

President's Corner by Allen Alchian

"Why would anyone want to serve on the Board of Directors?" That's a question I have asked many times in the past; yet here I am not only a member of the Board, but the president no less. And I still ask the question.

The past year has been somewhat tumultuous in the relationship between the Association members and the Board of Directors—mostly caused by an initiative to combine the two covenants of King's Deer into one document. While I am convinced the Board set out with good intentions and it was a worthwhile goal, the communications to the membership left much to be desired. The end result was that the covenants were not changed and the election of September 20, 2006 to combine them was unsuccessful. The Board declared the initiative to be ended, and the results of the election were declared null and void due to several challenges by the membership. The silver lining, however, is that many members of the Association are now more interested in the Board and their actions. Several members have expressed interest in becoming involved in new committees. (See *Volunteers Needed for Committees* in this newsletter.)

Some individuals have commented that more people could attend Board meetings if the meetings were held later in the evening. That's probably true, but, the meetings are scheduled to a date and time convenient to those who *must* be present—the Board members. That puts Board meetings on the third Tuesday of each month starting at 4 PM. (Note: the Board still meets in the King's Deer Sales Office on Castlecombe Lane, but that may change in March.) If you want to make a presentation to the board during the meeting, please be sure you are placed on the meeting agenda. The agenda is finalized during the week prior to the Board meeting. Just contact Pat at the HOA office.

A goal for 2007 is to improve communications between the Board and the membership. To that end, the Board hosted a "community meeting" last month at Cathedral Pines in Black Forest. The location was selected because it was made available at no cost to the association, and I thank Dan Potter for that generosity. We are attempting to find an available facility much closer to King's Deer for future meetings; unfortunately, none will be free. Both I and Board Vice President Rich Paul will be attending the monthly Men's Breakfasts at the Troon Tavern (second Saturday of the month; see separate article for more information) to discuss HOA business and activities with those attendees. Also, I hope this newsletter will provide much more information to the membership than it has in the past. Finally, the Board minutes are now posted on the web site in a public area so members don't have to log in to the Owner area to review the minutes of the Board.

This year's "Holiday Spirit" award goes to King's Deer resident Steve Balog, who took it upon himself to purchase lighting and decorate the King's Deer entry at Roller Coaster and hwy 105 in December. A little volunteer effort helped bring some cheer to everyone. Many thanks, Steve, on behalf of the entire Association.

In closing I want to pass on a sincere thanks to Board member Mark Lester for his service to the King's Deer community in 2006. In December Mark submitted his resignation after one year on the Board. I've known Mark since we both joined the ACC in early 2004. I quickly came to respect his detailed and systematic approach to evaluating project proposals; he was always careful to ensure that the decisions of the ACC were in line with the established standards and the rights of the member were not infringed by arbitrary decisions. I appreciated his independent thinking and adherence to established procedure. This ultimately led to developing and adopting the *Design Standards Guidelines* that documented the acceptable architectural standards and procedures, and removed considerable ambiguity in the ACC review process. With Mark's election to the Board of Directors in November 2005 he brought these same attributes to the Board. Unfortunately, personal and professional demands prevented him from being deeply involved with the several Board initiatives in 2006. I believe if he could have devoted the time to the job that he gave to the ACC in 2004, we might have avoided some of the problems we encountered in 2006 with the landscape and covenants initiatives. I'll miss having an opportunity to serve with Mark on the Board but I understand the demands that Board service places on a person's time. I therefore offer to Mark a very sincere "thank you" for the service given King's Deer in 2006 and hope that there will be a time in the near future that he will again be able to contribute to King's Deer.

Meanwhile, I'll be trying to figure out why anyone would want to serve on the Board of Directors.

New Directors

The results of the November 2006 Annual Meeting election were announced during a Special Meeting on December 14, 2006 where the ballots were counted. Elected to the four vacant director positions were Steve Balog, Allen Alchian, Rich Paul, and James Ramsey.

At the December 18, 2006 Board of Directors meeting, the directors made the following appointments: Allen Alchian, president; Rich Paul, vice president; Steve Balog, secretary; and Mary Fortey, treasurer. James Ramsey and Dan Potter are directors-at-large.

Budget Meetings

Last October the Board of Directors hosted two community meetings to present the financial status of the HOA and discuss the proposed budget for 2007. Discussions also included topics such as volunteering, pond maintenance, web site, special assessments, water use and landscape standards.

Attendees were given a thorough review of the association income, followed by the many expenses. Recent modifications to several accounts provided visibility into potential expenses that were not incurred by the HOA in 2006, but would likely be realized in the future; these were developer contributions to the HOA in 2006. As King's Deer becomes more built-out, much less developer support will be available to the HOA in the future and the community will have to be more self-sufficient.

The presentations also included an explanation for ending our business relationship with Warren Management Group, and for changing the maintenance of our common areas from contract to an in-house operation.

The Budget Meetings lasted about two hours each and were attended by about forty association members.

Neighborhood Watch *by Janet Van Kampen*

Yes, friends and neighbors, there is a Neighborhood Watch Program in King's Deer. What has been going on? Well, not much over the last nine months! When I took over the program from Glenn Scott in November 2005, I was on a mission – to create a stellar Neighborhood Watch Program in King's Deer. And, for about six months I was on a roll! And, then...life happened.

It is 2007 and things have changed. My goal for this year is to create the NW Program that I envisioned when I took over the role as NW Program Director. So here we go...

What is Neighborhood Watch? Neighborhood Watch is a voluntary program made up of citizens whose goal is to make themselves, their families and their homes less vulnerable to crime and to increase cooperation between the citizens of the community and law enforcement.

Why do we need a Neighborhood Watch Program in King's Deer? There are a limited number of deputies patrolling the area at any given time, so it is up to the homeowners to act as eyes and ears for law enforcement. Communication between the homeowners and the Sheriff's Office enhances the safety of the neighborhood.

- Benefits include: **becoming better acquainted with your neighbors**, learning ways to make your home a safer place, becoming more prepared to respond to suspicious or criminal activity and helping make your community a better place to live.
- A successful Neighborhood Watch Program lets criminals know that we will not tolerate criminal activity

in our neighborhood. By watching out for each other, securing our homes and reporting suspicious activity, we make our community less attractive to potential criminals.

What does it involve? The three main responsibilities of Neighborhood Watch members are: **observation, communication and security.**

- **Observation** is paying attention to what is happening around you. Keep an eye out for your neighbors and their property as well as your own. Residents are the best experts for what is normal and acceptable in their neighborhoods.
- **Communication** is simply passing along your observations or information you receive. If you witness suspicious behavior or discover a crime, call the Sheriff's Office immediately.
- **Security** involves each person taking a critical look at their homes, their habits and the entire neighborhood to ensure that the area is not inviting to potential criminals. This includes assessing and possibly upgrading physical security measures, lighting and other features to create the safest environment possible.

I will be working with Pat Wasson to provide the Neighborhood Watch Block Captains with the most current "block" information. In the past, the "block" information provided by Warren Management was in an unusable format and required countless hours of work to get it into a readable/usable document. If you are currently a NW Block Captain and are still waiting for a new list – bear with me, the new lists are on the way.

Additionally, I will be meeting with each Block Captain to review your respective "blocks" and make any additions/deletions. We need to take a look at the current "blocks" and possibly do some restructuring.

As always, I am asking for volunteers. We are and have always been in need of Block Captains. Once again, I appreciate your patience and look forward to a productive year! Please feel free to contact me at JanetVK2002@hotmail.com or 559-0090 if you have any questions about the Neighborhood Watch Program.

Board of Directors Vacancy

Interested in serving on the King's Deer Board of Directors? A vacancy currently exists.

If you are interested in serving the remaining term of the vacant position which ends with the next Annual Meeting election in November 2007 send a note (PO Box 3143; Monument 80132) or email (admin@kingsdeer.org) to the King's Deer office, that includes your name, address and phone number. Please provide some comments explaining why you want to serve on the Board and why your participation will benefit the Association.

The Board will review submissions, interview some or all candidates, and then make the appointment.

Volunteers Needed For Committees

Here is a great opportunity to get directly involved with making King's Deer a better place to live. Below is a list of committees the Board of Directors would like to create. All we need are some enthusiastic folks who want to improve King's Deer. Hopefully you find something that appeals to you among the following shopping list.

- Communications—Write for the *Kronicles*; meet new residents and help them become acquainted with living in King's Deer and its unique requirements; produce a new King's Deer community phone book.
- Covenant Enforcement Oversight—monitor covenant the enforcement process to ensure fairness, and recommend improvements.
- Covenants Revision—evaluate current covenants for possible improvements.
- Design Standards Review—evaluate the existing standards and recommend possible improvements
- Landscape Standards—evaluate current minimum standards for King's Deer and recommend improvements.
- Water Conservation—review water use in King's Deer within the context of the authorized allowed consumption; promote water conservation; evaluate current water rights; produce the annual water consumption report.
- Community Safety—Evaluate potential hazards in the community and lead efforts to improve safety and security in King's Deer; Neighborhood Watch program.
- Community Beautification—Develop programs to improve the overall appearance of King's Deer.
- Budget—Review the budget process and evaluate the projected need and use of funds for future years
- Facility Space—Identify facility requirements of King's Deer; locate affordable office space for the King's Deer office and community meetings.
- Land Use—Review new land use plans for the local vicinity and advise the Board and community
- Voting and Elections—Review past procedures, processes and problems; develop standards for future elections.

Our web site will soon have more detailed information about each of these committees in the form of a committee charter for each. This will be available by clicking on *Administration* then click on *Committees*.

If you are interested in any of the above committees, contact Pat at the HOA office (patriciaw@kingsdeer.org or call 488-2840) and let her know how you would like to get involved. But please limit your enthusiasm to two committees at most. Or, if you and a couple other members of King's Deer have an idea for a potential committee, contact Pat with all the details and the Board will review your proposal for possible inclusion.



The Tri-Lakes YMCA will break ground this April on a 45,000 square foot facility. Located at Jackson Creek Parkway, near Higby Road, directly across from Lewis Palmer High School, the YMCA hopes to complete the

project in Spring of 2008.

This new YMCA provides programs and services that will enhance individuals and develop community. People of all ages will find something at the Tri-Lakes Family YMCA including swim lessons, youth and adult sports, group exercise, water aerobics, personal fitness and much more.

The Tri-Lakes YMCA will be a safe place for youth and teens to go after school, during the summer and on holidays. It will also provide space for the entire family to participate in healthy activities. What's more, the facility will bring long overdue amenities to the Tri-Lakes community. The community room will be available for meetings and gatherings of local organizations and a synthetic-turf field will provide year-round playing field and open to everyone.

The value of the Tri-Lakes Family YMCA will spread beyond the walls of the building. The YMCA anticipates the facility bringing over 130 jobs to the community and increased property values throughout Tri-Lakes region.

Volunteers have raised over half of the required \$15.8 million for the project. Fund raising will continue through the building process.

New Director Introduction by Steve Balog

I want to thank everyone for your votes and support. I am excited to be a part of the Board of Directors for the King's Deer Homeowners Association. I have been a homeowner here in King's Deer for more than 9 years and truly enjoy and care about our development and my neighbors. I look forward to working closely with many of you and to listening to your opinions during my term. Like you I want to protect my investment in my home and preserve this special community.

Some of the concerns that were raised during the effort to merge the Classic and Highlands Covenants were very legitimate. This event had prompted my wife and I to make the commitment to get more involved in the management of our community. Like many of you we lead very busy lives but we invite you to also get involved. Please review and sign up for one of the newly established committees. Hopefully, you will agree that broader involvement on the part of all members of our development will lead to greater consensus concerning decisions made that impact our community.

Special Meeting Pending

Last November, in response to a Board initiative in 2006 to merge the Classic and Highlands covenants, a group of King's Deer property owners circulated a petition challenging the validity of the vote to merge the covenants, and identified demands for Board action. After receiving signatures from owners of 171 properties, the petition was delivered to the Board of Directors.

Links to the entire petition, the list of signers, and related documents are posted on our web site home page.

Synopsis of petition demands

- ♦ Invalidate the results of the Sept 20, 2006 Special Meeting during which the membership voted on merging the Classic and Highlands covenants.
- ♦ Obtain independent legal advice as to whether the then president of the Board should have recused himself from the vote on Sept 20 for merging the two covenants of King's Deer.
- ♦ Either invalidate the Sept 20 meeting results or obtain independent legal advice on the validity of the meeting and vote.
- ♦ The Board obtain independent legal advice.
- ♦ Schedule a Special Meeting of the membership to allow discussion of the above issues or any other matters brought up at the meeting.

Responding to the petition, the Board of Directors granted most of the demands, including terminating all actions to merge the covenants and acquiring legal counsel for the Association independent of the developer's legal firm.

The Board declared the election results null and void, and shredded all election documents including proxies and ballots.

The effort to create one covenant document for all of King's Deer is over and has failed. To be absolutely clear: *no change to the covenants occurred.*

Still unresolved however, is a demand of the petition for a Special Meeting of the membership. Special Meetings carry special significance because official business of the association may be conducted by the members attending the meeting—i.e.: motions can be made and passed that affect the entire association. Although the Board of Directors felt the substantive demands of the petition had been satisfied rendering the need for the Special Meeting moot and therefore unnecessary. The spokespersons for the petitioners disagree and insist that the Special Meeting be conducted as stated in the petition. The Board is therefore now organizing the Special Meeting requested by the petition signers.

An announcement will be mailed to owners once details are finalized. Please watch your mail for the meeting announcement, which will include an agenda of the meeting and a proxy.

Community Meeting

On a cold, dark January night, about 150 King's Deer property owners braved icy roads and drove to Black Forest to attend a Community Meeting hosted by the King's Deer Board of Directors. This meeting was a response to many requests of the Association membership to question and get answers to concerns that lingered from the events of 2006. Because this was not a formal meeting of the Association, no minutes were taken. However, King's Deer resident, Mrs. Corinne Solano, took notes and compiled them following the meeting. They are much too extensive to insert into this newsletter, so we have made them available for download from the King's Deer web site. Click on *Board of Directors* then on *Minutes*. The notes are available as the link labeled, *January 16, 2006 Community Meeting*. They do not constitute an official record of the meeting, but they are an informative representation of the event, and we thank Corinne for her efforts to help keep the community informed.

Septic Tank Maintenance

"Out of sight, out of mind."

Well maybe that works for the dust under the bed, but don't assume it works for the septic tank buried in your yard.

The septic tank is an essential part of your sewer system, and it requires periodic servicing. Solids collect in the tank and must be pumped out. Failure to this service regularly could result in having to completely replace your entire leach field, not to mention the disgusting possibility of sewage backing up into your basement.

If you don't know the last time your septic tank was serviced and it might have been more than three years ago, you would do yourself a big favor to schedule it for this spring when the snow melts. Typically this involves a service truck coming to your house and pumping out that septic tank. Prices vary depending on the accessibility of your tank to the truck, and if you know where the tank is or if they will have to find it for you. A readily accessible tank that has the covers exposed for easy removal generally costs in the neighborhood of about \$350 to pump. The price will go up if time is spent trying to locate the tank, if the covers are not exposed for quick access, or if the truck cannot drive to the tank. Whatever the price, it is guaranteed to be less than the consequence of dealing with a failed septic system. So, make septic tank pumping a part of your spring cleaning every two or three years.

Considering the alternative, it's a great bargain!

King's Deer Men's Breakfast .

These monthly breakfasts continue on March 10, April 14, and May 12, 8:00 AM at The Troon Tavern. This is a great way to meet new friends and find out what is happening in the community. So mark your calendar! For more information or to attend the event, contact Dennis at ddelhousay@comcast.net or 488-0072.

Annual Water Consumption

Each year in October King's Deer homeowners receive a notice from the association that it is time to read the water meter and report the reading to the Association. Each year you oblige, never getting any feedback. With this newsletter we try to alter that pattern somewhat by giving you a snapshot of water consumption in King's Deer for 2006.

First some background. King's Deer is comprised of two subdivisions: the original King's Deer development, commonly called "Classic," and a newer portion called "Highlands." Every property is authorized by the state of Colorado to drill one well for domestic water use.

A well on a Classic property is allowed to pump 123,824 gallons of water per year. A well on a Highlands property may pump 136,532 gallons per year. Why the difference? Because that is what the water courts of Colorado allowed when each of the developments were first created.

In 2006, the average water use by a house in Classic exceeded the maximum allowed consumption by 27%! In Highlands, the average water use exceeded the maximum allowed by 8%. These figures indicate we're doing a poor job of controlling our water use.

For most recipients of this newsletter, we've inserted on the bottom of the mailing label three items of information. In the bottom left corner of the mailing label you will see either a "C" or an "H"; this tells you if your property is in Classic or Highlands, respectively. By knowing which subdivision your property is in you the maximum amount of water you are authorized to pump from your well each year—123,824 gallons for Classic or 136,532 gallons for Highlands.

Back to the mailing label. In the bottom center, most labels have a number followed by "gal". This is how many gallons were pumped from your well for 12 months ending October 2006, based on the meter readings we have for your house. If, instead of a number, the word "problem" appears, please contact the HOA office to resolve a discrepancy in the reading you submitted.

And finally, in the bottom right corner of the mailing label is a percent, indicating the percent of total authorized amount of water that you pumped from your well over the year. For example, if it shows 83%, your water consumption was less than the amount you were authorized, which is good. If the number is over 100%, you consumed more than you were authorized and you should strive for more conservative water use.

If the water consumption information is missing on your mailing label and you have a property with a well, don't hesitate to contact our office to find out about your water consumption. The more you know about water use and our water limitations, the more you can help all of King's Deer stay within the authorized limit.

Snow Plowing

"Why isn't my street plowed yet?!!" We hear it each year, but this year more than usual, for obvious reasons.

All streets in King's Deer are owned and maintained by El Paso County Department of Transportation, not by your homeowners association. The county has a finite number of vehicles and personnel available for snow plowing and other road maintenance. They prioritize their plowing operations based on emergency and community needs. For example, Roller Coaster is a priority 1 road and King's Deer Point is a Priority 2 road. Roads are plowed in the order of their assigned priority. All other roads are plowed as County time and funds permit. Please visit <http://adm.elpasoco.com/transportation> for a list of priority 1 and 2 roads and the County's policy for snow removal.

Since most of the King's Deer main roads are Snow Routes, because they are for school transportation, they tend to be plowed before other non-essential roads. However, during holidays such as the school winter break, there may be a modification to the priorities.

On the King's Deer web site is a menu item titled, Useful Links. There you will find a link to the El Paso County Department of Transportation web site where they have a contact email so you can conveniently transmit your message of concern directly to them.

Some King's Deer residents contract for snow removal on their driveway throughout the winter. If you are interested in this type of service, some of the landscape companies in this area provide snow removal contracts for residents. Also, check the classified ads of the TriLakes Tribune for snow plowing services. This might be a viable option for residents of the many King's Deer cul-de-sacs who are finding their short street is not plowed soon enough. A joint contract among the few residents on a cul-de-sac with a company that plows snow could bring the price for their street plowing within acceptable limits.

Key Dates for 2007

The Board of Directors set dates for 2007 King's Deer annual events and deadlines.

The annual garage sale is moved up to Saturday, June 9th. This is an attempt to accommodate the time when more families move, and support "spring cleaning."

Garage sales are only allowed in King's Deer once a year and all occur this one date. The association will advertise the event in the *Gazette* and *Tri-Lakes Tribune*; all you need to do is get your things ready for display and await the buyers to arrive on June 9th with cash in hand.

The mowing deadline is moved up to Sunday, July 1st. All lots must be mowed at least once a year, but additional mowing may be required to control the vegetation or noxious weeds. The mowing is not only a weed-control issue, it is a wildfire concern because the tall dry grasses are a prime fire hazard for the area in summer. Do your part to help keep King's Deer fire safe this summer.



P.O. Box 3143
Monument, CO 80132

Safety Watch

Recently, the King’s Deer Board of Directors was notified of an incident involving a dog being killed by a speeding driver.

Although we like to think of King’s Deer as a quiet residential area, there are many people who fail to adhere to the speed limit. Whether the speeders are King’s Deer residents or people just passing through the area, this recent incident underscores that we must not forget the dangers of our roads.

Please, please remember to slow down! Remind your children of the hazards and keep your pets out of harm’s way. And, if you happen to see someone speeding through the neighborhood, try to get the license plate information (if at all possible) and contact the El Paso County Sheriff’s Office.

Your Opinions

The July 2006 *Kronicles* invited the membership to tell us what they think about King’s Deer. “Let us have it!” was the operative phrase, and we gave an email address for you to respond.

We received all of three emails...and all within a week of sending out that newsletter.

Well, we know better than to believe there was widespread satisfaction in King’s Deer during the last half of 2006. So obviously the only other conclusion is that our readership is low. Hopefully we can change that by offering more informative articles about the Association.

Time will tell. But, to close the loop with you, we now share in general terms the comments we received.

The feedback can be easily summarized as, “Let’s see more aggressive covenant enforcement!” In response to that we are hoping to create a committee to oversee the process and enforcement of covenants in King’s Deer. For more about the several committees we hope to activate, see *Volunteers Needed For Committees* in this newsletter.

King’s Deer HOA Reminders	
HOA office has moved!	
<u>New Location, address and phones:</u>	
Phone:	(719) 488-2840; Fax: (719) 488-2949
Office location:	1691 Woodmoor Drive Monument, CO 80132
Mailing address:	P.O. Box 3143 Monument, CO 80132
Email address:	admin@kingsdeer.org
Annual Garage Sale: June 9, 2007	
Mowing deadline: July 1, 2007	
Annual Meeting: November 13, 2007	
KD Office Holidays (closed):	
Feb 19, May 28, July 4, Sept 3, Oct 22, Nov 22-23, Dec 24–Jan 1, 08, school district 38 snow days.	