

# KING ' S DEER KRONICLES

August 17, 2004

**TREES** ..... Had a nice turnout for the "Tree Seminar" a few weeks ago. Learned many facts about mountain pine beetle and mistletoe, the two major varmints attacking our Ponderosa pines. The beetles are in their most active period right now so they could be making their way toward trees manifesting signs of distress or weakness. You can spray to protect your trees but we were told it's not all that effective. Best solution is to remove affected trees. Mistletoe is somewhat less of a worry but it can still eventually kill a tree and should be removed as much as possible. Got an article from one of the Woodmoor Tree Monitors talking about dying aspen trees. Gist of it is that aspens are dying because of drought. We've had a 3 to 5 year period with less precip than normal and the current rainfall is not enough to make them recover. They require lots of water.

**REMINDER**..... The request for well meter readings for all homes in Kings Deer will be mailed in mid-September. There will also be a link on the website to enable you to submit your reading via the computer.

**WEBSITE** .... The website has a new operator, Allen Alchian and he's doing a super job of making the site more functional. The site has been totally revised and updated. It offers all kinds of links, access to all the HOA documents and a current report on HOA Board actions. Use the "Contact Us" link to give feedback on how the site can be of more use to you. Check it out at <http://www.kingsdeerhoa.com>.

**COVENANT COMPLIANCE** ..... Those of you whve responded to covenant requests are very much appreciated. There are still a few violations being processed and the "enforcement" committee is diligently making it's rounds. Please remember to get approval from the ACC before beginning a remodeling or major landscaping project. Remove dead trees, mow your lot, don't operate ATV's or dirt bikes for recreational purposes and park vehicles in the garage.

## **KNOW YOUR DIRECTORS**.....

The HOA Board always solicits your input. Contact them: attend the meetings ; let'em know what you think. The members are --

Bob Bimm, President  
Dan Rivers, Vice Predsident  
Mary Fortey, Sec'y / Treas.  
Tony Aguero, Director  
Dan Potter, Director  
James Van Camp,, Director

Use the web site to e-mail them.

**ELECTION SIGNS** ..... There is a covenant which limits posting of signs in an owner's yard, but with a election signs , as long as they are temporary , of moderate size and are removed as soon as the election is over .... you're okay. Just be reasonable ..... and do remember to VOTE !

**MEN'S BREAKFAST** ..... meets the second Saturday of the month at 8 AM, Troon Tavern. Resumes for the fall on Sept. 11. Great opportunity to meet your neighbors and fellowship with the "guys".

**GARAGE SALE** ..... Our once a year garage sale is scheduled for Saturday, August 28 from 8 AM 'til 5 PM. The HOA will advertise it and post directional signs. You just put a sign in your yard or put some balloons on your mailbox and folks will find you. It's been a highly successful event as about 20+ residents will participate. We get BIG crowds. You can quit sooner than 5 PM if you want to. Just take down your sign.

## **COMING EVENTS** .....

- Holiday Gift Fair, holiday and gift items for sale in connection with grand opening of the new Colorado National Bank on Hwy 105 across from Safeway. August 21.
- Ansel Adams / Edwin Land exhibit at Fine Arts Center downtown starts August 28.
- USAFA Concert Band, August 26, 6:30 PM, Antlers Park... "Warm Summer Evenings" !

## **SERVICES** .....

Mowing ...

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- KD Golf Maintenance Crew – call Rick @ 481-1570 (+ aeration & landscape maintenance)
- Jon Newby ..... 487-0399
- Dan Kane ..... 339-7040
- Bill Baker ..... 459-5301

## Tree Removal .....

- KD Golf ..... Rick @ 481-1570
- Brad Watt @ 481-0101

## Septic Service ...

- A-1 Pumping; Mike @ 339-3365

## **DON'T FORGET THE ACC**

**APPROVAL.** Your house has been constructed and you're enjoying the good life in King's Deer. Now you decide it's time to make a few improvements or changes to your home. Perhaps you want to expand your landscaping, add a fence, replace a driveway monument, add exterior lighting, plant a large tree, install some playground equipment, enlarge the parking area, add a bay window, or enlarge your deck. Wait! Projects that alter the exterior of your house, add or change exterior features on the property, or alter the landscaping must be approved by the ACC in advance. Failure to obtain such approval might result in a covenant violation notice and possibly require that you restore the property condition if the modification is unacceptable in King's Deer. Before financially committing yourself to a project, talk to the neighbors to be sure they are aware of what you have in mind...don't surprise them. This can eliminate potential conflicts and it helps improve cooperation. Then, identify all of the details of your proposal on an ACC Miscellaneous Projects Application form.

Fully explain all changes that you propose. Photos of the existing conditions, annotated with the proposed changes are very helpful. Deliver the completed application to the KD Sales office. The ACC members want to approve the projects, but at the same time they are obligated to ensure that covenants are met. Please don't take the chance of proceeding with your project without ACC approval; it can result in a costly and stressful situation for all concerned. Include the ACC in your planning.

**ACC MEETING SCHEDULE ....** The committee will meet on the second and fourth Thursday of each month commencing in September. Meetings are held at the KD sales office. Only one meeting in November and December due to the holidays. Get all meeting schedules from the website.

**COVENANT CONTROL COMMITTEE.** The committee urges everyone to be diligent about storing your "toys" out of sight ! They are prowling the byways looking for items left outside. Such things as garbage containers, lawn mowers, tractors, trailers and boats should in the garage or out of sight.

**KINGS DEER GOLF CLUB .....** The course is in superb shape ... c'mon out ! Another Fall Classic Tournament for KD residents – October 9..... 9 AM shotgun start ... 2 man scramble.

**Troon Tavern's** a good place to eat out. Friday night is Fish Nite and it's great! They plan to be open 3 nights a week during the fall and winter. Patronize your local Pub!

## **Kings Deer News**

**2790 N. Academy, Ste 312  
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