

# KINGS DEER KRONICLES

JUNE 12, 2004

02 – 04

**COVENANT CONCERNS .....** The HOA Board has received a number of complaints from owners about covenant violations they have observed. To address these issues, the board has adopted a stronger policy of dealing with violations. The following practices are now in effect :

1. Homeowners who are in violation of a covenant requirement will receive a written notice specifying the violation with a timeframe for completing correction of the violation.
2. If the violation is not corrected within the specified timeframe, a second notice will be delivered restating the violation and notifying the offending owner that they may have a hearing with the HOA Board about the issue. The owner will also be warned that a fine will be imposed if the violation is not corrected.
3. The third notice will give the offending owner a drop-dead date to correct the problem and will initiate a fine of \$1000 effective that day plus a continuing daily fine of \$25 / day for each day the violation remains unresolved. The fine will continue until proof of correction is submitted and accepted by the Covenant Enforcement Committee.

The Covenant Enforcement Committee is checking the development every week. If you observe what you think is a violation, please report it to Chuck Hoffman at 487-1747. RV's, boats & trailers and autos left outside over 72 hours will cause you to get the first letter reminding you of your covenant responsibilities.

**MOWING LOTS.....** To help control noxious weeds, the HOA is requiring all lots to be mowed by July 15. Lots with excessive thistle or other noxious weeds will be mowed at any time at the owner's expense.

Several mowers are available :

- Kings Deer Golf Maintenance Crew .....\$120 per lot ; call Rick @ 930-1546
- Jon Newby Engineering .... \$80-\$100 per acre ; call Jon @ 487-0399
- Westwood Repairs .... \$50 per hour ; call Dan Kane @339-7040

**REMOVAL OF DEAD TREES....** Dead trees must also be removed from lots no later than July 15, 2004. Failure to comply can result in the HOA removing the trees at the owner's expense. Beetle infested trees must be properly treated. If you don't know how to identify or handle beetle infestations, call the Tree Monitors: Tony Liston or Glenn Scott. An educational session on dealing with Pine Beetles and tree parasites is in the planning stage. Plenty of info is available at ....  
[www.ext.colostate.edu/pubs/insect/05528.html](http://www.ext.colostate.edu/pubs/insect/05528.html).

The Golf Club's crew will remove trees at a cost of \$35 to \$45 per tree; call Rick @930-1456.

**GAZEBO POND.....** The pond leaks so repairs are on order. The golf course crew will drain and repair the pond within the next few weeks. It will be necessary for it to dry out about 3 weeks ; then a PVC liner will be applied to prevent future leaks. Your patience with this process is appreciated.

**GARAGE SALE.....**Our annual Community Garage Sale is scheduled for Saturday, August 28 from 9am to 4pm. Individual garage sales through the year are not permitted. The single sale per year has proven to be very successful and your cooperation is appreciated.

**CONSTRUCTION REMINDER.....** Anytime you want to add something to your property, please consult with the Architectural Control Committee first. You need approval by the ACC to do things like put up a play set, a shed, a fence, an addition, a garage, etc. The penalty for not complying is severe .... \$1000 fine .... so please call Dan Rivers @ 488-0400 before you start a project.

**MOTORIZED VEHICLES .....** ATV's, go-carts, dirt bikes, motorized scooters and the like are not allowed off road in the subdivision. If they are used for bona fide travel to and from a residence on county roads, they're okay but wheeling around in the tooles is a no no ! A number of instances lately have been reported involving several different youngsters. The covenants are very specific about this policy so please abide by the rule. Continued indifference to this restriction will cause a report to the Sheriff and a fine from the HOA.

**NEIGHBORHOOD WATCH.....** It pays to report incidents you observe and suspicious activity. In our area ( District 1) three juveniles have been charged with 5 counts of criminal mischief. These cases occurred May 1 over on Indian Summer, Silver Saddle and River Glen.

We have had two car break-ins in Kings Deer back last winter but the perpetrators were confronted and the Sheriff's Officers gave them a ride downtown. We are also getting reports about credit card scams where the caller identifies himself as a fraud investigator saying something has been charged to your account. He then asks for the 3 digit security code on your card and if you give this out, they can charge to your card. Best thing is not to give out anything over the phone.

**KEEPING KINGS DEER BEAUTIFUL.....** How DO we keep this community as pretty as we'd like ? Well, we work at it a little. Some good suggestions from some of our more diligent neighbors:

1. Put loose trash in bags inside your trash container. Blank checks and papers with full credit card info have been found blowing around and on the trails.
2. Empty beverage containers .... all over the place it seems. If you see someone dumping them, get the license number and call the Sheriff .... 390-5555.
3. Debris, lightweight materials ( especially where construction is underway), other trash ..... pick it up once a week. If a builder seems careless about controlling his debris, call him. His number is posted at the job site.

**KINGS DEER GOLF CLUB.....** Junior Golf has started. The June session began on the 8<sup>th</sup>. Session 2 is July 6, 8, 13, 15. Session 3 is August 10, 12, 17, 19. \$55 per session. Call the club to sign up. Regular golf is in full swing and the course is in spectacular shape ! Most of the time you can even find your ball now ! Troon Tavern hosts a special Fish Night every Friday night .... \$9.99 per. It's delicious ! Remember they are available for your special family events, too.

**KINGS DEER MEN'S CLUB....** This group, led by Dennis Delhousay, meets for breakfast at Troon Tavern every first Saturday, 8:30 am. Good fellowship and good food. Come meet some new folks.

**CHANGE OF ADDRESS...** The Kings Deer main office has changed to 2790 N. Academy Blvd.; Colorado Springs, CO 80917.

**SEPTIC SYSTEMS ..** 10% off your service with this letter ... A-1 Pumping & Septic; call Patty @339-3365