

## President's Corner *by Allen Alchian*

Election year 2008 is upon us. But I'm not referring to the national elections. Rather, we have an association election coming to your door next month. This is the outcome of the many meetings and discussions from 2007 and 2006 when some King's Deer members questioned, indeed even alleged, that the homeowners association was not "legal" because of the process to combine two former homeowners associations in 2003. Our lawyer put that notion to rest last fall, but it was acknowledged that we have some "inconsistencies" in the corporate documents stemming from the November 2003 action that should be resolved. The Board promised to provide a solution to those inconsistencies, and we are finally just about there. Please see Dan River's article, "Changes to Our Governing Documents" for details, and watch the mail in early May for your opportunity to "fix the problem." **The Board of Directors unanimously recommend a "YES" vote for each of the three ballot questions on the ballot.** Please participate in this very important vote. It is a vote by mail, so participation is simple.

The Board has taken the unusual step to appoint as treasurer a person who is not a director of the association. The Bylaws recognize the special knowledge and duties required of a treasurer by specifically allowing for the treasurer to be filled by someone who is not a member of the Board. King's Deer resident Charlotte Christensen was appointed treasurer in February, replacing director Penny Dyer in this very important role. Charlotte is an accountant by profession and education. In the final months of 2007 she volunteered to help bring the association's financial records up to a very professional level. Her efforts made management of the association financials more accurate and reliable. The financial records are more transparent and the financial reports are produced with the timeliness and regularity that one would expect from the association. Having been president of the association through 2007 when we struggled for months without dependable financial reports, Charlotte's contributions in our financial management is nothing short of a blessing. So, when she agreed to accept the position of treasurer, I and the other directors unanimously agreed that this was an opportunity we should not pass up. Director Penny Dyer now has the role of assistant treasurer and remains involved in the financial activities of the association.

This year the Colorado Division of Natural Resources has been looking very closely at the reported water consumption for each King's Deer resident from 2007. This is evidenced by a letter from that office to me as association president, in February. The letter noted that specific properties—listed by address—were exceeding their annual water allotment. I had the unpleasant task of relaying this information to those King's Deer residents which was almost half of the entire membership! I don't have space here to tell the whole story. You can see the letters and review the full story on our website by selecting "Water" then "Water Issues." My point is that the state is monitoring the water consumption of individual homeowners. Irrigation seems to be the major culprit of excess water usage. Don't miss director Dick Robertson's articles in this newsletter which provide helpful hints and information about water use and conservation.

Now, I want to publicly extend a very special thanks to our generous neighbors at the Tri-Lakes United Methodist Church; specifically, to Jeff Gray and his Faith Works program. They gave their Saturday morning, April 19, to walk Roller Coaster Road through King's Deer, picking up litter. I'm sure I speak for all King's Deer members in thanking them for their contribution to keeping our community looking great! Many thanks to you all!

Finally, back to elections again—the national elections this time. A Signage Policy has been adopted by the Board. It provides for display of political signs *within guidelines* as set forth by the state legislature in 2005. The policy can be found on the web site under "Rules, Covenants and Standards", then scroll down to *Signage Policy*.

## Common Area Maintenance *by Mike Abplanalp*

Fellow King's Deer residents, it's becoming that time of year when things really get busy for us. This year, we are getting a good start to stay ahead of the work that needs to be done to ensure our community is beautiful and well kept all year long.

By the time this news letter arrives at your door, the trails will have been graded, and pre-emergent will have been placed on all trails, the entrances and the playground area. The lawns at the entrances and the playing field will have received their first round of fertilizer and the pond will have received its first round of algae and mosquito control.

With the housing market the way it is, it's ever important for us to keep our community looking the best it can. For many years, King's Deer was the place to be in Northern El Paso County. The outward appearance of our community slipped a little last year, but because of Penny Dyer's hard work towards the end of last year and the preparation and planning so far this year, we will restore the pristine, natural beauty that make this area a family favorite.

Three areas are in need of your continued support:

1. Personal Property Appearance – The mowing deadline this year is set for June 24th. Please plan accordingly. There are several companies in the area if you need to have it hired out, but get on their list early. They get very busy and several lots went way over the deadline. Let's be sure to get it done on time this year. Also, let's do our best to keep the clutter around our houses to a minimum. Everyday, there are potential buyers driving through King's Deer. The appearance of your property will definitely have an effect on those around you.
2. Street Lights – Our street lights are in constant need of repair. Our MVEA contract covers bulb replacement and general repair, but I don't get around the neighborhood every week to check which lights are out. If you see a street light that is not working, please send an email to [admin@kingsdeer.org](mailto:admin@kingsdeer.org) or use the Contact Us link on our website. ([www.kingsdeer.org](http://www.kingsdeer.org)) MVEA has been pretty good about getting them repaired within a week's time.
3. Appearance of our Play Ground and Ball Field – For now, the HOA is not regulating the use of our playing field and play ground area. Many of you have kids who play on teams that practice on our field. Please remind

the coaches of those teams to clean up after themselves when they leave our common areas. We have provided a trash dumpster, picnic tables and a porti-potti. They need to act responsibly and keep it clean if they expect to be granted future use. Also, if you are interested in participating in a work day at the play ground and field, please send an email to mike.abplanalp@hp.com.

If you have been down to the play ground this spring, you've seen that it's in need of significant maintenance this year. Play ground equipment will be painted, sand added to the Volley Ball court and a new net installed. Some landscaping maintenance needs to be done as well. We plan to get that done early this summer.

Thank you for your continued support. Please let us know if there is something you think we should focus on and let's make this a great summer season for King's Deer.

### King's Deer Garage Sale Weekend

Time to clean out that garage! Saturday and Sunday, May 17 and 18 is King's Deer Community Garage Sale Weekend. Unlike previous years, the entire weekend is dedicated to garage sales. The association will place advertisements in *The Gazette* and the *TriLakes Tribune*. All you have to do is put a sign or balloons on your mailbox and get your valuables organized for display.

Like last year we will produce a guide map to the garage sale locations. The map can be downloaded from the King's Deer web site prior to and during the event. To include your address on the map, send an email before Monday, May 12 to admin@kingsdeer.org with "Garage Sale" as the subject. Be sure to insert into the email body your name, property address of your sale, and a contact phone number in case we need clarification on something. Names and phone numbers will not be in the map.

### Mowing Deadline

Tuesday, June 24 is the deadline for the mandatory mowing of King's Deer lots this year. Why the deadline? Because the tall grasses on our lots serve as a fire hazard that allow fires to spread rapidly. Even if we are lucky enough to have afternoon rains, the winds quickly dry out the vegetation and soil.

In previous years the mowing deadline was in July or even August. Experience has shown that by the end of June, our lots are already covered by tall grasses and thistle is about ready to bloom. The purpose for mowing the lots is two-fold: fire mitigation and noxious weed control. With the Independence Day holiday in early July, fire is a significant concern, so having lots mowed by June 24 will help us avoid, or reduce, the devastating impact that a fire could bring to us all in King's Deer. Please continue to keep your lot mowed throughout the growing season; you neighbors will appreciate the effort.

### Royal Troon is Posted! *by Richard Robertson*

As a former Traffic Engineer for the Virginia Department of Highways I have long been intrigued regarding the process by which residential speed limits are established. Every resident has their own view and of course politicians love to get into the decision making process. In these types of situations I think my year at Yale studying at the Bureau of Traffic and my nine years with the Commonwealth of Virginia were wasted.

Having gotten that off my chest, I am pleased to see that we now have speed limit signs posted for Royal Troon at Roller Coaster & Royal Troon and at County Line Road & Roller Coaster. These establish a 25 mph speed limit for Royal Troon, which is reasonable since Roller Coaster is posted with a 35 mph speed limit. Whether each of you will agree with the posted speed limits, we can be thankful that these are now posted as they should have been from the time the streets in King's Deer were accepted into the El Paso County system of streets and highways.

A special note of thanks is due one of our homeowners, Mr. Richard Perez, who lives on Hunting Downs Way. While I did discuss the matter with the El Paso County Department of Transportation, it was Mr. Perez's efforts which resulted in this action by the County. The signs now provide a clear basis for enforcement of the speed limits and hopefully will result in lower speeds on both Royal Troon and Hunting Downs Way.

### Water Use and Conservation Committee

For those of you who might be interested in helping our homeowners regarding correct reporting and meeting the usage limits established for water in King's Deer and to develop policies and procedures related to these matters we have at least two vacancies available on this committee. Please contact either Dick Robertson, Tony Winslow or Pat Wasson if interested.

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### Snow Fences

If you have a snow fence and it is still up, please accept this reminder that it soon will be time for them to come down. Snow fences are allowed from October 15 through April 30.

Snow fences are permitted in King's Deer, if approved by the Architectural Control Committee, for use up to five years from the date of ACC approval. They are allowed to help residents find the optimal location for a "living snow fence"—trees—and to provide time to get the trees planted and established. Therefore, if you've been using a snow fence for two years, this is the season to get trees planted in the area of that snow fence so they'll be ready to do the job when the snow fence permit expires.

### Spring Cleaning *by Al Walter (CEOC member)*

It's spring!! That means after a long winter our thoughts are turning to outdoor activities, such as – you guessed it – spring cleaning. Over the winter, a lot of trash and debris has blown across King's Deer and settled in yards, culverts, unsold lots, open spaces, and along the roadsides. We are asking each resident to help keep King's Deer beautiful by taking a few moments to pick up and properly dispose of any trash and debris that they may come across when out and about in the community. We cannot emphasize enough the benefits of having a community free of trash and litter. A litter-free community reflects our pride for the area in which we live, and has a positive effect on home values – something in which we all have an interest. For example, the April 6, 2008, Gazette Guide to Real Estate described King's Deer as "quiet, idyllic subdivisions and some of the nicest homes in the county." According to *The Gazette*, the median sales price of King's Deer homes has risen steadily from 1998 through 2007. The overall appearance of our community, in part, contributed to this positive description of King's Deer and to the increase in home values.

Some simple steps you can take:

- Make sure that trash and recycle materials put out for pickup are secured in containers and cannot blow away;
- Pick up and properly dispose of trash and debris that blows onto/across your property;
- Secure any material that can be blown about by high winds;
- Pick up and properly dispose of trash and debris that you come across while walking along trails, roadsides, or in common areas;

- Don't toss trash from vehicles or allow trash to blow out of vehicles;
  - Notify the King's Deer Executive Director at 488-2840 if you observe trash or debris blowing from construction dumpsters or from construction sites.
- Show your pride in our community by helping to keep it litter-free.

## Changes to Our Governing Documents

By Dan Rivers, Vice President

The 2003 merger of two earlier homeowners associations into the present, single King's Deer Highlands HOA should have included some alterations to the Articles of Incorporation and to the Bylaws. These changes have now been drafted and will be submitted to our members for a vote.

You will receive a ballot and supporting materials in the mail in early May. Many of you will find the materials rather dry and uninteresting. They, indeed, appear to be so. However, they carry out your loud and clear instructions to us last fall, "fix the problem" so they are important.

The Board of Directors will host an informational meeting on the evening of Tuesday, May 20, 7 PM at the Prairie Winds Elementary School to review the ballot questions and answer any questions you may have. You may also refer questions to the Board through the King's Deer website Contact Us page, or email [admin@kingsdeer.org](mailto:admin@kingsdeer.org).

Although the exact wording of the ballot questions is still being developed, the ballot, as of now, presents three ballot questions to vote. Each question is structured so that the success or failure of one is independent of the success or failure of another.

One ballot question addresses the alterations to the Bylaws and Articles of Incorporation that should have been accomplished in 2003. This ballot question will "fix the problem" that should have been accomplished in 2003 when the associations were merged.

A second ballot question will remove a provision from the Articles of Incorporation that gives the declarant the right (a so-called "declarant right") to appoint or remove members from the Board of Directors. It is questionable as to whether the declarant still has this right in the wake of the 2003 merger of two associations, but the current board and the HOA attorney felt it would be best to purge that ambiguity by deleting the provision entirely.

The third ballot question proposes to delete "Highlands" from the formal name of the homeowners association so the legal name will become "King's Deer Homeowners Association, Inc." which is the original name of the homeowners association. The name included "Highlands" as a result of the merger of two associations in 2003 because the Bylaws and Articles of Incorporation for King's Deer Highlands became the surviving corporate documents for the combined association. However, the area continued to be called King's Deer and most references to the association still use the original name. This caused some confusion. So with this voting opportunity, the Board offers the membership the opportunity to restore the original name, *King's Deer Homeowners Association*.

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*...informational  
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Elementary  
School...*

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## The Board of Directors is unanimous in strongly urging a "YES" vote on all three ballot questions.

The vote is entirely by mail. You will soon receive your ballot with a stamped, self-addressed return envelope and more information about each ballot question. Also, we will soon have a new page on the King's Deer web site dedicated to this vote where we will post more information about the ballot questions with answers to the most frequently asked questions about the ballot questions and the voting process.

Thousands of dollars of your association's funds have been spent getting to this point. Please help us make this vote a success. Thank you in advance for your cooperation!

## Vehicle Parking – Round 2 by Marshall Boss

In the February King's Deer Kronicles, we asked the community for input regarding how the HOA should pursue parking of vehicles outside of garages. We received a little over one dozen responses and we want to thank those who provided input. The responses ran the gamut from a desire for strict enforcement of the parking rules to suggestions that no enforcement is required. There was no clear consensus from the community.

The HOA Board Committee and the Covenant Enforcement Oversight Committee will continue to develop enforcement policies that implement the spirit of the covenants and serve the needs of the community. The committee continues to solicit and welcome views from the community regarding parking and other issues. Use the "Contact Us" link on the King's Deer website to tell us what you think. As always, reports of covenant violations will be addressed by the HOA within the limits of our resources.

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## Water, Water Everywhere, Nor Any Drop to Drink

by Richard Robertson

Most homeowners in King's Deer won't have to worry about this in 2009, but for a few it may come to pass. Several home owners feel they have a right to use whatever amount of water from their well that they deem desirable for their situation – that the State of Colorado has no right to limit their use. In particular, this includes a number of homeowners who have landscaped their property extensively, sometimes claiming it is required by the covenants – and some even include a pond, not to mention pools! These are all fine as long as you stay within your allocation. Then there are those homeowners using more than their water allocation mandated by the State of Colorado, but who do not seem to be making any effort to bring their usage in line with their allocation. Of course, there are homeowners making serious efforts to join the majority of homeowners that are within the limits set by the State of Colorado.

On February 21, 2008 the HOA received a detailed letter from a Water Commissioner for the Colorado Division of Natural Resources.

This letter analyzed the water report for King's Deer's 2007 Water Year. The following are a few key sentences in that letter:

"Attached is a list of the lots that did not send in meter readings, over-pumped or may be suspected of erroneous meter readings. The failure of individual well users to comply with the terms of the augmentation plan may result in enforcement actions by the Division 1 Division Engineer which could result in orders to limit usage. Any well user that violates an order of the Division Engineer could be subject to fines, court costs and attorney fees."

"I will work with the HOA in assisting their members to voluntarily comply with the decree and permitted conditions for this augmentation plan as well as increase the accuracy of reporting data."

The State of Colorado is working with us, but they are serious about each homeowner coming into compliance with their requirements. They do have the power to cap individual wells, and then those homeowners may join "The Ancient Mariner".

One very encouraging development is that since the letters from the Water Commissioner for this district was sent to the homeowners, the HOA has received excellent cooperation from homeowners in receiving good reports that were considered inaccurate or not submitted at all.

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## Water Domestic Use Versus Landscaping Use

by Richard Robertson

All of us have the same issue of not knowing how much water we need to take care of baths, cooking, laundry and the other needs for our family, as opposed to how much water we use to for landscaping, pools, ponds and whatever else goes on outside our homes. For those homeowners using less than their water usage as allocated by the State, this is not that important. For all those using an excess amount over their allocation, it is a problem, and one which may become extremely serious in the future.

Experience in reviewing the consumption of a number of King's Deer owners indicates that outside irrigation is the most common cause of our members exceeding their water consumption limit ( pools and ponds are also significant). Generally, annual in-house use seldom exceeds more than about 75 percent of the annual limit. Right now – April – is an ideal time to estimate the amount of your annual in-house consumption. Here is how to do the estimate yourself:

1. Read your water meter today. Assuming you read your water meter in October 2007, six months have passed – half a year. (Reading the water meter properly is essential. For help, visit our web site. Click on "Water" and then "Meter Reading Help").
2. Compute the amount of water that has been drawn through your well meter in that six months by subtracting the October 2007 reading from the current meter reading.
3. Multiply the six month consumption (step 2) by 2 and the result is an estimate of how much water you use in your home throughout the year. Typically, in-house water use doesn't vary too much from season to season.

What does vary with the season is the outdoor use of water. Irrigation systems, especially lawn watering, consume lots of water. This is why the Colorado Water Court, in the King's Deer Water Augmentation Plan, singled out landscaping as being limited to no more than 3000 square feet of irrigated area. How many of you have exceeded this limit and are in violation of the Court?

The primary step to controlling your use of water for irrigation is to estimate how much water you expect to use in each branch of your irrigation system. If a branch drips water to shrubs, count or estimate the number of drip heads on the branch. Drip heads deliver from 1/2 gal/hr to 2 gal/hr, depending on the head. This might sound like tedious and dirty work, but knowing how much water you expect to be delivered to the plants in a given period of time will help you control the amount of watering, plus it provides the added benefit of giving you an indication of a leak in the branch. Leaks are the biggest cause of excessive water consumption and they are common in three areas.

First, the irrigation valve might leak. If the valve leaks, a lot of water silently drains away continuously for the four to six months your irrigation system is charged. Therefore, when you charge your irrigation line this spring, check your meter to verify it is not recording any water flow when you expect everything is turned off. If you see any movement in the meter dial at all, you've got a leak. If the leak stops when you turn off the water supply to the irrigation valves, you've isolated the problem.

A second and very common source of unexpected water consumption in the irrigation system is leaks in the buried irrigation pipes. Those flexible black pipes that feed the sprinklers and drip heads are often punctured—even cut in half—by the little burrowing rodents (voles, pocket gophers, etc.) that are prevalent in all our yards. It is not unusual to find at least one leak caused this way during the winter. They often burrow in the irrigation system trench line presumably because the ground is softer there.

Use the water meter to determine how much water is being pumped through each branch of your irrigation system. For example, read the meter before you turn on a branch, then run the branch for 30 minutes and read the meter after the 30 minutes. (Obviously you don't want someone using water in the house during this test.) Then estimate if the amount of water exceeds what you would expect to be flowing through that branch in 30 minutes. You can often find where the leaks occur simply by walking along the trench lines after the water has been running for about 30 minutes. If there is a leak, it will probably be evident when you step on that part of the irrigation trench line. (It obviously helps to know where your irrigation lines are buried.)

Third, check all the drip heads and sprinkler heads. These get damaged and when they do, they release many times their designed water quantity.

If you water a lawn, consider watering in the very early morning. (Some gardeners discourage this, but they don't have to live with the water limit that is imposed on us.) The air is generally calm at night, and combined with the lack of sun and heat, the evaporation rate is much lower than with daytime watering. You can therefore water less.

Be proactive in turning off the irrigation system if we've had rain; don't water unless absolutely necessary. Remember, it is easier to impose a water conservation program on the plants than it is on the family members!

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**MOWING SERVICE**

Having trouble keeping that lot mowed? I can help. I'm a stones throw from Kings Deer and have a John Deere tractor with an 8 foot mower. (Can do the job in less time!)

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## Spring Has Come To King's Deer

by: Rich Paul (ACC Chairman)

Spring in King's Deer means many things to many people.

To the children of King's Deer, it means that spring break has finally arrived and school will be over soon....

To the ladies of King's Deer, it reminds them that its time for spring-cleaning...

And to the men of King's Deer? Well it signals that the time has come to get outside and start those landscaping and construction projects that they were instructed to do by their better half the previous winter.

Now this can be a good thing or it can be a bad thing depending on your point of view and whether or not you were on the delivery end of those instructions or the receiving end.

In any case men, the damage has been done and you no longer have the excuses of winter snows, the Holidays, and the unending cold to put off the inevitable....

It is to this end that the King's Deer Architectural Control Committee would like to remind all the "Bob Villa's" in King's Deer that all exterior construction projects require approval from the ACC prior to any work commencing. Additionally, initial landscaping plans need to be run by the ACC, as well as any expansion of landscaping which includes exterior structures being constructed.

There have been, albeit minor, a few changes made in the King's Deer *Design Standards* in the last few months and it would be worth your while to review them before submitting an application. Doing so will help ensure that these changes have not specifically effected your project and will expedite the approval process.

To briefly highlight the new *Design Standards* changes...

- **Section- V. Setbacks and Authorized Construction Site Location**- An additional subsection concerning building on no pole pad sites has been added
- **Section- VI. House Size** – The introduction has been replaced and a requirement for exterior home walls on all new construction has been added.
- **Section- X. Siding** –The introduction has been replaced.
- **Section- XII. Structure Color** – White is again allowed.
- **Section XIV. Driveway** – The first paragraph has been replaced.
- **Section XI. Guest House** – Additional wording has been added.
- **Section-XXIII. Fences** – The first paragraph has been replaced.
- **Section- XXVII. Signage** – This section now references the new recently approved *Signage Policy*.
- **Section- XXIX. Appendix** – Four definitions have been added.
- **Section- XXX. Wells** – This is an entirely new section.

#### More on landscaping...

This can be a touchy subject for some, in as much as many of us are unaware of the unique growing conditions for King's Deer, which briefly stated is, "a USDA Zone 4 region with an elevation of 7,400 feet above sea level". For those of you that have been mystified and reluctant to do much landscaping because of this enigma, the HOA is in the process of developing a general landscape reference document. This document will consolidate all the various information from the covenants and the *Design Standards* as well as include helpful professional advice. The result will be a reference manual with all information located in one single, logical place. The new informational landscape document will include:

- The minimum landscaping requirements for each subdivision. (*These requirements are the same as always. No changes here*).
- Excerpts of specific sections of the King's Deer *Design Standards* as they apply to landscaping.
- Helpful tips and useful facts concerning landscaping in our area.
- Resource contacts for further specific information concerning any additional questions you may have.
- And yes!!! The document will also include helpful information on controlling the proliferation of the worst nemesis that plagues the individual King's Deer homeowner.... the infamous voles and pocket gophers of King's Deer!

The document is now undergoing final vetting and should be available on the King's Deer website in the near future.

#### In other related ACC news...

As stated briefly above, there now exists a more substantive *Signage Policy* for King's Deer. While the enforcement of this policy falls squarely upon the HOA and the board of directors, the ACC has a

role in as much as the ACC committee must first approve any requested variances of the policy before any such signage is erected. The new *Signage Policy* is now accessible on the King's Deer website or at the King's Deer HOA office.

**Richmond Homes** has informed the HOA that their two new homes, now under construction on Castlecombe and Brockenbury, will be completed within the next month or so and, when completed, they invite all King's Deer homeowners to come and view their finished product.

**New construction** of homes has fallen drastically nationwide in the last 8 to 10 months and, in King's Deer, we are no exception. The last new construction project for a new home in King's Deer was reviewed and approved by the ACC in September of 2007.

Although new home construction has fallen off, other construction projects continue to be received. Detached garage applications continue to come in, although not at the rate experienced in the last two years and repair and updating projects as well as landscaping project applications continue to be received. Currently there are 62 active ACC projects in King's Deer.

**A renewed interest** in snow fences has developed since the snows of 2006. The ACC has received applications for close to 20 snow fences over the last 4 months. Unfortunately, there are a few more homeowners who have erected snow fences without approval and the ACC wishes to remind everyone that all snow fence approvals are only good for 5 consecutive calendar years from the date of approval. The sole purpose of this 5 year approval is to allow the owner the opportunity to determine the optimal location for a living snow fence (row of trees) and to plant and establish it within the 5 year approval period. Furthermore, snow fences must meet the requirements and specifications set forth in the *Design Standards* for King's Deer and they are required to be approved by the ACC prior to being installed.

**In summary**, the ACC looks forward to reviewing your spring and summer projects and are here to assist you in anyway possible. All we ask is that you keep in mind the following ACC point of view, "*It is always easier to ask for permission than to ask for forgiveness*". Be sure to get approval before starting that project! Doing so may save you unnecessary heartache and money.

#### Recreational Vehicles Reminder *by Marshall Boss*

The arrival of spring and summer brings on the RV season. Colorado is a great place to enjoy these activities. Please be aware that King's Deer has a policy, established in 2005, on RV parking that recognizes the need to load and unload RVs at the owner's residence in preparation for a trip. The policy basically permits an RV to be parked outside at an owner's residence for no more than 72 consecutive hours and no more than seven calendar days in any 30 day period. The RV Policy is available on the King's Deer website under "Rules, Covenants, and Standards". If you bring an RV into the neighborhood, please review and follow the policy. And enjoy the summer!

#### Financial Update *by Charlotte Christensen, Treasurer*

Great News! Currently, we have only 8 members who have not paid their HOA dues for 2008. If you are one of those members, this is a reminder that late fees of \$50 per month are being assessed and interest is accruing at the rate of 18% until the balance is received in full. We are very appreciative to the rest of you for getting your dues in on time!

Last year, the membership approved the 2008 budget with \$11,287 of the dues going to the reserve account. With the majority of the dues now collected, we have added that sum to last year's reserve balance of \$31,384. Including earned interest, the total set aside in reserves for future replacement of capital assets is now \$43,270. That fund is currently invested in a 9-month CD. There are no planned expenditures from the reserves in 2008.

That leaves \$176,274 remaining in operating funds at the end of March. \$110,000 of which has been invested in a 3-month CD, maximizing interest earnings until the summer months when maintenance kicks into high gear and those funds are needed.



P.O. Box 3143  
Monument, CO 80132

**Additional Wells Authorized for King’s Deer!**

Thanks to Dan Potter and all the team at King’s Deer Development LLC for getting state approval of an additional 31 wells for King’s Deer properties. Now, every property owner in King’s Deer can receive a permit from the state for a well.

**Love your dog, Love your neighbors**

*by Patricia Wasson, Executive Director*

Dogs left alone all day get bored and restless; they have no job to direct their energy to. Some respond noisily to any and all activity by barking, yapping or howling. But, nothing is as annoying as incessant barking—even for dog lovers. Please consider some bark-abatement ideas to keep the noise down in your area. Your neighbors will thank you!

- *Training. Always the first recommendation for any behavioral problem! Help is as close as the Yellow Pages.*
- *Citronella collars. A humane alternative to the electric-shock, anti-barking collar and costs about the same. Available on the web and in pet stores.*
- *Confinement. Sometimes simply bringing an outspoken dog indoors or confining it to a crate can cut down on the disturbance to neighbors.*
- *Reduce stimulus. Close drapes to help muffle street noise, or leave a radio on to mask it.*
- *Companionship. Dogs are pack animals; they need companionship—a cat, bird, or another dog. Consider a mid-day visit from a pet-sitting service, or drop your pooch off at a friend’s place or a day-care facility once or twice a week.*

With beautiful spring and summer weather in our future, you and your animals will be outside more, walking and playing. According to the US Humane Society, an unleashed dog has an average life span of less than four years. Allowing your dog to run free threatens your dog’s health and welfare, and stresses both of you when you cannot find him/her and your neighbors who do not want nor need a dog trespassing on their landscaping. Please control your dog so that all in the community may enjoy the beautiful Colorado weather.

**King’s Deer HOA Reminders**

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

**Phone:** (719) 488-2840; **Fax:** (719) 488-2949

**Mailing address:** P.O. Box 3143  
Monument, CO 80132

**Email address:** admin@kingsdeer.org

**Office location:** 1691 Woodmoor Dr. Suite 13  
Monument, CO 80132

**Web Site:** <http://www.kingsdeer.org>

**Snow Fence Removal:** Wednesday, April 30, 2008

**KD Annual Garage Sale:** May 17-18 and Aug 16-17

**KD Community Meeting:** Tuesday, May 20, 2008  
7 PM, Prairie Winds Elementary School

**Lot Mowing Deadline:** Tuesday, June 24, 2008

**KD Annual Meeting:** Thursday November 6, 2008

**KD office closure dates:**

May 26, July 4, September 1  
Oct 22, Nov 27-28, Dec 22, 08 - Jan 1, 09  
All School District 38 snow days.