

## PRESIDENT'S CORNER

by Jason Aguilar

Hello Friends and Neighbors!  
I'm Jason Aguilar, your newly elected King's Deer HOA President. My beautiful family and I moved in to

the King's Deer community in March 2012 and I have been an active HOA member since November 2013. I am truly devoted to the King's Deer community and I hope to exemplify that in my term as President.

Our HOA Board of Directors has quite a few new faces to welcome this year. The newest directors are: Stephanie Waltman, Joe Carlson, Dan Snelling and Paul Young. We would also like to welcome back Vern Kuykendall, who has served as a director in the past and has returned to serve one more year. A special thanks to our past directors, John Highhouse, Rich Paul, Allen Alchian, Penny Dyer and David Compton for their service to our community. Our HOA owes these past directors a debt of gratitude, as we have a solid foundation to build our community on.



As an avid golfer and dedicated community member, I would like to fortify the relationship between the King's Deer community and the King's Deer Golf Club. We are currently brainstorming event ideas for the spring and summer. If you have any ideas and/or thoughts on this matter, please contact me at jaguilar@kingsdeer.org.

In keeping with our HOA standards and policies, please look at the important dates reference located on the back page of the newsletter. I look forward to serving as your President and maintaining the prestigious reputation that King's Deer holds. 🏇

## Stephanie Waltman

I am Stephanie Waltman and am new to the KD HOA Board; I will be serving as your Vice President. When I ran for this position I wanted to play a more active role in ensuring our neighborhood maintains its low crime rate, beautiful setting and is positioned to support positive home values and a strong future by taking our King's Deer community to the next level. As your VP I will be working towards these focus areas while supporting Jason our President, managing the yearly calendar of events and working with Pat our Community Association Manager.



Please feel free to contact me via the HOA website if you have ideas around making our community a better place or would like to get engaged with our HOA Board. 🏇

## MEET YOUR DIRECTORS

### Joseph Carlson

Hello King's Deer!

I'm Joe Carlson aka Deer Slayer and a brand new King's Deer Homeowners Association Board of Director who eagerly welcomes this opportunity to be of service to our Community. Wife Kathy, our three children; Michael (11), Andy (9) and Lily (8); and I have lived in King's Deer for 4 years and the Woodmoor area for more than 20 years. Prairie Winds Elementary will never be the same. As the HOA's Secretary,



*Continued on page 2 — Carlson*

### Paul Young

I was born in London, England to British parents, but grew up in Dallas, TX. Attended the Air Force Academy with a Mechanical Engineering degree which I never used as I went to flight school. I flew the F-111 and F-16 for 24 years in both the Active Duty Air Force and the Air National Guard. I currently fly for United Airlines on the Airbus 319/320 out of Denver.



We moved our family of girls to Monument 2 years ago and we are all happily improving *Continued on page 2 — Young*

### Dan Snelling

Dan Snelling is a second-generation Colorado Springs native who has resided with his family in King's Deer since May, 2011.

After more than 20 years of active service, he retired from the Air Force in 1991 and began a retail career with Walmart Stores Inc. that covered more than 25 years. Dan is currently an Instructional *Continued on page 2 — Snelling*



### Vern Kuykendall

Many of you know me from my prior and continuing service to King's Deer. I am a retired engineer who has agreed to complete the one year term on the Board due to a vacancy that arose. I started with the ACC about 10 years ago shortly after my wife, now deceased, and I moved to King's Deer from Pennsylvania. I also have served on the Covenant Enforcement Oversight Committee, Water Committee, Neighborhood Watch, and previously on the Board of Directors. You may see me out walking on nice days (he zig-zags) so feel free to stop me to chat. 🏇



## Carlson *continued from page 1.*

and King's Deer Officer for Water Resources, I'm rapidly learning about the wide and very diverse range of important issues that the King's Deer Homeowners Association is involved in. For example, if you would like to know about water readings and what they are used for or where to find official BOD minutes, I am the BOD person to contact.

If, at any time, you would like to "Rattle My Cage" please email me at [jcarlson@kingsdeer.org](mailto:jcarlson@kingsdeer.org) or give me a call 719-488-1902. I am most assuredly a newbie eager to be of Service to You. You can count on a friendly ear. 🐾

## Young *continued from page 1.*

our skiing skills. I am interested in preserving the King's Deer living experience and just joined the HOA Board as Treasurer. 🐾

## Snelling *continued from page 1.*

Designer for UnitedHealthcare Military & Veterans supporting TRICARE Health Insurance for our active duty and retired military members and their families.

Dan is a Neighborhood Watch Block Captain for two blocks around the Dorncliffe area and is Chairman of the King's Deer Architectural Control Committee (ACC). As a Director at Large, Dan has the added responsibilities of the Architectural Control Committee and the King's Deer Common Areas and their maintenance.

Dan is married and he and Deborah have three sons and four grandchildren. 🐾

## HOA Assistant Treasurer

*by Paul Young*

As Treasurer I make sure that all monies are accounted for, all expenses have been distributed in a meaningful manner, and that meaningful and relevant financial reports like budgets, balance sheets and income statements are produced and distributed. Also, I ensure that the BOD's financial decisions are accomplished with the financial information needed for informed decisions about such items as pre paid expenses, increases in water augmentation costs, insurance, or inventory. In short, I investigate changes bring them to the board for further evaluation or thoughts. 🐾

## What is the ACC?

*by Dan Snelling*

The King's Deer Architectural Control Committee (ACC) is comprised of King's Deer volunteers charged with approving and monitoring construction projects within King's Deer. Each year the committee members monitor 10 to 15 new construction projects as well as 60 to 70 additional projects such as snow fences, remodels, additions, play yards, landscaping, etc. In addition to meeting twice a month (except November and December), the committee members meet on Saturdays as needed to follow-up and monitor ongoing projects. The committee follows a set of design standards developed by previous committee members and approved by the Board of Directors. The design standards were established to preserve the "Custom" look of homes in King's Deer. There is no term limit or a limit to the number of people that can serve on the committee, volunteers are always welcome. Contact Dan Snelling via the Home Owners Association 719-488-2840 to learn more about the ACC. 🐾

## HOA Secretary

*by Joe Carlson*

As the King's Deer Homeowners Association (HOA) Secretary I am responsible for delivering or posting notices of regular and special meetings, making sure that complete General BOD, Special BOD, and Annual Meeting minutes are taken and disseminated in a timely manner (posted to the HOA web site), keeping track of time during meetings and responsible for general record keeping of the HOA. The Secretary also certifies all meeting notices and voting results and maintains proxies and association members' voting authorizations. In addition, the Secretary is responsible for maintaining the association's corporate record book, which should include all meeting minutes and resolutions. Lastly, the Secretary acts as the official line of communication with association members and, when necessary, is called upon to attest to the authenticity of the association's corporate documents and keep the status of the HOA current with various organizations such as the State Secretary of State. 🐾

## What are Common Areas?

*by Dan Snelling*

Dan is the man here! In addition to the manicured entrances to King's Deer, there are more than 22 acres of open/common space. We boast everything from open wild space to walking paths, athletic fields, playground, a pond, and a gazebo. All of these areas require maintenance such as mowing, spraying for insects, trash removal, light replacement, etc. Part of the annual assessment paid by each property owner in King's Deer goes into the maintenance of these areas. Your Home Owners Association (HOA) is continually striving to improve all of the common areas in King's Deer and will always welcome your recommendations. 🐾

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## NEIGHBORHOOD WATCH LEARNING THE FACTS

*By Tom Hadden, King's Deer Neighborhood Watch Community Coordinator*

Hi, I'm Tom Hadden and I've been a resident here for over 10 years and the Community Coordinator for Neighborhood Watch for the past 3 or four years. I maintain a complete list of Block Captains and their contact information should anyone need to contact their Block Captain and not know who it is so contact me at tomhaddan@gmail.com.



Here in Kings Deer we are provided law enforcement from the El Paso County Sheriff's Office. It is a very large county, and not nearly enough deputies to provide a "presence" in any neighborhood other than in passing through on occasion. To improve our deterrent values, Neighborhood Watch tries to be vigilant to detect crimes in progress or soon thereafter to alert our neighbors to whatever dangers may be present. Just knowing that there are neighbors alert to unusual activities is enough to cause some criminals to select other, less vigilant neighborhoods. We also alert neighbors to potentially dangerous situations in the Community such as roaming wildlife, like a mountain lion a few years ago, to fires, etc. as well as safety tips and crime data from the El Paso County Sheriff's office.

Each area within Kings Deer is assigned a Block Captain and we currently have 37 blocks, and about 30 Block Captains. Several of you have volunteered to take more than one block in order to provide coverage. We still have remaining one Block over by the elementary school that has no coverage. A Block Captain only forwards information, both from me and to me. Further they maintain the contact information (email address and phone number) on the residents and owners within their assigned areas by several methods they select, including door to door visits with their neighbors, flyers in the newspaper slot of the standard mailbox, phone calls, emails, etc. I ask them to update their contact information each time a new home is built, or a change of ownership/residence is made in their area.

Participation in the Neighborhood Watch contact group is totally voluntary and we even have some members of the King's Deer Community who have opted out of being in the notification loop. It is an individual choice. I try to screen what is sent out so that information that Neighborhood Watch sends is pertinent and helpful to our mission of deterrence and timely notification of threats to the Community. It is not a method of contacting the Community to find a lost pet, promote a sale, etc. This is to keep our focus and validity to the Community.

As individual homeowners/residents of the Kings Deer Community, what you can do to assist us in maintaining an effective Neighborhood Watch is to keep your Block Captain current on any changes in your contact information. For example, many of us change email providers and/or address on a regular basis, especially with the hacking of these addresses that has occurred in the past several years. Your Block Captain will not know to change your contact information until you let them know about it. Please do this. Further, if you see something that just doesn't seem right in your area, let your Block Captain or me know as soon as possible so it can be assessed for further distribution to the Community. Our Neighborhood Watch has been effective as we have identified and reported to the Sheriff's Office several on-going crimes that were caught in-progress and individuals arrested. When this happens, the word gets out among the local criminals that Kings Deer may be a high risk neighborhood in which to operate. This is all we hope for.

Other activities include fire alerts and updates when a major fire threat, such as the Black Forest fire, erupt and threaten not just Kings Deer, but many others as well. When reporting an event, nothing helps more than a picture included with the email to add clarity to your report. Pictures of suspicious vehicles, actions, smoke plumes, etc. help greatly in expediting and clarifying your message.

I appreciate everyone's continued support as the Kings Deer Neighborhood Watch Community Coordinator and hope we all have a peaceful and crime free 2015. If you are interested in serving as a Block Captain, contact the HOA office at 488-2840, or send an email to admin@kingsdeer.org and please put "Neighborhood Watch" as the Subject or contact Tom at: tomhaddan@gmail.com. 🐾

## KING'S DEER BIKERS

*By Deer Slayer*

Rumor has it that there is a wild and woolly group of bikers that haunt the King's Deer roads led by none other than our own "Leader of the Pack" Dennis Delhousay (we are working on a road name) and I understand that BOD member Penny Dyer and her husband also have ridden with this "gang" of notorious bikers and I quote "I ride with my husband who rides a Honda vtx 1800". If you are a motorcycle aficionado and would like to ride with some other King's Deer riders, contact Dennis at 719-659-7244.



## Covenant Enforcement

*By Laverne R. Kuykendall*

Now what is the Covenant Enforcement Oversight Committee (CEOC) you might ask? Well, the covenants were established by the developers to conform with legal requirements, maintain property values and community appearance, and to ensure King's Deer remains a great place to live. The intent of CEOC's actions is to achieve these same objectives.

The Covenant Enforcement Oversight Committee (CEOC is a volunteer committee that meets monthly (First Thursday of the month at 3PM) with the charter to oversee the process. Minutes of these meetings are posted in the web site Library. The CEOC is not an organization to identify violations but rather to ensure the process is performed correctly and fairly. We are in need of volunteers so contact the office if you are willing to help out in this area

While individual owners may enforce the covenants, this is not a practical approach and the HOA has undertaken the task of interpretation and enforcement of the covenants for the community. The HOA generally detects covenant violations but some are identified by residents with resident reported violations verified by additional witnessing such as with pictures or other documentation. A letter is then sent to the property owner advising them of the violation and the need for resolution. If the violation is continued, a second notice is sent and the violation is referred to the Board of Directors for a hearing. The property owner may, and is recommended, to attend the hearing to discuss the violation. The Board may close the violation, impose fines typically after allowing a period of time for resolution, and/or impose conditions or penalties for future violations. Note that many violations may be avoided by advising the HOA office in advance of special circumstances, such as guests with a mobile home coming for a short stay. 2014 Violations are identified in the below table. 🐾

Type of Violation	Number	Type of Violation	Number
Fences	0	Recreational Vehicle	7
Parking	56	Nuisance/Dogs	3
Play Equipment	3	Mowing	87
Landscaping	1	Dead Trees	27
Dumpsters/Trash Cans	26	Trailers	14
Water Meter Delinquency	21	Miscellaneous	3

## King's Deer Men's Breakfast

**Attention King's Deer Men** - Mark your calendar for the second Saturday of the month 8:00 am for the King's Deer Men's Breakfast. During the winter months, we meet at the Mozaic Restaurant 443 Colorado Hwy 105 in Palmer Lake for a no-host breakfast followed by a meeting filled with news about the King's Deer area. Join with other King's Deer men, enjoy a great breakfast, learn about what is going on in King's Deer, brag about the gophers you have caught, and make new friends. For more information contact Dennis Delhousay 719-659-7244 ddelhousay@comcast.net. You will enjoy the morning and the camaraderie. 🐾

## About King's Deer Golf Club

*By Jeff Kelly, PGA General Manager*

To: King's Deer Residents

As a tumultuous 2014 comes to end, we thought it important to update the homeowners of the King's Deer neighborhood to the progress being made in regards to the golf club at the heart of the neighborhood.

Starting in June, we began the massive project of repairing the bunkers out on the golf course. This process involved removing all of the old material from the bunkers, repairing the faulty drains and then refilling the bunkers to the proper level with brand new sand. We were successful in completely renovating 17 of the worst bunkers on the golf course before the end of the golf season.

As we improved the playing conditions, the rounds played at the golf club grew considerably. By mid-July, our rounds had returned to volume experienced in the years prior to the foreclosure. August and September we broke all-time records for the number of rounds played during each month. Course conditions were exceptional and those playing the course were raving about how much the course had improved.

Prior to the course being blanketed by the inevitable snow, we were able to put all of the necessary chemical applications on the golf course to protect the course during the winter. This included for the first time ever, a protective layer of sand to protect the greens from being damaged during the long cold winter. We are confident these efforts will be rewarded by outstanding playing conditions in the spring for our members and the public.

We are looking to continue to build on our successes from the 2014 season. The return of warm weather will allow us to re-start the bunker repair project. Slated for repair this season is the last fairway bunker on #14, the removal of a bunker on #15, the repair and re-sodding of the fairway bunker on the left side of #3 as well as the reconstruction of the remaining three bunkers on #11. Once these projects have been completed, there are plans to add additional sand to several of the bunkers on the front 9 to improve the playability of the remaining few bunkers needing attention. We have regular fertilizer and herbicide applications planned throughout the season which will continue to provide our members and customers with ever improving course conditions.

Almond Golf LLC has a lease to operate the golf course through April which will allow us to make improvements to the club while the foreclosure process runs its course. Mr. Almond is making continued improvements to the facility with the intention of purchasing the facility out of foreclosure. Once the Foreclosure Notice has been finalized, there is a very specific timetable in Colorado for the foreclosure to follow.

Those of us at King's Deer Golf Club will need the support of those in the King's Deer neighborhood for us to be successful. Please be thinking of us when considering golf memberships, looking for a place to have a drink with some food, a place to watch the game on one of our six big screen televisions. Our full service bar and restaurant is a great place for birthday parties, Christmas parties, corporate meetings, or large parties.

We are committed to making ourselves more of an integral part to the King's Deer neighborhood and its residents. Please feel free to provide us with feedback on how we are doing as well as suggestions for improvement. Together, we can make our neighborhood a great place to call home and provide for our community a truly outstanding recreational experience.

We look forward to seeing all of you at the club in 2015! 🐾

## RICH PAUL REMEMBERED

Involvement by community volunteers often differentiates an ordinary homeowners association from a really effective HOA. A management company can be hired to handle the daily business, but without community volunteers to contribute time and talent to improve the community, the HOA is little more than a rule-enforcement mechanism at best. King's Deer resident Rich Paul was one of those rare individuals who didn't hesitate to step forward to serve his community in any way he could help.

Rich and his wife Christy moved into their King's Deer home in early 2005. Soon thereafter, Rich attended a King's Deer board of directors meeting and he immediately volunteered to serve on the Architectural Control Committee. In less than a year he was chairman of the ACC and filled that position for the next nine years, rarely missing a meeting.

As chairman of the ACC Rich sought to bring some predictability to the ACC evaluation process. He developed uniform design standards for King's Deer so prospective home builders had clarity of what is expected in the application process and what criteria must be met for construction in King's Deer. The standards reduced considerable uncertainty for project applicants, saving time and expense associated with the application process.

Rich was an early advocate for what is now called a "Firewise Community." It was relatively common for decks in King's Deer to be constructed entirely of wood. He led an initiative for decks to be constructed substantially of fire-resistant materials. He understood that although a house was finished in stucco or other fire resistant material, the fire vulnerability of an all-wood deck subjected the entire structure to increased risk for loss to fire. The design standards therefore included a requirement for all supporting deck columns to be wrapped with non-flammable material such as stucco or stone, matching materials used on the rest of the house. All railings and balusters were also to be non-flammable materials such as metal. The value of this standard became clear during the Black Forest wildfire of 2013 when some homes were lost because unprotected wood portions of the house became the initial ignition point. A secondary benefit of the standard was that decks began to appear as an integral component of the entire house rather than a wooden structure added separately from the original construction. These enhanced deck standards have led to voluntary upgrades of the deck surface by builders,

with most deck surfaces in King's Deer now being constructed of fire resistant and maintenance-free materials such as Trex.

Rich also became a member of the King's Deer board of directors in 2006 and served on the board for seven years, filling positions of secretary, vice president and president. One of his first contributions as board secretary was to establish and document procedures for the election of board directors. This came about in response to some members of the community challenging the director election process used at the time. Rich examined every aspect of the election process and created procedures to ensure the integrity of future elections. The final product of his work was reviewed by HOA attorneys and the Colorado Springs Council of Neighbors and Organizations (CONO); they concluded he produced one of the most secure and well-documented election processes they've encountered. His election work served as a model for other HOAs to adopt. Although King's Deer HOA has transitioned away from conducting director elections during the annual meeting in favor of election by mail, King's Deer still follows the procedures Rich developed for managing ballots and tallying results.

During the past six years, the Colorado legislature has been adopting new laws that required changes to the management of homeowner associations. In response to these legislative actions, Rich crafted new HOA management policies to ensure King's Deer is compliant with the new laws.

Rich's contributions to the King's Deer community are too numerous to enumerate here. He ensured fairness and uniformity in the covenant enforcement process; he advocated for increased communications to the membership; he created an archive for long-term preservation of HOA documents; he was a proponent for the common areas; he watched HOA finances like an auditor; and the list continues. The length of service, the breadth of activities and the commitment to community by Rich Paul will likely remain unmatched.

His untimely passing in November leaves a void in the hearts of those who knew him. Rich will be greatly missed, but not forgotten. One cannot drive through King's Deer without encountering some of the many ways in which he has enhanced our community. In many respects, King's Deer is a part of his legacy. 🕊️



### King's Deer Neighborhood Church

*By Rev. Dr. Bob Kaylor, Lead Pastor*



Tri-Lakes United Methodist Church invites our friends in King's Deer to come and check out your neighborhood church! We are a congregation of 600 members with a vision for building followers of Jesus Christ who love and serve God and neighbor. We do this in a variety of ways through opportunities for spiritual growth and education for everyone from the youngest children to the most senior adults and

through opportunities for service to our neighbors in the Tri-Lakes community through ministries like our Emergency Preparedness Group, Tri-Lakes Cares, and a host of other mission projects. We meet together in three worship services each Sunday—two traditional services at 8:30 and 11:00am and a contemporary service at 9:45 with Holy Communion served at every service each week. We invite you to check out our website at [www.tlumc.org](http://www.tlumc.org) where you can find information about our ministries, get directions, listen to recent sermons, and get to know our church family. We hope you will stop in and see us!

Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Monument, CO 80132 Cell: 719-313-6305 Office: 719-488-1365



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## Photo Your Pothole

**Contest** - To enter The Pothole of the Year Contest send a picture of the largest pothole in your neighborhood to [jcarlson@kingsdeer.org](mailto:jcarlson@kingsdeer.org). With your picture give your name and phone number, state the location of the pothole, date picture taken, and whether it has been reported to our County Commissioner, District I Darryl Glenn (doubles your chance of winning) [dEmail@elpasoco.com](mailto:dEmail@elpasoco.com). A grand prize for reporting the Pothole of the Year will be awarded at the Annual Meeting in November.



## King's Deer HOA Reference

### IMPORTANT DATES IN 2015

Annual Mowing Deadline: Tuesday, June 30  
 Annual Community Garage Sale: Fri-Sun, Aug 14-16  
 Report Annual Water Meter Reading: October 1-31  
 Annual Membership Meeting: Tuesday, November 10

### King's Deer Board of Directors

Meet 4:15 PM, 3rd Thursday of each month

### Architectural Control Committee

Meets 5 PM, 2<sup>nd</sup> and 4<sup>th</sup> Thursday each month

### CONTACT INFORMATION

Office phone: 719 488-2840  
 Office fax: 719 488-2949  
 Office email: [admin@kingsdeer.org](mailto:admin@kingsdeer.org)  
 Office mailing address:  
 King's Deer HOA  
 PO Box 3143  
 Monument, CO 80132

### OFFICE LOCATION

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

*(Do not send mail to this address.)*

Website: [kingsdeer.org](http://kingsdeer.org)

We're on Facebook as King's Deer HOA