

PRESIDENT'S CORNER

by John Highhouse

It's been a busy summer for your HOA, with many of the activities continuing into the fall. The first topic that requires attention is the HOA office moving back to King's Deer on October 25! The new location is in the King's Deer Golf Course club house building, located at 19255 Royal Troon Drive. The phone and fax numbers, email address and mailing address all remain unchanged. For many years the Board has sought ways to get the office located back in the community that it serves. This will provide much easier access to all of our residents, as well as provide a local venue for meetings. We want to thank our previous landlord at the AEV building for providing us several years of outstanding service and hospitality. We also thank the King's Deer Golf Course management for giving us the opportunity to relocate to our desired area.

The move of the HOA office to the golf course club house is another step forward by the HOA to encourage use of the golf course facilities by HOA members. This initiative started earlier this year when the Board of Directors acknowledged that the golf course is an integral part of the King's Deer community and, as such, the HOA should become more involved in getting the word out to the HOA members about the services available at the golf course. Then, the temporary closure of the Woodmoor Pines Golf Course in the spring and the recent announcement of Gleneagle Golf Course closing permanently on November 1 underscored the vulnerability of a golf course to a fluctuating economy. The King's Deer Golf Course is a keystone feature of our community, so it is in the best interest of all King's Deer property owners to see the course succeed in the long term. The HOA therefore has partnered with the course management to help spread the word about services available at the golf course, such as the dining area for lunch and dinner, and the availability of the Troon Tavern to host private parties. This is also a reason why the King's Deer Board of Directors decided to move our HOA annual meeting to the Troon Tavern this year. If you haven't been to the Troon Tavern for an evening meal recently, give it a try. And, don't forget the facility might be the perfect place for your private holiday party in the next couple of months.

Our Water Committee has been hard at work looking into possible solutions for satisfying our current and future water augmentation requirements that are mandated by court decree in our water augmentation plans. We'll be presenting more information in the coming months on this topic. On the topic of property owners purchasing additional water rights, the Palmer

Divide Water Company has withdrawn their application to sell water due to problems encountered in their plan. They may resubmit an application to the water court once the problems are resolved. See more detail in this newsletter's article, "King's Deer Water Update".

Many of you have seen that our trails are being refurbished. This is a much more extensive process than the annual maintenance. More information is in the "Trails Renovations" article later in this newsletter.

Some HOA members received a notice from the County this summer of their need to control noxious weeds. Although some vegetation may have attractive blossoms that residents prefer to retain and encourage propagation, these plants are classified as noxious weeds by the state and therefore the lots need to be kept mowed and otherwise kept free of certain species to prevent their spread. The county encourages the use of specific herbicides, and other weed management techniques to prevent the spread and eliminate classified noxious weeds. More information can be found on the Colorado Department of Agriculture web site (a link is found on our King's Deer HOA web site).

Finally some reminders for upcoming events:

- Submit your water meter reading (mandatory) by October 31.

If you have difficulty obtaining the reading or need assistance, please contact the HOA office well in advance of the deadline.

- Please return your director election ballot to the HOA office no later than October 21. If you lost or destroyed your original, contact the HOA office for a replacement ballot and voting instructions.

- The Annual Membership Meeting will be held at KD Golf Course Troon Tavern on November 5 from 7-9 PM. The Troon Tavern will be open for dinner prior to the meeting. A notification post card will be mailed soon with more details.

Financial Review

With two-thirds of the year now behind us, this is a good time to review our HOA financial situation. Overall, the association appears to be coming through the year in good shape. Based on the total budgeted income and budgeted expenses we are meeting our targets for income from member assessments, and the income is covering expected expenses.

The 2014 Annual Assessment remains unchanged at \$300. Payments are due by January 2, 2014. Statements for the annual assessment will be in the mail in early December. Please contact the HOA if you do not see it by mid-December. The statement will be mailed to each owner at the mailing address in the King's Deer database. You can check the database to ensure your mailing address is current, and update it if necessary, by logging into the Owner Area of the King's Deer web site then click "Update your personal info." If you don't have your user name and password, please contact the HOA by email (admin@kingsdeer.org).

This year the Board proceeded with our plan to commission a professional water study in order to obtain assistance and guidance for meeting our future water augmentation requirements. The study was completed in late summer and the findings provided very useful information for the Board to consider to ensure our long term compliance with the water augmentation plans.

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King's Deer Men's Breakfast

King's Deer has a no-host men's breakfast once a month (usually the 2nd Saturday) at The Troon Tavern. It starts at 8 AM and it's a great way to find out what's happening not only in our development but around the Tri-Lakes area. If you are new to the community it is also an excellent way to meet your neighbors and make new friends. So come join us and enjoy the fellowship and fun. For more information contact Dennis Delhousay by email at ddelhousay@comcast.net.

Financial *continued from page 1*

The Board also approved expenditures for trail renovations that began this year. This expenditure is in line with the estimate in last year's Reserve Study. As outlined in the Reserve Study, this is a multi-year project that will be completed in several phases. Though this is a reserve fund expense, we feel that this year at least some of the funding will be able to come from our normal annual maintenance funds.

The association has incurred more legal fees than expected. Part of this is the result of the association's interconnection with the Palmer Divide Water Company's proposal to sell additional water rights to King's Deer property owners; part of the legal expense is related to our own water augmentation, as required by the State; and much of the rest is for normal legal assistance by our HOA attorney.

The Board has been making the monthly allocations to the association's reserve fund to continue funding this essential account by \$12,700 for the fiscal year.

It presently appears that the association will end the year in the flat, with budgeted expenditures matching income.

Trail Renovations

During the past couple of weeks you might have noticed some work being accomplished on the King's Deer trails. This is restoration work on some of the most severely eroded trail sections.

Over the fifteen year history of the trails, they have been maintained by scraping the trails to restore a flat surface, and adding additional material to those areas where erosion has been too severe to be resolved by scraping the trails. The result has been a gradual reshaping and cutting of the trails so that they are, in many places lower than the adjacent land. This means water flows onto the trail and stays on the trail, aggravating the erosion problem.

The Board of Directors decided it is time to invest in restoring trails to their original contours so they will shed water rather than collect and hold water. The first priority has been to focus on those sections of trail where the grade is steepest and erosion most severe. Additional trail material is being added to the trail to raise the surface, and it is being compacted to help retain the material during periods of heavy rain. Attention is also focusing on clearing many culverts, and adding culverts to promote drainage across the trail without adding water onto the trail.

The trail sections being worked this year are along White Cliff Way, along Roller Coaster Road from the golf course maintenance facility to the golf cart tunnel under Roller Coaster, the trail at the elementary school along Royal Troon, along Kings Deer Point between Royal Troon and Sixpenny, and along Kings Deer Point from Kershaw to the concrete drainage culvert.

The total length of trail restoration this year is slightly more than a mile; we have a total of about seven miles of trail in King's Deer. More restoration is being planned for summer 2014.

King's Deer Office is Moving

The HOA office returns to the King's Deer community on October 25. You will find the HOA office at 19255 Royal Troon Drive, in the King's Deer Golf Course Club House. The mailing address, email and phones are unchanged.

King's Deer Water Sale Update

by Allen Alchian, KD Director for Water Resources

Palmer Divide Water Company decided to pull the plug, at least for the immediate future, on its plan to sell additional water rights to King's Deer property owners. This unexpected outcome occurred last month.

Palmer Divide Water Company, which owns rights to some of the Dawson aquifer water under King's Deer, began their legal quest to sell additional water rights to King's Deer property owners in 2010 when they filed a proposed water augmentation plan with the Water Court. In the months and years that followed, they adjusted and modified their proposed plan in response to concerns registered by King's Deer Homeowners Association and Woodmoor Water and Sanitation District.

By early 2013 it appeared the latest version of the water augmentation plan was headed for approval by the water court later this year. Unfortunately, the proposed plan suddenly encountered an unanticipated obstruction this summer when it became evident that the planned method of water augmentation would not meet the specific augmentation requirements. No alternative method of water augmentation was readily available. Consequently, Palmer Divide dismissed the proposed plan bringing the three-year initiative to an end.

Water augmentation is a process of adding water to a surface stream to make up for depletions to the stream caused when water is taken from a source which feeds the stream. King's Deer residential wells draw water from the Dawson aquifer which feeds both the Cherry Creek and Monument Creek. By pumping water from the Dawson aquifer there is less water available in the aquifer to flow to local creeks and streams. The water rights of King's Deer well owners are subordinate to those who have water rights to these streams; therefore King's Deer well owners must make up for the depletion to the stream by adding water to the stream from another source. This is done each year for every King's Deer well owner by your homeowners association and it is the reason each well owner is required to report their water meter reading to the association every year.

The principals of Palmer Divide Water Company expressed their hope and desire that a suitable and economical source of augmentation water will be found which would allow for the eventual sale of additional water rights to King's Deer property owners to proceed.

Water Meter Reading Time

October is upon us again and for King's Deer homeowners, that means *it's time to read your water meter and send the reading to the homeowners association.*

Readings can be submitted by a number of methods, but all must be submitted in writing. First, an owner can go to the King's Deer web site (kingsdeer.org) and access the Owner Area using their personal login information; the owner can then enter their meter reading directly into the King's Deer database. The meter reading may also be submitted by email sent to water@kingsdeer.org; be sure to include your property address with the email. Finally, you can mail or fax your meter reading to the King's Deer HOA office; again be sure to include your



property address. The fax number is (719) 488-2949, and the mailing address is: King's Deer HOA; PO Box 3143; Monument, CO 80132. Water meter readings must be received not later than October 31, 2013.

You may request to have a volunteer come to your home to read the meter and submit your report for you; it takes no more than a five minute visit. If you need help with this, please contact the HOA (phone: 488-2840; email: admin@kingsdeer.org) and request the assistance of one of our volunteers.

NEPCO Update *by Vern Kuykendall, KD vice president*

North El Paso County Coalition of Community Organizations (NEPCO) recently formed a Transportation Committee to provide additional focus and input to the El Paso County Department of Transportation about transportation issues important to residents of this area. King's Deer resident, Larry Osgood, is a member of this new committee. This presents an opportunity for King's Deer owners to address transportation in a forum with some additional influence.

The September NEPCO meeting featured Jim Reid, County Public Services Director, on County Transportation. Included in the discussion were questions by the new Transportation Committee.

As a result of the floods in the county, some adjustment in the projected maintenance plans will be made to reflect the areas requiring immediate help. The roads of immediate interest to King's Deer are still in the planning stages for upgrade. County Line Road from Furrow Road to I-25 is in the final phases of planning for construction using PPRTA funds in 2014. Highway 105 from I-25 to SH83 continues in planning as a two-phase program. Check www.105corridor.com for current status and information on these needed improvements. The NEPCO web site has all the



charts presented by Mr. Reed available for download. For all transportation questions and issues you may call 520-6460 or email dotweb@elpasoco.com.

King's Deer is one of about 32 member communities in NEPCO. As such, any King's Deer owner may attend the bi-monthly meetings which are held at 10 AM, the second Saturday on odd number months in the Monument Town Hall. The November 9, 2013 NEPCO meeting is scheduled to feature County Commissioner Darryl Glenn who will discuss El Paso County plans and budget. His presentations are always informative and interesting.

Residential Fire Suppression Revisited

by Rich Paul, ACC chairman

As we head into the last quarter of 2013, the submission of new construction projects has continued to grow for the year.

Presently, six new construction projects have been approved with two more pending final approval.

The HOA has also been notified that between two and four more new construction projects will be submitted before the end of this year, most of which will be "Spec" homes, which is always good news.

While this is positive for the HOA, there looms a potential issue that may cool-off this growth spurt.

In the aftermath of the two devastating forest fires the City of Colorado Springs and El Paso County have endured the last two years, pressure has been brought to bear on the County Commissioners to reverse their decision last spring to rescind their decision requiring fire suppression systems to be installed in all new residential construction projects with a total footprint of 6,000 or more square feet.

As first discussed in the October 2010 King's Deer newsletter, an initial appraisal of the requirement seems to apply only to what one would consider a larger home. This would be the case if the requirement only pertained to total finished "living space." Unfortunately, this is not the case. In this instance the 6,000 square feet includes the following:

- All main and upper level living space square footage.
- All basement square footage whether finished or not.
- All area covered by eave overhangs.
- All attached garage square footage.
- All areas of covered porches, decks and porticos.

King's Deer homeowners who built during the two years when the requirement was in place have informed the HOA that the installation of these systems increased the cost of building their homes between \$12,000 to \$30,000 dependent upon the engineering, installation, size and layout of the dwelling.

The HOA brings this issue back to light in the event that there may be owners of King's Deer vacant lots who may be considering building in the near future so they may plan accordingly.

It remains to be seen whether or not this requirement will apply to additions of existing homes and if the requirement will be retroactive for the rest of the original structure if an existing house is modified.

Finally, a reminder to those who might be preparing to submit project applications to the Architectural Control Committee in the last two months of 2013. The ACC meets only once each month due to the holidays. The ACC is scheduled to meet on November 14 and December 12. Please plan accordingly and remember that applications typically require two ACC meetings to obtain approval unless the property owner attends the ACC meeting.

Emergency Evacuation Assistance

If you have a medical condition or a physical disability and might need assistance in an emergency evacuation situation, please call Jennifer at 719 484-0911 now to register for fire department emergency assistance.





King's Deer Homeowners Association
 PO Box 3143
 Monument, CO 80132

PRESORTED
 STANDARD
 U.S. POSTAGE
PAID
 MONUMENT, CO
 80132
 PERMIT NO. 57

RETURN SERVICE REQUESTED

KING'S DEER PRECIPITATION REPORT

The not-very-official King's Deer weather station recorded the following monthly precipitation in 2012 and for the first nine months of 2013:

January	0.06 inches
February	1.46 inches
March	0.02 inches
April	2.15 inches
May	1.05 inches
June	1.28 inches
July	2.46 inches
August	0.17 inches
September	1.88 inches
October	0.89 inches
November	0.00 inches
December	<u>0.53 inches</u>
Total 2012:	11.95 inches
January	0.29 inches
February	0.93 inches
March	1.00 inches
April	0.97 inches
May	1.95 inches
June	0.63 inches
July	2.41 inches
August	4.61 inches
September	<u>5.16 inches</u>
Total Jan-Sep 2013:	17.95 inches

Precipitation, which includes the water equivalent for snowfall, is collected and measured daily in a non-forested area of the King's Deer Classic subdivision.

King's Deer HOA Reference

Important Dates in King's Deer HOA

Report Water Meter Reading: not later than October 31
 Annual Membership Meeting: Tuesday, November 5
 Annual Assessments Due: Thursday, January 2, 2014

Office Closure

Thursday-Friday November 28-29,
 Monday, Dec 23 – Wed, Jan 1

ACC will meet once in November and once in December
 (See website Calendar page for updates)

Office phone: 719 488-2840
 Office fax: 719 488-2949
 Office email: admin@kingsdeer.org

Office mailing address:

King's Deer HOA
 PO Box 3143
 Monument, CO 80132

NEW OFFICE LOCATION

19255 Royal Troon Drive
 (King's Deer Golf Course Club House)

(Do not send mail to this address.)

Website: kingsdeer.org

King's Deer is on Facebook



You're Invited to Join us for our 2013

Open House Dinner

Come Joins us at King's Deer Golf Club
for an Open House Dinner!

Friday, October 11th from 6:00 PM - 10:00 PM

Live Music, Drink Specials, Door Prizes,
Raffles, Giveaways and good fun!

Door Prizes!
Raffle Items!
Giveaways!
Great Food!

Let Chef Privette prepare a dinner that will please your taste buds!

\$19.99 per person includes your choice of the following dinner items:

Grilled Salmon, Seafood Alfredo, T-Bone Steak

Enjoy music from Doug Hulstine while you watch the setting sun from
our dining area over looking the Front Range.

Enter for your chance to win a complimentary 2014 Single Golf
Membership! (Restrictions may apply).

King's Deer Golf Club * 19255 Royal Troon Drive * Monument, CO * 80132

www.kingsdeergolfclub.com



We're more than just golf...
Check out all the changes at
The Troon Tavern.



King's Deer Golf Club is a full service golf club with a new emphasis on providing outstanding food and beverage service for our members and their guests, as well as you, our neighbors here in the King's Deer neighborhood!

With this new emphasis and commitment to raising the quality of food and service, we have hired Chef Tim Privette to create and prepare a wide range of culinary dishes that will tickle your taste buds.

We've always had a great lunch menu featuring juicy, flame grilled burgers, Club Sandwiches and fresh salads. This year we've added a great breakfast menu to compliment the lunch menu. King's Deer Golf Club is the place to beat the crowd and enjoy a hot breakfast made with fresh ingredients at a price that won't empty your wallet. Stop by every Sunday from 9:00 am - 2:00 pm for a fantastic Sunday brunch featuring fresh made Omelettes, Buttermilk Pancakes and home made French Toast, starting at \$7.99 per person.

Taking advantage of Chef Privette's talents, we've also added a dinner menu that will be available Thursday - Saturday evenings. Our dinner menu will feature several of Chef Privette's selections and will rotate on a bi-weekly basis. The dishes will change and evolve based on the seasons and will provide you with a new dining experience nearly every time you visit.

We would love to see you at our Open House Dinner and experience the changes we've made here at the club. Check out our website at www.kingsdeergolfclub.com for all the latest news and a complete calendar of events here at King's Deer. We hope to see you out here at your local neighborhood club!

Feel free to take advantage of the offer attached to experience our new menu's and great food!

Jeff Kelly

Assistant General Manager

Kings Deer Golf Club

Come check out our new menu
at The Troon Tavern!

Bring this coupon in and
receive 1/2 off on any of menu
entree, with the purchase of a
regularly priced entree.

Valid thru 10/31/13

Limit one coupon per visit.