

Director's Column—Mark Lester

It is a privilege for me to serve the people of King's Deer on our Association's Board of Directors. While this responsibility is modest, I don't take it lightly. We have a beautiful neighborhood to protect, nurture, and improve. As some of you know, our Annual meeting last month included some spirited debate regarding insights into Board decisions, budget restraint, and related topics. First, it's important to note that the outgoing and current Board members each are good neighbors and all are committed to continue to make King's Deer a great place to live. However, it is apparent that the Board's good intentions weren't embraced by some homeowners. As such, immediately following my election that night, I made a personal commitment to help the Board improve communication with homeowners and be fiscally conservative.

It is important the Board make discussions, processes, and decisions as transparent as possible. We are already taking steps to meet this aim. At my first meeting, the Board unanimously agreed to post monthly financial records on the King's Deer web-site (www.kingsdeer.org). We are also improving the meeting minutes to make these more complete. This is a good start. Furthermore, the King's Deer web-site and this newsletter will continue to be two great resources to help you gain insights into your Board's activities. I also personally look forward to talking regularly with homeowners on your ideas and concerns for our community.

It is also important that the Board be fiscally conservative and responsible to homeowners on budgetary issues. Our neighborhood is blessed with many great resources and investments, including parks, ponds, open spaces, trails, and large custom homes that deserve to be protected and enhanced. Without doubt, the assessment increase was abrupt. However, the new budget provides homeowners with the services and environment to properly complement the great investment of finances and pride homeowners take in their personal property. With that being said, I believe it is imperative that the Board work hard to stay within the budget and bring good ideas to improve our neighborhood to the homeowners' attention prior to execution. To this end, the Board is working with a committee of homeowners to draft and institute a broader set of financial policies. Furthermore, I am meeting with Warren Management Group this month to better understand how they plan to use their modest level of support (approximately 100 hours/month) to best support King's Deer's needs. Once again, it's a good start that we will need to continue.

I am excited about the future of our community. Hopefully this short letter gives you a good idea of my perspectives on my new responsibilities as your HOA Board member. Please contact me at any time if you have questions, concerns, or feedback. I will do my best to serve.

Sincerely, Mark Lester (19656 Guildford Ct)
Ph.: 559.1874; email: mlester@kingsdeer.org

Annual Membership Meeting This year's annual membership meeting continued the fine tradition of offering an opportunity for a frank exchange of opinions and ideas. This year the attendees were treated to a lively discussion of the association finances and budgeting process in light of the dues increase and other financial matters.

The elections returned two incumbent directors to the board, Mary Fortey and Dan Potter, and added one new member: Mark Lester. Congratulations to all.

Janet Van Kampen introduced herself as replacing Scott Glenn to lead our Neighborhood Watch program. Janet has considerable experience in professional law enforcement, so the Neighborhood Watch program will be in very capable hands for the foreseeable future.

Weather Closure or Delay Information Did you know you can get school and business closure and delay information on our web site (www.kingsdeer.org)? Visit "Useful Links" and at the top of the list is a link to the Rocky Mountain Info Net where many El Paso schools (including our District 38) and businesses report their weather closures and delays.

Falcon Broadband Serving King's Deer

(Editor's note: Falcon Broadband serves much of King's Deer. This article is written at our request to give the King's Deer members an update on the communication support available to our community.)

Falcon Broadband is a Premiere Telecommunications company located in Colorado Springs. We operate in various local markets and as we expand this will encompass a larger area. Falcon Broadband can and does deliver Voice, Video, and Data. Early next year Falcon will offer security, also. Falcon Broadband will give you one cable, one bill, but many more choices: from traditional voice services to the newest and latest technology delivering voice over broadband; from DSL to fixed wireless to multi-megabit data connections.



Since Falcon has taken over the Kings Deer area we have been working on upgrading the development. At the present time we are able to offer much better speeds for the DSL in some of the areas. I have listed some of the items that we have done and some items we are still working on.

1. added 12 new people for service calls and installations
2. put in new cards for upgrading the speeds
3. new cabinets and internal components
4. placed and are placing new cables
5. adding new T-1's for increasing the speeds
6. repairing cable in different areas
7. putting new fiber in and a host of other items

This next year we are planning to complete our upgrade for Kings Deer. At that time we should be able to offer more new products. This last summer we have been also working on cleaning up the drops on the ground and many other issues that caused lots of problems for the customers. Falcon does not want the problems of the past and Falcon is committed on providing good service for its customers.

If anyone in Kings Deer has a drop on the ground or other problems we would like them to call 719-573-5343. We will address each item in a timely manner.

Falcon thanks all the customers of Kings Deer for their patience during the transition.—Randy DeYoung, President and Owner, Falcon Broadband

El Paso County Sheriff's Office Information Due to the discussion regarding security at the most recent HOA meeting (and because I was just curious) I contacted the EPCSO about how many units patrol our area, what is the average response time, etc. I received the following information from Brandi Christon, Crime Prevention Coordinator: The EPCSO normally has at least one unit covering each district of the county at any given time. During shift overlaps, there may be more than one unit. King's Deer is part of District 1 which roughly covers the area west of highway 83 to the mountains, and south of County Line Road to the north boundary of Colorado Springs. The most recent information regarding response times indicates that the average response time for an "emergent" call is 7.5 minutes, for an "urgent" call is 11.5 minutes and for a routine call is approximately 19.2 minutes. A "high risk" call requiring two deputies is 17.5 minutes. It is important to remember that these are averages and it will depend on the time of day, types of calls occurring at the same time, etc. Please contact Brandi at 520-7151, if you have any questions about EPCSO coverage, response times or anything related to Neighborhood Watch. —Janet Van Kampen

Annual Assessment The King's Deer annual assessment has been mailed to each property owner and you should have received yours by now. The \$280 assessment is due to the association not later than January 1, 2006. If you haven't received your assessment contact Brandon Helm or Kathie Murrow at Warren Management Group immediately. (Ph. 719 534-0266) And thanks for your prompt attention to the assessment.



Kings Deer Homeowners Association
c/o Warren Management Group
5585 Erindale Drive, Suite 106
Colorado Springs, CO 80918

New Neighborhood Watch Program Director

My name is Janet Van Kampen. I am the new director of the King's Deer Neighborhood Watch Program. I am replacing Glenn Scott, who, as you know, has been working with the NW program for several years! I just wanted to introduce myself and share some information about the Neighborhood Watch program.

First, a little background information about me...I grew up in Colorado Springs and have been living in King's Deer for about six years. I have a BS in Social Science/Sociology-Criminology and an MA in Communication. Most recently, I was a Crime Analyst with the Colorado Springs Police Department. In my role as a Crime Analyst, much of my time was spent tracking citywide robberies and managing a juvenile offender program. I spent a great deal of time working with citizens in the community and met regularly with Neighborhood Watch groups in the southeast and southwest areas of town. I understand the importance of Neighborhood Watch programs and am committed to maintaining an effective, successful program in King's Deer. Although I am no longer with the CSPD, I still try to keep up on the latest crime trends, tools, etc. Several years ago I developed a Crime Analysis course for CSU-Pueblo and had a great time working with the students. This past spring, I redesigned the same Crime Analysis course and turned it into an online version for Adams State College. Did I mention I love this stuff?

My goal for the King's Deer Neighborhood Watch Program is to get everyone involved! It is important to understand that the program is about people helping people! It is simple – communicate with one another!

What is Neighborhood Watch?

- Neighborhood Watch (NW) teaches citizens techniques to reduce the risk of being victimized at home and in public.
- NW trains citizens on the importance of recognizing suspicious activities and how to report them.
- NW teaches participants how to make their homes more secure and how to properly identify their property.
- NW allows neighbors to get to know each other and their routines so that any out-of-place activity can be reported and investigated.
- NW is a cohesive body of concerned citizens addressing issues of importance to the entire community.

What Neighborhood Watch is Not:

- NW is not a vigilante force working outside the normal procedures of law enforcement.
- NW is not a program designed for participants to take personal risk to prevent crime.
- NW is not a 100% guarantee that crime will not occur in your neighborhood.

The Neighborhood Watch program needs you!

We currently have 37 "blocks" and only 24 block captains. We are in desperate need of block captains! If you are currently a NW Block Captain and have any questions about the program or need additional information, or if you are no longer interested in remaining a block captain, please contact me at 559-0090 or JanetVK2002@hotmail.com. If you think you might be interested in becoming a block captain, please call or email me – I would love to hear from you!

WMG Supports ACC Our previous newsletter highlighted Warren Management Group becoming more directly involved in Architectural Control Committee matters. All project applications are submitted to the ACC through WMG's office at 5585 Erindale Drive, Suite 106, in Colorado Springs, where they have been performing preliminary application reviews. Then, following the ACC meeting, WMG sends out notices to applicants of ACC decisions.

With 2006, WMG increases its involvement in the ACC. They will also perform on-site project evaluation prior to the ACC meeting, and attend and document the ACC meetings. This increased involvement will provide the association with more effective enforcement of the association's standards.

A final few words by Glenn Scott (former *Kronicles* editor)

I have asked for the privilege of filing a letter in King's Deer *Kronicles* as Kay and I leave King's Deer. One of my intentions here is to thank you for the recognition I received at the annual meeting. That was most especially appreciated but I have to say, it was my pleasure and my wife thanks you, too, as all those opportunities kept me out of her hair!

My main purpose in commenting is to acknowledge the nature of the annual meeting and the obvious misunderstanding that exists about how the HOA should operate. It is distressing to observe naive behavior by adults at such events. I obviously have reference to the misdirected questions by several people early in the meeting. Maybe it was the full moon. Maybe it was just that we only have one meeting a year. But one thing is clear, there needs to be more communication.

First, the financials need to be complete. A balance sheet needs to be presented along with the most current income/expense statement. Everybody needs to know the complete picture including all the reserves, what they are for and how they are used. The board needs to adequately explain the changes in reporting that have occurred. An example is the switch from a cash system to an accrual system. That knowledge would have forestalled questions about why all the income and expense info was not depicted.

Second, and maybe most important, those of us who are just owners need to have trust in our representatives on the board. We cannot be a party to every decision made. We cannot second guess their decisions. We should not micro-manage. Nothing would ever get done if all decisions had to come to the owners. The bylaws lay out specific powers for the board. By approving them, we have given the authority for such decisions to the board. This is the way a business must operate.

If we as owners feel so strongly about those powers that we think they need to be changed, we must cause the HOA Board to enact an amendment to those bylaws.

As was suggested, if you feel so bent out of shape that you wish to protest, go to a board meeting and voice your concerns. The only way to make change is to give the time to understanding the issues and make your voice respectfully and intelligently heard. Better yet, join the fray ; become a member of the board. Dissenting voices are needed in every discussion. This is how new and better ideas are born. But don't just gripe. Do something constructive about your disagreements and get information to clarify your misunderstandings.—Glenn Scott