

Reporting of Annual Water Meter Reading

by Lorrie Kresge (King's Deer Director for Water)

All King's Deer residents must report their water meter readings to the King's Deer HOA any day during the month of October. The water reporting **deadline is 31 October 2018**. In late September, you will receive a notice in the mail detailing how to report. *Continued on page 3—REPORT*

New Playground Equipment

by Randy Wood (King's Deer Director for Common Areas)

The King's Deer Playground at the Northwest end of Sixpenny Lane has two new pieces of equipment for our kids to enjoy. The new "Rota-Bounce" is designed to go up & down like a teeter totter, but also to rotate around in either direction. So, if the kids enjoy up & down & all around, they will enjoy the new "Rota-Bounce".

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2018 King's Deer Board Elections

by Jim Hazuka (King's Deer HOA Secretary)

The balloting period for this year's vote-by-mail election begins Friday, September 14, 2018 and ends at the close of business, Monday, October 15, 2018. The 2018 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 13, 2018. This year we have four candidates running for four director positions – Jim Hazuka, Dan Rivers, Ken Harris, and Jan Sievert. You may cast a vote for one, two, three or all four of the candidates on the ballot. *Continued on page 3—ELECTIONS*



Rota-Bounce

King's Deer HOA Annual Meeting

by Jim Hazuka (King's Deer HOA Secretary)

On 13 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.

Securing Additional Water

by Dan Rivers (King's Deer HOA President)

Your HOA has been working for almost two years toward efforts that would allow King's Deer HOA members who want to purchase additional water, to do so while not impacting those who don't. The original King's Deer developers own *Continued on page 2—WATER*

King's Deer Financials

by Steve Shurgot (King's Deer Treasurer)

As we approach the final quarter of the King's Deer fiscal year, our overall financials for the HOA are sound. The Board of Directors have decided to keep the 2019 annual assessment unchanged, at \$300 for each property. Invoices for the annual assessment will be in the mail the first week of December and due the first business day of January 2019. If you will be out of town during this time, consider contacting the HOA office to arrange for early payment to avoid being delinquent. Delinquent accounts will accrue monthly late fees and interest charges.

The budget for 2019 is now posted on the website. It generally reflects prior years, however there are some changes. The most significant change to the 2019 budget is that administrative costs are going up, specifically labor costs associated with the HOA Director position. Patricia Wasson, our HOA Director for the past 12 years, has decided to go part time in 2019, and retire in 2020. During this transition period, the Board will be looking to hire a part time employee to ensure the office is fully covered. There will be additional costs associated with training and certification of *Continued on page 3—FINANCIALS*

Neighborhood Watch

By Ken Harris (King's Deer Director for Common Areas)

The Neighborhood Watch program has been in idle mode over the past year due largely because of a change in policy at the County Sheriff's office. I've been working with the County Crime Prevention Coordinator to understand the current policy and am arranging one or more meetings with him and our Neighborhood Watch Block Captains, so we can all determine a path forward. I'm in the process of reaffirming existing lists of Block Captain contact information including email addresses. The HOA Board is always looking for residents within the community to serve as Block Captains for the King's Deer Neighborhood Watch program. If you are interested in serving in this capacity, please notify the HOA office by phone: 719 488-2840 or email: admin@kingsdeer.org. 🐾

Water *continued from page 1*

more than enough water to meet King's Deer needs through their Palmer Divide Water Company (PDWC). They have agreed with us on basic terms for purchasing water by interested HOA members up to a full acre-foot of water per year, per well which represents about a 150% increase. Currently, lots in King's Deer are allocated 0.38 acre-feet (Classic) and 0.42 acre-feet (Highlands).

So, what's taking so long? In a word: augmentation. PDWC now has identified two possible sources of augmentation. Negotiations with these entities are in progress. One party is willing to contract for augmentation, but that approach is less attractive due to the need for installation of a long pipeline to channel the water to the proper discharge point. A decision by another party has been delayed primarily because their board meets monthly. Additionally, some of their board of directors are new and need to be brought up to speed on this issue. PDWC hopes to have an agreement with this party by early October. By the way, in addition to ensuring augmentation water for the prospective sales of "new" water, PDWC has promised to take into account all of King's Deer general augmentation needs for decades to come, allowing us to put that issue to rest once and for all.

We are satisfied that PDWC is moving this process forward as fast as practicable, but please understand that water sales are notoriously complicated and time consuming, so we need to be patient. As soon as the augmentation needs are negotiated, PDWC will file with the water court and we will let you know when sales can reasonably be expected to begin. 🐾

Report *continued from page 1*

REMEMBER: All readings have 7 digits to include any leading or trailing zeros. Some zeros are painted on your meter and must be included.

Your options for reporting are:

1. Submit email or meter photo to water@kingsdeer.org.
2. Hand deliver to HOA Office (left side of the King's Deer Golf Course Clubhouse entrance) or US Mail to: King's Deer HOA, P O Box 3143, Monument CO 80132.

All methods need to include your name, address, phone, email, date and reading. In the subject line of an email or on the envelope place "2018 Water Meter Reading".

Why must you report?

The King's Deer HOA has an annual legal responsibility to report our aggregate water consumption to the Colorado Division of Water Resources (DWR) and the Office of the State Engineer and to augment a portion back into the Monument Creek system. In addition, the state reviews the individual consumption of each homeowner's well. Classic King's Deer residents have an annual consumption limit of .38 acre-ft (123,824 gallons) and Highlands King's Deer residents have a consumption limit of .419 acre-feet (136,532 gallons). Pat Wasson, our HOA Executive Director, can confirm your permit limit. She can be reached at 719-488-2840 or residents can stop by the HOA office. You may also view your previous year reading and consumption after signing in to the owner log in area of the kingsdeer.org website and click on water.

If residents have exceeded their water consumption limit and have extenuating circumstances such as a water leak or a faulty meter, please provide that information with your water report. Repair receipts and pictures would be helpful. The state requires that you repair your meter within 2 months of finding it to be in disrepair.

Our subdivision covenants (Section 11, para. D), require owners to report necessary information to enable the HOA to file its required water report to the State. Owners who do not provide the requested information by the deadline (31 Oct 2018) 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 adverse action levied by the State upon the homeowner. Please make sure to send in your meter reading anytime in the month of October 2018. With the recent spate of afternoon showers, I encourage you to turn off your sprinkler systems as weather permits. I am behind the water@kingsdeer.org email if you have any further questions. 🐾

Snow Fences

By Architectural Control Committee

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 in Section XXIV in the Design Standards which is available for download from the King's Deer web site, under Library > Governance Documents. 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. The HOA snow fence policy changed in 2018. There is no longer a requirement to limit snow fence use for five years, replacing it with natural fencing using bushes and trees. If you are considering a snow fence, please review the Design Standards before you purchase and install a snow fence to make sure your planned materials and fence location comply with the community standards. 🐾

Playground *continued from page 1*

Also, a new "Zig-Zag Balance Beam" has been installed. This is a simple piece of equipment but will test the balance of anyone young to old who walks the new beam. 🐾



Zig-Zag Balance Beam

We still have great weather ahead so come on out and enjoy the new equipment at the King's Deer Playground. There are other pieces of playground equipment to enjoy along with picnic tables, sports fields and restroom facilities. Make your visit a family affair. 🐾

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 flags. This is a free service.

Financials *continued from page 1*

this employee to ensure he or she will be ready for full time employment in January 2020.

Overall, total budgeted expenses for 2019 are up from 2018 by \$8,450. These added expenses are partly offset by a reduction in the 2019 Maintenance expenses. In the past few years the Board invested in improving some of the common areas, such as trails, pond and playground, so the anticipated maintenance requirement is expected to be less in the immediate future. Also, the optional Capital Improve Reserves contribution for 2019 has been eliminated and the annual Reserve account contribution has been reduced for 2019 to about \$6,600. Our current Reserve account is about 30 percent larger than required based upon our 2012 Reserve Study, so a reduced contribution to the account in 2019 will have minimal impact.

The Board has taken a conservative approach to the budget process as has been done in the past, which has consistently resulted in more income than expenses at year's end. All indications suggest we will continue to have the same outcome in 2018 and 2019. 🐾

Elections *continued from page 1*

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 15, whether marked or not, so the ballot can be counted toward establishing a quorum in this election. 🐾

Residence Vacation Check

The El Paso County Sheriff's Office will conduct vacation checks of homes in El Paso County for residents who are on vacation. This is a great way to add security to your home when you're away for multiple days. Either a deputy or trained volunteer will visit your home while you're away and check it periodically.

To add your home to their schedule, visit the El Paso County Sheriff's Office website, EPCSheriffsOffice.com. On the home page is a link, under Services, to their downloadable Vacation Check Request Form. Or enter "vacation" into the search box.



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

Service Through the ACC

The Architectural Control Committee fills a crucial role in ensuring King's Deer properties continue to reflect the upscale community that has attracted all of us to call this home, by reviewing and approving all improvements to a property. Without a functioning ACC there would be no enforcement mechanism and King's Deer would be no different from those unincorporated areas of El Paso county that do not have covenants.

The ACC must have volunteers from the community to conduct business. Currently there are seven King's Deer members serving on the ACC. However there are times when even with seven members a quorum of the committee cannot be achieved, especially in the summer when other commitments conflict with the ACC schedule.

If you have a some spare time and are interested in serving your community, consider becoming a member of the ACC. For more information, contact the HOA office (488-2840) or drop by an ACC meeting. The current ACC schedule is displayed on the Calendar page of the King's Deer website. 

King's Deer HOA Reference

IMPORTANT DATES

Annual Water Meter Reporting: October 1-31
Annual HOA Membership Meeting: Tues. Nov. 13

PLANNED OFFICE CLOSURES

Thursday-Friday, November 22-23
 December 24, 2018-January 1, 2019
 See website Calendar page for updates

MEETING DATES

Board of Directors: 3rd Thursday each month
 ACC Meetings: 2d and 4th Thursday each month
 CEOC Meetings: 1st Thursday each month

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

Facebook: www.facebook.com/KingsDeerHOA