

## President's Corner

by Rich Paul

2009 was a relatively quiet year for the HOA but was not without its challenges.

The economy has had an impact on our community resulting in the reduction of property values, and the real estate market reflected a marked down-turn in home and property sales. When one includes the increase in foreclosures into the equation, the "picture" darkens a bit more.

The board believes these factors will continue into 2010 before an upturn is realized. With this in mind, the most logical course of action for the HOA this coming year is to be conscious of its expenditures while still attempting to maintain the look and quality of the community that we have all come to expect. A balancing act in itself.

At this point in time, the financial liquidity and assets of the community are well positioned and reserve funds are of adequate levels to assure our ability to "weather out" this financial storm, but the HOA must receive the timely payments of the annual assessments in order to ensure this level is maintained. To this end, the board reminds everyone that the due date was January 4, 2010, and unpaid assessments are now late. If you have not done so, please submit your dues quickly to avoid accumulating any late fees.

In other matters....

The HOA is monitoring the ongoing process (started in 2008) of the King's Deer Developers to obtain Water Court approval for selling additional water rights to King's Deer home owners. The Developers gave a presentation of the status of those efforts at the 2009 annual meeting (details of the presentation can be found on the King's Deer website: *Library>Meeting Minutes> 2009 Annual Meeting*) and a statement to the effect that a final decree may be announced by the court in two to three months. The HOA will keep homeowners apprised as additional information is received.

The HOA has received numerous requests about the "Sales Office" at the corner of Castlecombe and Roller Coaster and when the HOA should expect the removal of the building. In November of 2009, the board instructed the HOA attorney to take further action; a suit was filed on behalf of the HOA and is currently in litigation.

In closing, the Board of Directors wish everyone a prosperous New Year and they remain committed to ensuring the trust you have placed in the Board to oversee the stewardship of our community is well founded.

## Snow Plowing and Removal

We are now heading into the snowiest part of the winter season (January thru March) and with that being said travel becomes a bit more of a challenge in King's Deer.

Since the late 90's snow plowing and removal for the King's Deer community has been the responsibility of the El Paso County Department of Transportation (EPDOT).

The County plows roadways on a priority basis. Roadways are classified into 'priority levels'. Level 1 Priority being the highest and on down. Priority 1 Level roadways include the County Highways, main thoroughfares and school bus routes such as Archers, King's Deer Point, Roller Coaster, Kershaw, Royal Troon etc... Side streets and cul-de-sacs are lower priority and thus are not plowed as quickly or as often, and calling the HOA office will not speed up the process.

More details on snow plowing and priority roads can be found on the county's website at:

<http://adm.elpasoco.com/Transportation/>

## Board of Directors Election Results

The Board of Director election results for 2010 were finalized and "certified" on December 9, 2009, and the election results were as follows:

- Rich Paul - 265 votes - elected
- Richard Hanley - 233 votes - elected
- Penny Dyer - 232 votes - elected
- Total votes cast - 277

A fourth candidate nominated at the annual King's Deer Homeowners Association meeting on November 3, 2009, Tony Winslow, later withdrew his name from consideration and, consequently, was not included on the mail-in ballot.

The HOA congratulates the newly elected board members and wish them the best this coming year.

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### **What's New With The ACC?** *By Rich Paul*

In 2009, the first new home construction in King's Deer in over two years was approved and completed. A far cry from the "boom days" of the early to mid part of the decade when the community averaged almost three new construction projects per month. In all other respects, ACC projects submitted last year were of similar type and number as 2008. Although nothing has "officially" been received as of yet, there are rumblings in the distant sky that 2010 may possibly see two or three new construction applications being submitted for approval.

In regards to new construction projects...

On October 20, 2009, the board of directors approved a revision in the compliance fee process for new home construction. As many "Old Timers" in King's Deer may know, the HOA has required a compliance fee for new construction since July of 2006. The purpose of that fee was to ensure that "what was submitted and approved, was what was built." Over the succeeding four years, additional "tweaking" has been necessary to fine-tune this process, and the latest revision in October of 2009, was another of those adjustments. Again, the change only effects owners planning new home construction. The revision effectively changes the way the compliance fee is refunded to the owner of the property. Prior to the October 2009 revision, compliance fees for new home constructions were refunded in two phases. The "construction phase" and the "landscaping phase". Half of the compliance was returned (minus any deductions) upon completion of the structure and the remainder at the successful completion of the landscaping.

Experience demonstrated that more often than not, owners were failing to complete the landscaping portion of the project. It had become evident that owners were placing a low priority on the landscaping phase and its timely completion. This resulted in the loss of that portion of the compliance fee (up to \$2,500.00) and the HOA taking further action through the covenant violation process to ensure the project completion.

In light of this, the refund process was altered. The entire compliance fee (\$5,000.00) will now be retained until the owner has satisfactorily completed the landscaping phase of the project. It is the belief of the HOA that a potential loss of \$5,000.00 may be more of an incentive for a swift completion of the project rather than what was previously the case.

In other news...

On December 15, 2009, the board of directors approved another revision. This time to the *Design*

*Standards*. Based on applications submitted and approved, it was found that project submissions for snow fences were, more often than not, requesting a waiver for the maximum allowed footage. After review, both the ACC and board agreed to change the requirements from a maximum of 50 linear feet or 80 linear feet with a waiver, to a maximum of 100 linear feet without a waiver. All other snow fence requirements will remain the same.

In closing, with spring fast approaching and young men's fancies turning to home improvement projects, the ACC would like to remind everyone to S.Y.P.B.Y.B. (Submit Your Plans Before You Build). It will save you time, heartache, and possibly money.

### **Become A Member of the CEOC** *By Grace Highhouse*

Let 2010 be the year when you offer your time and service to your community. The Covenant Enforcement and Oversight Committee (CEOC) is seeking home owners willing to offer a couple of hours each month to ensure the standards that established King's Deer as the upscale community we moved into are maintained.

The CEOC meets once a month to review recent covenant actions by the Homeowners Association, to determine if there is a need for further enforcement action, and to provide advice to the Board of Directors on unresolved violations.

Interested homeowners should contact Patricia Wasson, HOA Executive Director, by phone at 719-488-2949 or by email at [admin@kingsdeer.org](mailto:admin@kingsdeer.org).

### **HOA Financial Status For 2009** *by Penny Dyer*

All initial financial figures indicate that the HOA finished the year of 2009 in the black. The final numbers will not be ready until later in the month, at which time we will post them on the website.

As we all know, the financial difficulties suffered this year by many, whether by job loss or other circumstances, did trickle down to the HOA in the form of assessment payments. For those homeowners that paid in a timely manner and for those who contacted the HOA to discuss their difficulties, we thank you.

We hope that 2010 will be an improvement for those that have suffered set backs in 2009, and we look forward to serving our community another year.

**2010 King's Deer  
Community Garage Sale  
Saturday and Sunday, June 26-27  
Watch our next newsletter for details!**

## **Common Area Maintenance** *by Penny Dyer*

In my last maintenance article I talked about how the HOA had stepped up the eradication of the thistle and asked that each homeowner be aware and aggressive in removing the weeds from your properties. Last year we did increase the spraying of the weeds, especially within 4 feet of the trails on both sides and what I considered to be a substantial amount of the common areas. In general, a large percent of these areas became marshy during the spring and remained inaccessible until the end of summer which made it virtually impossible to get trucks down into these areas during the height of weed season to be as effective as I would have hoped.

In spite of all our efforts, the HOA, as well as the golf course and some individual property owners, received letters from El Paso County sighting violations of the county thistle ordinance. Therefore, the HOA will be spraying early this year and the KD Board and the CEOC urges property owners to work in unison with the HOA this spring in an effort to bring these weeds under control before they bloom and disperse seeds in the community.

The KD Golf Course has also changed management. We will contact the new property managers to renegotiate the previous maintenance agreement that we had with the old management group for the manicured mowing of the sports field that we have enjoyed in years past.

The entrances, trails and ponds remain in the forefront of our efforts for the enjoyment of the community. We will be evaluating the playground equipment regularly as it approaches its 14<sup>th</sup> season since its installation and the varying lifetimes of the different apparatuses.

As always, we ask that our homeowners not hesitate to contact our office concerning areas that need our attention.

## **King's Deer Men's Breakfast** *by Dennis Delhousay*

For those who are new to the community (and those who have forgotten), King's Deer has a men's breakfast that meets at 8:00 am every second Saturday of the month at The Troon Tavern at the King's Deer Golf Course. The breakfast is a wonderful way of meeting neighbors and a great vehicle of opportunity to become involved in the community. The breakfast usually has many past and present board members attending so it can be a great source for community history as well. There is no set agenda; it is basically "a guy gab session" with topics ranging from the best way to get rid of the dreaded gophers to current issues of the community such as water augmentation. Breakfast is served buffet style and is a great way to get acquainted and keep informed with the activities in the community.

Over the past two years we have had landscaping presentations by Master Gardener Kim Jones in March. This seminar has been held following the morning

breakfast and the seminar is free. We have again been able to persuade Kim to do a seminar this year. The seminar will be Saturday, March 13, 2010, at The Troon Tavern.

Ms. Jones will be discussing shrubs, annual ground cover, perennials and evergreens. We encourage the wives to attend this seminar and have breakfast with their husbands on that morning as well. The Breakfast is at 8:00 am and the presentation begins at 9:00 am. Please RSVP no later than February 13th. Come and join us! For more information and to RSVP, contact Dennis at 488-0072.

## **Burglary And Vandalism** *by Pat Wasson*

On December 4, 2009, a King's Deer home was broken into and several items were removed.

The owners were gone for not more than an hour when the break-in occurred. The owners had just moved into the community a month prior and had not yet activated their security system. If you have an alarm, please use it. If you do not have one, you may want to consider installing one. In some cases, the annual subscription cost will be substantially offset by a corresponding reduction in your homeowners insurance policy.

Additionally, keep your doors locked and garage doors closed, even while you are at home, for your own personal safety and security. There have been instances in the past where strangers have walked right into open garages and helped themselves to what they can find. Also, strangers have entered houses though unlocked side doors *with the owner at home!*

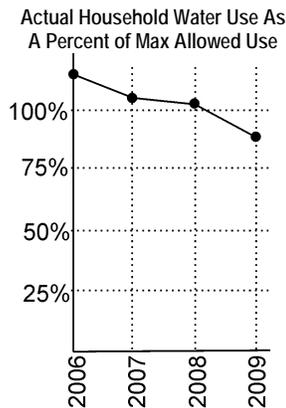
Get to know your neighbors so you and they will be comfortable watching each other's properties for unusual activities. Then, let a trusted neighbor know when you'll be away for an extended period. Be sure to have newspaper deliveries stopped while out of town, or arrange for a neighbor to keep them picked up in your absence. These are common sense, basic principles of an effective Neighborhood Watch program.

The HOA also recently experienced an act of vandalism. A vehicle drove onto the sports field and proceeded to do "donuts" on the field effectively destroying the sod. Please call the HOA office if you see any suspicious behavior in the community, or call the sheriff's office if after normal working hours. If you can get a license plate number, description of the vehicle and / or the occupants, and the time you noted the behavior, it will aid the police in apprehending the violators.

By using common sense principles of safety and security, by watching for unusual activity and taking note of that activity, and by reporting obvious illegal activity timely to the sheriff, we can help reduce incidents in our own community and make it a more enjoyable place to live.

### 2009 Water Report

Annual water consumption for King's Deer residences was down considerably in 2009 compared to previous years, as shown in the accompanying chart. In 2009 the average household used 88 percent of the annual amount allowed. This represents a steady improvement by King's Deer owners to reduce water consumption, and it is the first year the average has dropped below 100 percent of the maximum allowed.



Certainly the wet spring of 2009 was a significant factor in the dramatic drop from previous years, but we believe the HOA efforts to help owners understand that there is a limit on annual water consumption, and how to manage their use of the resource, has been a major factor to keeping the trend going down.

Many owners are now closely monitoring their consumption by reading their water meter each month so they can see when their consumption spikes during irrigation season, and by how much. If you are not familiar with how to read the monthly consumption, please contact the HOA office and ask for assistance. Our goal is to help all King's Deer residents use water wisely.

Another factor that probably contributed to the downward trend was the lack of new house construction over the past couple of years. With very few new houses appearing, there is very little new landscaping which typically requires a significant amount of water in the first couple of years of planting. Once landscaping is established, most shrubs and trees need only occasional watering to compensate for dry spells, rather than regular watering. Experience has demonstrated that for those owners who exceed their annual maximum allotment of water, the most common reason is landscape irrigation. Please be sure you're not over-watering your landscape.

Now that the annual water reporting period is over and the report has been compiled and sent to the state, King's Deer owners can log into their King's Deer account on the King's Deer web site and review their 2009 annual water consumption. Select Owner Log In on the web site main menu, and after logging in select Water, then Review Water Use. Follow the instructions to display the 2009 annual consumption at your property. You will see the meter readings, the calculated consumption in gallons, the maximum allowed consumption and the percent your consumption was under or over the maximum allowed.

A court order, referred to as a "water augmentation plan," limits the amount of water that may be pumped from

each King's Deer well; it requires that the HOA collect the water meter reading for every King's Deer property in October each year and report the annual consumption to the state. We were very pleased to be able to submit an annual report showing the majority of King's Deer property owners well within the compliance limits during 2009. Thanks to all those home owners who have helped bring the excessive consumption of the past under control.

If your property is one of the few still exceeding the allowed annual limit, we invite you to contact the HOA office for assistance in reviewing your particular situation so that your consumption may also be brought into compliance with the water augmentation plan.

### Advertise On King's Deer Web Site

Trying to sell or rent real estate is always difficult. Coupled with the current financial downturn in the economy, the challenge is multiplied, resulting in a buyer's market. Many King's Deer properties remain listed for a year or more before being sold. These conditions make advertising your property in multiple venues more important than ever to ensure exposure to potential buyers.

To this end your association provides a feature on the King's Deer web site dedicated to advertising King's Deer properties for sale or rent. Any King's Deer property owner can write an advertisement about their property and display it on the web site *at no cost*.

To use this free feature, log in to the Owner area of the King's Deer web site. If you don't know your user name and password, contact the HOA business office. Once logged in, select Advertise Property For Sale Or Rent and follow the instructions. Create your ad and save it; the ad will immediately be posted on the public area of the web site along with a link to a map of your area of King's Deer so potential buyers can find the property.

You can keep the ad posted as long as you like, and you can remove it at any time.

Obviously this feature isn't going to improve the real estate market in King's Deer, but association members will find it another tool for marketing their property to potential customers.

So, if you are renting or selling your King's Deer property, give it try; it's free advertising and it might give you the extra exposure needed to find the right customer!

**King's Deer Lot Mowing Deadline**  
**Sunday, June 27, 2010**

## Annual Seedling Tree Program

Every year the Colorado State Forest Service conducts a Seedling Tree Program. The program provides native seedling trees and shrubs at very reasonable prices to owners of at least two acres of land. The program encourages landowners to plant new growth and create natural windbreaks that help reduce soil erosion, protect homes, produce natural snow fences, and enhance wildlife habitat. All King's Deer properties are eligible, and several King's Deer residents have taken advantage of the program to help re-establish native growth on their properties.

Fortunately the program continues in 2010 despite budget cuts to many state and local government programs.

Now is the time to place orders for these plants. The typical pickup date is late April or early May. Pickup of the ordered plants is at the Woodland Park District office of the State Forest Service.

More information about the program is available at the Colorado State Forest Service web site which you can access through the King's Deer web site Useful Links page; under State, click on Colorado State Forest Service Seedling Tree Program. The Forest Service web site has considerable information about the types of plants that are available, how to plant and care for the seedlings, tree selection and placement, plus much, much more.

Some seedlings come potted (bundled in groups of 30 seedlings), and some are bare root (bundled in groups of 50 seedlings). The plants are ordered in bundles of 30 to 50 plants, and prices range from \$32 to \$52 per bundle (plus 2.9% sales tax). One or two bundles easily fit in a car.

There are accessory materials that should also be purchased with the plants to help enhance their survival. These include synthetic polymer, fertilizer tablets, tree guards, weed barrier, and shingles for wind and shade protection. Soil preparation is also extremely important to helping the seedlings survive, and should not be overlooked.

One final note. These plants are native to Colorado and once established should survive with minimal to no supplemental watering. Some drip irrigation is helpful in the initial few years, especially the first year or two, if nature does not provide periodic rainfall. However, the plants should also not be overwatered. If proper and conservative irrigation practices are followed, the amount of water needed should have negligible effect on the total residential annual water consumption. For example, 50 seedlings should not require more than 50 gallons of watering per month during a four month growing season, resulting in a total annual irrigation requirement of 200 gallons. Owners are reminded that compliance with the court imposed limit on our annual water consumption is mandatory and cannot be waived, even to accommodate irrigation needs.

If you are interested in this program, the order form for the seedling program is available on the King's Deer web site home page, [www.kingsdeer.org](http://www.kingsdeer.org). Just click on 2010 CSFS Seedling Order Form in the left margin to download the form. The order form provides additional information about the various types of plants available, the survival accessories and how to use them, and how to place your order. Order soon to ensure availability of your selection.

Additional assistance in the proper selection and care for plants in our community may be found in the King's Deer *Landscape Guide*. This guide was specifically developed for our community targeting issues such as altitude and other environmental conditions unique to our location. The guide can be downloaded from the King's Deer website under Library > Governance Documents.

## HOA Volunteer Opportunities

The Board of Directors has openings resulting from recently vacated positions.

Serving on the Board of Directors typically involves attending one board meeting a month and accepting overall responsibility for one or more programs of the HOA. It is entirely likely that the director will be involved in additional meetings or activities each month related directly to the programs for which they are responsible. Usually, the more successful directors are those who have flexible personal schedules so they are able to attend HOA business during the day and evening.

The Board also seeks volunteers for block captains in the Neighborhood Watch program to help build it into an active resource for the King's Deer community. Details of the block captain's duties are available by contacting the HOA office at [admin@kingsdeer.org](mailto:admin@kingsdeer.org), or 488-2840.

Volunteers are also being sought for the Covenant Enforcement Oversight Committee (CEOC). More information detailing the CEOC committee's purpose and meeting schedules can be found in the article of this newsletter entitled, "*Become A Member of the CEOC*".

If you wish to be considered for appointment to any of these volunteer opportunities to serve your community, please email, fax, or deliver a brief note to the HOA office stating your interest and summarizing how you believe you can contribute to the HOA.

The Board will be taking up the issue of appointments in the near future and will be conducting interviews with interested candidates.

Finally, the HOA offers our sincerest thanks to departing directors, Jim Hazuka, Chuck Zink, Brian Ramsey and Richard Hanley, for their oversight and dedication to the community over the last year. It will be difficult to fill their vacancies with individuals of like caliber.



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Monument, CO 80132

King's Deer Kronicles is an official publication of the King's Deer HOA Board of Directors

### Snow Fences

More and more snow fences are appearing in King's Deer. And they're likely to get a workout in the next couple of months as we enter the traditional period of the heaviest snowfall: late winter and early spring.

Please remember that snow fences in King's Deer are temporary. They are temporary in that they may only be up from October 15 through April 30, and they are temporary in that the manufactured fences are allowed—with prior ACC approval—for five years. After that, they should have been replaced by a "living snow fence"—trees and/or bushes.

If you've been using your snow fence for two years or more, this year it is time to plant trees in the area of the fence so that the trees will be ready to do the job of the manufactured fence within three years when your use of the temporary, manufactured, snow fence should end.

The policy and restrictions on snow fences is found in the King's Deer Design Standards, available from the Association's web site Library.

If you have any questions, please call Pat at the HOA office (488-2840).

### King's Deer HOA Reference

**Snow Fence Removal:** Friday, April 30  
**Community Garage Sale:** Sat-Sun, June 26-27  
**Lot Mowing Deadline:** Sunday, June 27  
**Report Water Meter Reading:** month of October  
**Annual Meeting:** Tuesday, November 9

**KD office closure dates:**

Monday, January 18, 2010  
Monday, February 15, 2010  
All School Districts 38 or 49 snow days.  
*Please see the KD web site Calendar page for updates.*

**Board of Director Meetings:**

5 PM 3rd Tuesday of each month.

**ACC Meetings:**

5 PM 2nd & 4th Thursday  
Meetings are at the HOA Business Office.

**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:** 707 County Line Road  
Palmer Lake, CO 80133

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