

KINGS DEER KRONICLES

October 31, 2004

Number 04 - 04

HOA MANAGEMENT COMPANY The HOA board has hired a manager to run the association. Warren Management Group will take on most duties performed now by the directors and the KD office staff surveillance, covenant enforcement, business matters, accounting, meter reading report and the like. Contact persons are Karla Greely, 534-0266, Ext.25 or her assistant, David Lobeck, 534-0266, ext. 20. Theirs is an advisory role. HOA board makes the decisions and gives direction. During the past year it was realized that total reliance on volunteers to manage the affairs of the HOA is not a realistic business model. After exploring various alternatives, the board opted to hire a management company.

ANNUAL MEETING ... OFFICIAL NOTICE Mark your calendars. The association's annual meeting will be held Tuesday, November 16, 2004 at 7PM, Prairie Winds Elementary. Agenda includes introduction of the HOA management folks, financial matters, reports of committees, projects underway and election of directors. It's an opportunity for you to sound off so please plan to attend. Refreshments will be served.

NEIGHBORHOOD WATCH Preceding the annual meeting, would like for all block captains to attend a brief meeting. Please come at 6:30 PM. We need to check signals.

KD is in zone 1 of the county for law enforcement purposes (KD, Woodmoor, Gleneagle area) and the following summarizes criminal activity during recent months in our zone. July – 7 instances of smashed lights/mailboxes in north Woodmoor. August – 9 incidents of shot out lights/windows in KD. September—marijuana being grown in Pine Hills. Bear sightings in Stratmoor Hills. Be sure to report *any* criminal activity.

Help keep our kids safe ! Be aware, drive defensively, obey school bus rules.

STATUS OF DEVELOPMENT KD offers 540 lots – most are sold. Classic presently has 122 homes with 3 under construction. Highlands has 147 homes with 22 under construction – a total of 294 homes. Re-sales are ranging from \$480K to \$800K averaging \$580K. Lot sales range from \$110K to \$180K averaging \$149K.

GARAGE SALE Looks like it was a big success ! Counted over 20 homes participating. We'll do it again next year last Saturday in August (27th).

NEIGHBORHOOD PARTY.... Our recent neighborhood party was well attended and quite an event. The Troon Tavern was nearly at capacity. The get-together provided a great opportunity to see old friends, meet new ones, and even have a few conversations about neighborhood projects. Thanks to all of the neighbors who attended, Monument Hill for the terrific live music, and especially to Michelle Aguero for organizing the entire affair.

POND AT GAZEBO Now drained. Repair underway in November. Should be in service by spring maybe sooner.

MEN'S BREAKFAST Second Saturdays, 8AM , Troon Tavern. All the guys are welcome. If you're new to KD, good way to meet your neighbors.

WEBSITE Be sure to avail yourselves of this valuable asset www.kingsdeerhoa.com. Useful info, calendar, minutes, links, announcements plus downloadable documents such as the covenants. Give feedback on e-mail for changes you'd like to see. Use it !

KD GOLF CLUB The "Fall Classic" , a 2 person scramble , hosted 104 players. Really good turn out ! Restaurant is closed for the season except when the course is open. Depends on the weather. Merchandise is 25% off and will be discounted further as Christmas approaches. Demo clubs are also available at good prices.

Course maintenance crew, under direction of Rick Evelo, 471-1570, is available to blow out your sprinkler system, remove/trim trees, and do snow removal. Rick will give you estimates on cost of the work. Nice services !

NEPCO Is a coalition of 18 HOAs (5800 homes) in northern El Paso County. KD is a member. Purpose is to review and comment on development and land use issues with the county planning department. Also addresses HOA issues, concerns and solutions common to constituent associations. They meet bi-monthly. If you'd like to attend their meeting which always includes an informative program, let me know Glenn at kayglen@aol.com.

PROTECT YOUR PETS.... Although apparently an isolated incident, we're sad to report that a King's Deer resident experienced a case of pet poisoning during the summer in which two dogs died. Whether this was a criminal act or an accident is not clear; however in this case the dogs were restrained within a fenced area at the house when poisoned. This situation serves to remind pet owners to be vigilant in controlling your pet—which this family was—and to carefully watch what might be in the area that your pet is allowed to roam freely.

FIRE PROTECTION Good news ! Tri-Lakes Fire is about ready to open Station II at Roller Coaster & 105. Just finishing some last minute details so can get certificate of occupancy. Should be ready for business next week. It will be led by a great young man as Battalion Chief, Bryan Jack. Bryan is certified as Firefighter II, certified Wild-land Firefighter and is a Paramedic. He's already been recognized with the Meritorious Service Award for a rescue he performed at a serious fire. Bryan says they will have 3 teams of 2 paramedic/firefighters for each shift on duty 24/7. Each team is supplemented by volunteers, all of whom are trained either as Firefighter or EMT. A new fire engine and ambulance are due in December and after those units are in place, they will host an open house. These folks are happy to get your good wishes and any "goodies" you might wish to lavish on them, especially at holidays !

GOT MULCH?... Free mulch is available to all King's Deer property owners for use on their King's Deer property. The mulch is currently available in King's Deer, on a vacant lot at the corner of Castlecombe and Queens Crescent. (Access to the property is by a dirt driveway off of Queens Crescent.) Don't miss this opportunity to finish landscaping of your property, to help retain soil moisture, and to control erosion. Don't delay.

COVENANT REMINDERS Operation of off – road vehicles on KD lots is prohibited. In addition to destroying fragile vegetation, such activity creates a nuisance. Please be considerate of your neighbors.

VOTE NOVEMBER 2 Our polling place is Prairie Winds Elementary. Mighty important election. Hope everybody will make the time to cast a ballot.

SAFETY REMINDER *WALK LEFT RIDE RIGHT !!*

Kings Deer Newsletter
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