe compliance needs to be moderated to accommodate practicable applications of "real life" such as multiple children each with vehicles, students returning from college, and house guests.

The HOA Board and more specifically, the Covenant Enforcement Oversight Committee (CEOC), have tried to develop and implement parking policy that strikes a balance regarding community image and resident "real life" needs. Over the next few months, the CEOC will review and recommend to the Board, potential changes to the existing parking policy for King's Deer. We would like to hear from you regarding this matter. Please send us your views on parking using the King's Deer HOA website. Select the "Contact Us" option off the main menu. Thanks and hope to hear from you soon!

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nuisance to a nearby neighbor by having noise and/or lights that disturb someone else's enjoyment of their own home), you consider someone else and come up with a better option. The Good Book says it this way: do unto others as you would have others do unto you. If each of us would make an effort to practice that principle – value (both intrinsically and financially) would be greatly enhanced in King's Deer.

I'm looking forward to seeing each of you at the Annual Meeting on November 1 – 7 PM at the KD Golf Course Clubhouse. See you there!

## King's Deer HOA Reference

### IMPORTANT DATES

Report Annual Water Meter Reading: October 1-31  
 Annual Membership Meeting: Tuesday, November 1  
 Annual Assessment mailed: Friday, December 2  
 Annual Assessment due: Monday, January 2, 2017

#### Office Closure

Thursday, Friday, November 24, 25  
 Monday–Friday, December 26–30  
 (See website Calendar page for updates)

### CONTACT US

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.)

**19255 Royal Troon Drive**  
**(King's Deer Golf Course Club House)**

Website: kingsdeer.org