

**President's Corner** by Allen Alchian

A quick glance at this "corner" reveals I'm not only taking up a corner of the newsletter, I'm monopolizing almost three times my allotted one column! But what the heck! I'm president and the editor of the newsletter, so I have this prerogative. Besides, this has been an eventful period in King's Deer since the last newsletter in February, so I feel obliged to take up a little extra space.

In March we conducted a **Special Meeting** of the membership in response to a petition circulated last November. The meeting allowed members to address issues they did not have an opportunity to address during the November 2006 Annual Meeting due to time constraints, and other more current issues. The original premise for the Special Meeting tended to center around the September 2006 initiative to adopt a single set of covenants for King's Deer that would have replaced the present two covenants. As I tried to make very clear in my opening remarks at the start of the March Special Meeting, that initiative is completely dead, and the question of adopting the single covenants (referred to as a "merged" covenants) has been not only defeated, its attempted approval was not properly conducted and therefore could not have been adopted in the manner that was pursued.

Occasionally, a King's Deer resident still asks me about the proposed revised landscape standards and the modified Design Standards that were also discussed last summer and fall at the same time the Association was trying to "merge" the covenants. Those also are dead issues that did not produce anything. The modified Design Standards, which were posted on the web site with a July 2006 date on them, were developed for the purpose of supporting the "merged" covenants if that had succeeded. It did not, so the modified Design Standards were not pursued. The Design Standards currently in effect are the same ones that were originally adopted by the Board of Directors in 2005. Those standards have been, and still are available on the web site under the *Rules, Covenants, and Standards* menu link.

Likewise the proposed landscape standards that were posted last summer on the web site have also been completely scrapped by the Board of Directors after receiving considerable negative feedback from the membership. So, the only landscape standards that govern King's Deer properties are those in the covenants and in the current Design Standards Guidelines (dated September 2005).

The March Special Meeting also gave members an opportunity to question the entry of Richmond Homes and Lennar Homes into King's Deer. Many challenged their presence based upon the covenants stating that King's Deer is a "custom" home community. Another article in this newsletter addresses this topic extensively (see *Richmond-Lennar Update*, inside) so I'll not take up more space other than to simply say that the Special Meeting was pretty well dominated by this issue.

The minutes of the Special Meeting are almost complete and will be posted as a "draft" version on our web site (under Board of Directors) after the Board of Directors have had an opportunity to review them. They are quite long and

comprehensive. Those minutes will be approved (with any corrections) during our next meeting of the membership, which I hope is the Annual Meeting in November.

In closing the topic of the Special Meeting, I must recognize and thank the many volunteers that helped make it successful. I don't think anyone can really understand what it takes to put on a meeting where the membership is allowed to vote until they participate in the process. It is extremely challenging for a variety of reasons. Having helped organize four of these meetings since September 2006, I've come to dread them. And therefore I'm very grateful to those who stepped forward to organize and support the meeting. So, my very sincere thanks go to: Corinne Solano, Jackie Timura, Dixie Schull, Diane Boggs, Gina Pascale, Jan Sievert, Tom Van Camp, James Van Camp, Brad Rhodes, and Carol Hatstrup. I probably have missed some folks, and to those I sincerely apologize and am equally grateful for your help.

A special heartfelt thanks go to Pastor Robert Leevs of the **Tri-Lakes United Methodist Church** and the Board of Trustees. Their new and beautiful facility where we held the March Special Meeting is adjacent to King's Deer, at the end of Hunting Downs Way, immediately south of County Line Road, off Royal Troon Drive. We arranged to rent their facility because it is very convenient for our members. To our complete surprise, we were granted use of the facility for the entire evening at ***no cost to the Association!*** This was a complete, and very welcome surprise to us. To repay the favor, we have provided free advertising space for the church in this and some future newsletters.

As many of you know, a week after the March Special Meeting I resigned from the Board of Directors right after the March 20 Board of Directors meeting. That same evening saw the **resignations** of three other Board members: Rich Paul, Steve Balog, and James Ramsey. By the end of the first week of April all Board members had resigned and a new Board was appointed by resolution (and recorded with the county clerk's office, and posted on our web site). Somehow, I ended up back on the Board with an entirely new group of directors. The excuse presented to me was that the new board needed some continuity so I was asked to return. And then they conspired and voted me back in as president! What is it about the word "resign" that they don't understand??!

I have to admit that working with the new directors—Dan Rivers, vice president; Dick Robertson, secretary; Corinne Solano, treasurer; Penny Dyer, common areas; Marshall Boss, covenant enforcement; and Mike Abplanalp, ACC liaison—is an entirely different experience. Almost all are new to serving on the Board; only Dan Rivers, along with myself have had King's Deer board experience. Of course, all the members are very experienced professionals and their combined talents will be a real plus for the Association. All are aggressively tackling their area of responsibility. And all have considerable challenges as board members. I look forward to working with them all as we move ahead. And they all are going through a bit of "shock" as they discover the amount of time demanded of directors. This is not a three hour a month volunteer job; it requires almost daily attention to the many challenges we face.

In concluding my “corner” of this newsletter, I want to recognize the past directors with whom I worked for months, if not years, on King’s Deer issues. Without exception they were focused on improving the Association and the services provided to the membership. They gave inordinate amounts of their time and often money out of pocket to make King’s Deer a better place for the entire membership. I am honored to have served with them all and consider all my friends.

Dan Potter was incredibly generous to the Association, covering professional fees, donating facility space, and funding social events, to an extent unparalleled by anyone else. His visions were always to improve the Association. I’ve certainly had differences with Dan, like I have with everyone else on the Board, but I came to realize that his motives were always to improve the Association.

Mary Fortey served on the Board probably longer than anyone else. She has been the treasurer and secretary for years—possibly from day one! Always a pleasure to work with, Mary would provide a stabilizing tone when things got rocky; she was an invaluable board member.

James Ramsey’s mission was easy to describe: improve the appearance of King’s Deer. I considered him Mr. Curb Appeal. I remember him coming to a board meeting in 2005 as a concerned property owner, with a slide show under arm; he put on a 20 minute presentation of the problems throughout King’s Deer, saying there was much we need to do to make this place look like the upper-end community that we claim to be. By the end of that board meeting he had been appointed to the Board of Directors and was put in charge of the common areas! During his watch, the pond was repaired, the entries upgraded, and the common area maintenance was improved considerably. Few directors accomplished as much as James, and I doubt any did as much for the Association in the same, short time—less than two years—that he served on the Board.

Steve Balog was new to the Board this year and appointed as Secretary. He had his task cut out for him because I put him in charge of making the March Special Meeting succeed. This is a thankless and time-intensive task, and he jumped right on it with the enthusiasm that is so typical of him. I’ll miss the opportunity to serve more time on the Board with Steve. The community of Breckenridge where he’s headed is gaining a great person.

Finally, nobody on the Board put in more time and effort than Rich Paul. Rich continues to chair the Architectural Control Committee. He and I spent all of 2006 on the ACC together and worked many of the board’s initiatives. We put in hours each week for the Association, either waking around houses under construction to ensure they were being built as approved, or racking our brains for ways to improve procedures to conduct the multiple membership meetings we both endured in 2006. The Association seemed to become almost a full time job for Rich; nobody was more committed to its purpose than Rich. I’ll miss sharing the Board experiences with him, but the Association is still the beneficiary of his leadership of the Architectural Control Committee.

So, to all the past directors I’ve recently served with, the Association owes you a very sincere “thank you” for your service. And, as I was promised when I returned to the Board after resigning, I make the same offer to you, “When you return to the board, we’ll double your salary!” Thanks for all your hard work on behalf of King’s Deer!

## **From the TREASURE TROVE** by Corinne Solano

*To Pay or Not to Pay our Annual Dues...*

that is the question! Our HOA runs 95% on the dues paid by each home-/property owner. Our reserves, that are significantly reduced from investments made in the last two years (beautification of the Entrances, pavement of the parking and access to the multi-purpose field, and the purchase of the tractor) and are considerably less than what the Reserve Study in 2005 required, are augmented with the payments from the Annual Dues. This year’s budget will contribute 80% of the additional \$20 paid with the Annual Dues to the Reserves (that makes around \$8,500). Every late payment (after January 31<sup>st</sup>) incurs a late fee plus interest that is added to the Annual Dues total amount due. It’s an industry standard the HOA follows, just like the Credit Card companies, only our interest rates are not as high! PLEASE, pay your Annual Dues, so the HOA can maintain itself and the Treasure Chest can be filled up!!!

In the next newsletter: *What are the Annual Dues operationally paying for? Is the HOA on budget?*

## **Board Member Introduction** by Penny Dyer

To the KD homeowners I would like to introduce myself, Penny Dyer, as one of the new board members, recently appointed by the existing board.

I have lived in KD for 7 years and I am looking forward to serving. My duties will be in the area of maintenance and I will also be working with Corrine Solano on the Budget committee, and others on the beautification committee. I am looking forward to your input in these areas.

## **Message from Board Secretary** by Dick Robertson

Each Director has been asked to follow up the recent communication to you with comments dealing with some areas of their responsibility for the Board in serving the Association. At this point my special area of responsibility is Water Resources and Conservation. However, because of my educational and professional background, I will also briefly cover the area of Roads, Streets and Highways. I will be heavily involved in revenue and expenditure issues.

### **Roads, Streets and Highways**

Within Kings Deer the roads and streets are the responsibility of El Paso County. County Line Road is also the responsibility of El Paso County. This is true for all activities including traffic engineering, construction, reconstruction, repair and maintenance, snow removal, etc. The developers of Kings Deer built these roads and streets to a standard acceptable to El Paso County and they were accepted into the system of roads, streets and highways for which El Paso County has full responsibility. Regarding snow removal, El Paso County has divided the roads, streets and highways into three categories: Priority One (for example, Roller Coaster Road) Priority Two (for example, Royal Troon) Priority Three (for example, Lochmere Court)

Within their operating budget and weather limitations the County clears the roads, streets and highways in the order of the priority category assigned. You may determine the snow removal priority status (or for any other issue) of a road, street or highway within Kings Deer by contacting El Paso County (719-520-6460).

Interstate 25, Highway 105 and Highway 83 are the responsibility of the Colorado Department of Transportation and information may be obtained by calling 719-227-3246.

### **Water Resources and Conservation**

There are any number of water resource issues facing the Kings Deer Association and many of these deal with establishing processes and procedures that will permit the Association to satisfy the requirements set forth by the State of Colorado with respect to the use of water resources. One of the most critical issues facing us is the excessive use of water by far too many homeowners.

In October of each year every homeowner must report the reading of their water meter to the Association and the association must pass that information on to the Colorado Department of Water Resources. The State has recently pointed out that the average water usage for the Association is exceeding that allowed by the two decrees (issued in 1993 and 1994), which established the parameters of that use. In response, we have initiated an educational program. I will be looking into ways to expand it, and how we might create an enforcement program to protect the Association from individuals who continue to disregard the court's mandates. The State does have strong enforcement powers, which include the possibility of shutting down the use of a homeowner's well. We are not near that point at this time, but we must work together to correct excessive water usage.

Other than using too much water, what are some of the issues we have to face? A few of these are:

1. Owners that do not report their water usage (well meter readings).
2. Owners that do not report their water usage in a timely matter.
3. Owners that report incorrect water usage (whether by accident or deliberately).
4. Owners that have meters installed improperly.
5. What powers does the Association have to encourage/require compliance by homeowners?
6. What steps are we prepared to take to avoid serious punitive action by the State?

All of us on the Board ask that you help us to work through these issues.

### **Richmond-Lennar Update** *by Dan Rivers and Corinne Solano*

Paul Thompson, who recently sold five lots to Richmond American Homes ("Richmond"), is one of the three developers and also an officer of the "Declarant", as referred to in the Kings Deer Highlands Covenants. The Board recognizes Paul's rights under Article 26.F of those Covenants to "enter into agreements with the purchaser of any Lot or Lots ... to deviate from those conditions, restrictions, limitations and agreements herein set forth ..." The Board also wants to ensure that it carries out its fiduciary duties to its membership.

Dan Potter and Brent Hawker, the other two officers of the Declarant, have been in talks with Lennar, but the future of any contract between Dan/Brent and Lennar is at present unclear. Accordingly, this article deals only with the Richmond issue.

Since it is important for the Board to fully understand the extent of the Declarant's rights and responsibilities, and to be aware of all facts regarding the construction of homes by Richmond in King's Deer, the Board has had the following meetings on this subject:

1. During its **April 9** meeting the Board appointed Corinne Solano (Director and Treasurer) and Dan Rivers (Vice President) to begin an effective communications channel with the Declarant's officers and with the KD membership.
2. On **April 12** the Directors met with the HOA's attorney, Mr. Jack Scheuerman, to clarify legal questions and determine appropriate steps by the Board to address issues related to the Richmond as well as the Lennar construction plans.
3. On **April 24** Allen Alchian (Director and Board President) and Dan Rivers met with key representatives of Richmond at their headquarters in Colorado Springs to establish communications between them and the HOA. Richmond representatives included Tom Zieske (President of the Southern Colorado Division, who is himself planning to build a house in KD), Jeff Mark (Director of Land Acquisition and the Board's principal point of contact), and Gary Lest (Vice President of Construction and a Richmond architect.) The meeting was very cordial and we were impressed with the exterior building plans for the first two homes to be built in KD (on Castlecombe Lane and on Brockenbury Court). The plans, which have been approved by Paul Thompson, deviate from KD design standards only in three minor respects (shorter roof overhangs, a few square feet under the required area for the main floor, and redwood railing on the deck.)
4. On **April 28** Allen Alchian, Rich Paul (Chairman of the ACC), and Dan Rivers visited Richmond's Cobblestone Ranch development off Highway 83 two miles north of Franktown. They walked through models substantially the same as the first two planned for KD, one 6,650 sq. ft. (including a 2,200 sq. ft. unfinished basement) and the other 6,150 sq. ft. (also including a 2,200 sq. ft. unfinished basement.). Key points from the April 24 and 28 visits:
  - ◆ Marketing: There will be no human sign waivers, sky balloons, etc. "Marketing will be low key."
  - ◆ Models: Five (5) styles are contemplated, each with 3 choices of elevations and 5 choices of stone/brick.
  - ◆ Exterior: Lower half stone or brick wrapped all around the house, upper half stucco, no hardy-plank.
  - ◆ Roofs: All tile, complex shapes, multi-gabled, multi-slanted.
  - ◆ Garages: All side-load. Any separate garages will be of a style conforming to the main house.
  - ◆ Interiors: Spacious, tile/hardwood floors, air-conditioned, granite surfaces, Viking and Wolfe appliances, finished basement as an option, etc.
  - ◆ Landscaping: Complete plans, but customer may make changes beyond the basic plan.
  - ◆ View corridors: Richmond will respect the white poles (for the house and the optional separate garage).
  - ◆ Guarantee: Everything 1-year, some parts up to 10 years.
  - ◆ Prices: Planned in the range \$750,000 - \$825,000, but will likely be higher.
5. On **May 1** Corinne Solano and Dan Rivers visited Paul Thompson to discuss the Richmond houses, the Board's relationship with the Declarant and the Board's duty to its membership. Key points:

- ◆ Corinne observed that while Paul must consider his customer’s expectations (i.e. Richmond’s), the Board must also consider the expectations of the HOA membership. We agreed with Paul to balance these expectations while focusing on integrating Richmond as a value-added homebuilder in King’s Deer.
  - ◆ Paul stated that we have a problem with definitions. There are few truly “custom” homes in KD, meaning one architectural plan used for one house (no repetitions) by a certified architect. Some builders have built the same model as many as five (5) times, albeit with different exterior features and not in close proximity to each other. Richmond will observe the same guidelines and their homes will fit in very well with the level of recent KD construction.
  - ◆ A few years back, when the three developers decided to go their separate ways, they split up the remaining lots between them and put some of those lots under family partnerships. This gave rise to a rumor in the real estate community that KD was “sold out.” Though untrue, the rumor made it very difficult for the three developers to sell their remaining lots as the builders started going elsewhere. Also, after the down-market period and the competition with other newly developing communities, most of the builders who had in the past built in KD perceived KD as “a has-been community” and proceeded to build in other communities.
  - ◆ Last year Richmond contacted Paul, who then sold them five of his lots. They have the option to purchase another 15 lots, depending on the marketability of the first 5 homes. Richmond sees KD as a fit in their upper-end market strategy.
  - ◆ Paul will share the Application Fee on houses beyond the first two: \$200 for Paul, \$500 for the HOA. This corresponds to our respective burdens as Paul will do the drawing and placement review and the ACC will follow up to ensure construction in compliance with the submitted drawings.
  - ◆ Paul agreed that the HOA will collect the Ownership Transfer Fee (\$100) and the Enforcement Trust Fund Fee (\$100) in the same way as for all other lots.
  - ◆ Paul has collected the \$5,000 Compliance Fee on the first two houses. He expects to roll this forward to subsequent houses as the first few are completed without any penalties. This should be acceptable to the HOA. (The Board needs to determine whether it is in the association’s interest to hold these deposits. The Board also needs to determine, whether the HOA will collect the \$5,000 Compliance Fee for any additional houses and if the ACC will be responsible for compliance reviews with Paul, who will then work with Richmond to comply.)
  - ◆ Mail boxes will conform with the Highlands covenants.
  - ◆ Paul will allow the ACC to review drawings on future houses and landscaping to offer suggestions to him for his consideration prior to granting Richmond plan approval. The Board expressly agreed with Paul that this will be a courtesy that he may in the future withdraw and that it in no way shall be construed to affect the Declarant’s rights under the Highlands Covenants by setting a precedent or otherwise.
  - ◆ Paul gave the Board the drawings (the structure and its location on the lot) for the first two houses. As agreed by Lenard Rieth, attorney for the Declarant, Paul will give the Board future drawings as well once they have been approved by him.
  - ◆ The ACC will monitor construction and the Board agreed with Paul not to be nit-picky. It is also agreed that Paul and the Board will communicate promptly if any problems arise.
  - ◆ Paul has already contacted Richmond regarding the size and features of the large builder’s sign, and Richmond will place a “tasteful” sign by its “Welcome Office” on Castlecombe Lane. He will also ask Richmond to relocate the smaller sign recently placed across the foot path. Any future small signs placed in front of a home being built by Richmond will say something like: “This home is being built for Mr. & Mrs. Smith by Richmond American Homes”.
  - ◆ Paul confirmed that a similar Richmond house will not be built in the same cul-de-sac and that he will follow the same guideline regarding geographical distance between similar houses as has been previously followed by the ACC for homes built with similar architectural plans.
  - ◆ The consensus between Paul, Corinne, and Dan was that the meeting had laid the groundwork for future cooperation and communication on the basis of mutual trust and respect.
- The Board will also seek to establish cooperation and communications with Brent Hawker and Dan Potter to control rumors and misunderstandings in the community regarding any future lot sales by them or their related parties.
- An important reminder to the HOA membership:** The Board has now established a dialogue and a working relationship, including specific points of contacts, with both Richmond and Paul Thompson. The intent is to return peace and tranquility to King’s Deer. In furtherance of this objective, the Board at its May 4 meeting unanimously passed the following resolution (moved by Marshall Boss and seconded by Mike Abplanalp):
- WHEREAS the Declarant is acting fully within its rights under the King’s Deer Highlands Covenants per HOA counsel, and*
- WHEREAS the Board does not see any grounds at this time for legal action of any kind by the HOA based on the covenants and bylaws or on present or past circumstances or on actions of present or past Directors,*
- NOW therefore, Be it resolved*  
*That the best way forward is for the Board to communicate and negotiate any difficulties in good faith with either the Declarant or the builders, keeping the membership fully informed and addressing their concerns.*
- In order to promote sound negotiations and clear communications, the Board asks the membership to please refrain from approaching the Declarant and its clients directly. Please feel free to bring your comments, questions, or concerns directly to the Board or to Corinne Solano or to Dan Rivers (the latter two being appointed by the Board as points of contact in

this matter.) Anyone wishing to see the drawings for the first two Richmond homes may view them at the King's Deer office.

## Annual Garage Sale—Saturday, June 9

The King's Deer annual garage sale is **Saturday, June 9** this year. Our covenants restrict all garage sales to this one event each year, so start planning now.

The Association will do the advertising for you, in *The Gazette* and the *Tri-Lakes Tribune*, during the days leading up to the event. Homeowners who wish to participate only need to tie balloons or place a large sign on their mailbox Saturday morning and open those garage doors to attract the crowd to their driveway.

This year we will increase visibility to your property by setting up a Garage Sale page on our web site. We will show the location of King's Deer, and include information about the event. **We will create a King's Deer map that includes the address and exact location of all garage sales in King's Deer, and a brief description of sale items at each location.** This map will be available for download from the web site so shoppers can print it and head directly to your house on Saturday regardless of where you might be hidden in King's Deer.

To include your home on the map, send an email, to [admin@kingsdeer.org](mailto:admin@kingsdeer.org). Put "Garage Sale" in the subject line and give us your home address in the message body. You may also include up to 20 words to briefly describe items you are selling. We ask that you include your name and phone number in the email so we can contact you in the event we have any questions when preparing the map; names and phone numbers will *not* be included in the map. We must receive the email not later than Thursday, May 31; submittals received by any other means (e.g. phone, letter, etc) or after the deadline will not be included. We will create the map and post it for download on the Garage Sale web page by Thursday, June 7.

So, start that Spring cleaning now and be ready to take advantage of this great once-a-year event! Or, plan to make the rounds in King's Deer yourself to catch some bargains and meet the neighbors as well

## The Last Newsletter??!

No, this isn't the last newsletter, but it is the last newsletter coming to you by US mail. Our budget is stretched too thin to continue absorbing the nearly \$500 per publication. In the future, we will only post the newsletter on the web site as we've been doing for over a year, now. You have the option of receiving an email notice when we publish and post a newsletter. To receive the email notice you simply log in to the Owner Area of the King's Deer web site then go to the "Update your personal info" page;. Once there, scroll down and you'll find a line labeled, "Newsletter" Check the option labeled, "Send me an email...." Be sure to enter your email address in the Email Address field on that same page. Then click the "Save Data" button at the bottom of the page. You're then set up to receive an email each time we publish and post a newsletter on the web site.

While you are updating your personal info in the web site, we ask you to look at the line labeled "Notice of Issues." If you select "Send me an email notice..." you will receive and email from the Association when the Board wants to inform the membership of immediate importance. We send these

infrequently, and they are generally reserved for important events or issues that the Board of Directors feels warrants the immediate attention of the membership. We strongly recommend you accept this option.

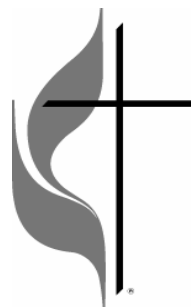
If you don't have a user name and password to log in to the owner area, please contact our business office at [admin@kingsdeer.org](mailto:admin@kingsdeer.org) and ask for one. Be sure to give your name and King's Deer property address. We'll then send you a temporary user name and password to get you started.

## Director Introduction by Marshall Boss

I want to thank the Board of Directors for selecting me at the April 30th meeting to serve on the Board. I have been a homeowner in Kings Deer for 9 years and I truly like living in this community. The scenery is great, the neighbors are wonderful, and the weather gives me a good excuse to stay home from work a few days a year. I believe that the developers of Kings Deer did an excellent job creating a quality community and the homeowners share a common interest in maintaining the quality and value of the community. I plan on being here for a while.

I have not been heavily involved in the HOA previously; however, the events of the last year prompted me to get more involved. We face a number of challenges this year and I hope to contribute to reaching resolution. You have a new board of directors, most of whom have never been elected to any Board position. I ask that you give us a chance to address the challenges that we face and move forward. I encourage each and every homeowner to give feedback to the Board and join the committees that are starting to become active. We have three board positions that expire in November. Please consider running for a board position in November and helping shape the future of Kings Deer.

# WELCOME HOME TO:



Tri-Lakes

United  
Church

Methodist

20256 Hunting Downs Way  
Monument, CO 80132

Sunday Worship:

8:30 & 11:00a.m., 5:00p.m.

Church School: 9:45a.m.

(719) 488.1365

[www.tlumc.org](http://www.tlumc.org)



P.O. Box 3143  
Monument, CO 80132

### Volunteers Wanted!

King's Deer has plenty of opportunity for members of the community to volunteer. We've heard you suggest creating committees to accomplish a variety of tasks. You said you're willing to help the community and the Association. Here's your change! There are now thirteen committees available covering just about any interest. Visit our web site and click the *Administration* link, then the *Committees* link for a list of committees. If you find one that possibly interests you, or if you just want to assist with occasional office work, contact Pat at the office (488-2840), or send an email to [admin@kingsdeer.org](mailto:admin@kingsdeer.org) for more information.

### King's Deer Community Meeting

The Board of Directors is planning to host a community meeting for the membership to update the members on business issues of the Association. This will also be an opportunity for the membership to question the Board on a variety of topics, or to simply express your opinions on the effectiveness of the Board.

Although an exact date for the meeting has not been set, the Board is currently targeting late-July or early-August for the meeting. Please watch your mailbox and the King's Deer web site for updates on the meeting. We will insert it into the Calendar page of the web site as soon as a date, time and place is set.

### King's Deer HOA Reminders

**Business Office Location, address and phones:**

**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](mailto:admin@kingsdeer.org)

**Annual Garage Sale:** June 9, 2007

**Mowing deadline:** July 1, 2007

**Annual Meeting:** November 13, 2007

**KD Office Holidays (closed):**

- May 24, 25, 28,
- July 4,
- Sept 3,
- Oct 22,
- Nov 22-23,
- Dec 24–Jan 1, 08,
- All school district 38 snow days.