

PRESIDENT'S CORNER


by Joe Willis

Hello Neighbor,
 In my last article I challenged everyone to try to make the community a friendlier place to live by waving at one another when driving by and by speaking to one another when walking the trails. Recently, I was walking my dog on the trails on Kershaw and, though only three vehicles passed during the duration of my walk, all three of the drivers waved! As I considered that, it made me wonder if perhaps it was just coincidence or if my exhortation had made an impact. Further, I noticed a trash truck backing into a driveway to pick up the trash from an elderly couple who would have had a difficult time rolling their cans to the curb. There may be more to that incident than I imagined, but it gave me a warm feeling to think that the trash guys would care enough to go to the extra trouble.

I said all that to say this: let's see if the exhortation in my last article had any impact by offering one more challenge to improving neighbor relations. Here's the challenge: let's do something kind (a random act of kindness) to a Neighbor and let's do it during February – the Month for Lovers. If someone does something kind to you and you are willing to share it, without revealing names, just call the HOA office, (719) 488-2840, and give a brief report about what happened. Wouldn't it be wonderful if, in the next article, I could give a recap of the various acts that were done during February on behalf of a neighbor!!

And, while we are at it, let's show neighborly love by securing our trash cans so they don't open or blow over due to the wind and blow all over the neighbors' yards. And, while walking our pets, let be courteous, as well as health conscious, and pick up after our four-legged friends. I'm from down South and one characteristic of Southerners is how friendly they are to their neighbors. Please join me as we try to create a "little slice of South" in the King's Deer Subdivision.

In closing, please plan to take an active part in your community by attending the Town Hall Meeting on February 28th at Prairie Winds Elementary from 7 pm until 9 pm. We have important matters to discuss and it would be great to see YOU there!

Thanks for all YOU do to make this a Better place to Live. 

Town Hall Meeting: Additional Water Rights

Tue, Feb 28, 7-9 PM; Prairie Winds Elementary School
 by Dan Rivers, VP BoD, and Chairman Water Resources Committee


King's Deer homeowners have annual water allocations from the Dawson aquifer of either 0.38 acre-feet (Classic subdivision, 1993 water decree) or 0.42 acre-feet (Highlands subdivision, 1994 water decree.) Both are well below the 0.60 – 0.75 acre-feet typically recommended for similar properties in nearby areas of El Paso and Douglas Counties.

A few years ago the King's Deer developers formed Palmer Divide Water Company, LLC ("PDWC") to own and administer their 889 acre-feet of King's Deer Dawson water rights. In September the Board of Directors ("BOD") formed a Water Resource Committee ("WRC") to assist it in working with PDWC to obtain additional water for interested owners.

The WRC will host a **"water town hall" on February 28, 2017 from 7 pm to 9 pm at the Prairie Winds Elementary School**


to discuss all aspects of our water situation and the status of discussions with PDWC. The agenda is simple: a slide presentation followed by a Q&A session. Water is a difficult and technical subject, but we will do our best to answer all questions. The meeting is informational only, so there will be no proposals or votes.

Buying additional water can be an excellent way for you to protect your property value if you are currently exceeding your annual allocation due to the size of your house, your family, or your irrigation requirements. You may also want to consider that a future sale of your property may be to a buyer with greater water requirements than yours.

Finally, if you are *not interested* in purchasing additional water rights, the BOD intends that you incur no additional dues or expenses due to others buying water. 

Snow Fences

Snow fences are allowed in our community only after approved by the ACC. Snow fences are seasonal items, meaning they can be put up or after October 15 and must be removed by April 30. Snow fence approvals are valid for five consecutive years from the date of approval. The purpose of this five year limit is to allow the owner to determine the optimal location for a living snow fence (row of trees) and to plant and establish it during the five year period.

Snow fences must meet the requirements and specifications in the King's Deer Design Standards which is available on the King's Deer web site under Library > Governance Documents. If you have any questions please contact the HOA office at 488-2840. 

Animal Control by Kenneth Harris, Director

King's Deer covenants address animal control within the community. In summary, only commonly accepted domestic household pets are allowed in King's Deer, provided that they are not kept or maintained for any commercial purposes. No pets shall be permitted to run loose and shall be kept under control of owners at all times and must be kept on a leash whenever outside of the Owner's Lot. Under no circumstances will dogs be allowed to run loose in the neighborhood. Fences are authorized to contain animals but must meet HOA design standards. Such fences must be pre-approved in writing by the HOA which will be highly sensitive to the ambiance of the neighborhood to include appearance from the streets and adjacent Lots. The use of electronic pet containment (invisible) fences in lieu of conventional fencing is strongly recommended.

Pets are special but can be intimidating and sometimes overly aggressive to strangers on the trails and around the community when not properly restrained and controlled by owners. It's important that pet owners respect the safety of others by following these covenants. The El Paso County Division of Animal Law Enforcement (ALE) provides animal control services to unincorporated portions of the county which includes the King's Deer community. ALE's primary function is to enforce ordinances, codes, and Colorado revised statutes that address domestic animals. These laws pertain to animals running at large, bites, animal cruelty, dangerous animals, noisy pets, licensing and vaccinations, and sanitary requirements. For those residents who feel threatened by animals, they can call ALE at (719) 302-8798 or 473-1741. It's important to note that ALE Officers are empowered with authority by the cities and counties they serve. Any reported incident should also be reported to the King's Deer HOA. 🐾

Common Area Maintenance

by Patrick Staffieri, Director

If you were out walking the seven miles of trails this summer, you probably noticed a lot of work being done to repair the trails. The HOA Board hired Redstone Inc. to make much needed repairs. The scope of work included adding road base to the trail surface, remove and replace damaged culverts, add rip rap on inlets and outlets, add fiber fabrics for drainage runoff and bring in fill material as needed to stabilize the soil and address drainage issues. Due to great weather in November Red Stone was able to complete the project. They did a great job!

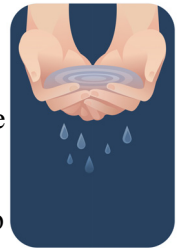
There are more than 22 acres of Common Area in the King's Deer area that require maintenance throughout the years. This encompasses open spaces, walking trails, athletic fields, playground equipment, a pond, mowing, spraying for insects, trash removal, light replacements, winterization and

de-winterization of our sprinkle systems etc. To eliminate multiple contractors working in the area the HOA Board of Directors hired Landscapes Unlimited to perform our overall maintenance in the King's Deer area. Landscapes Unlimited is the company that manages and maintains the King's Deer golf course. Many of the same functions that they perform to maintain the golf course are the same functions required to keep our common area in pristine conditions. We streamline our work effort and saved money at the same time. 🐾

King's Deer HOA Water Report

by James Hazuka, Secretary, Board of Directors

In October of 2016, the HOA collected water usage readings from the community. This is an annual requirement outlined in our covenants. As required by the State of Colorado, we submitted a water report to the State that reflected individual usage of all King's Deer HOA members. State representatives use our report along with others from across the State to determine compliance of water usage associated with well permits.



The King's Deer development is made up of two subdivisions, Classic and Highlands. In general, Classic homeowners are allocated annually .38 acre feet of water or 123,824 gallons. Highland's homeowners are allocated .42 acre feet or 136,532 gallons.

The King's Deer water report identified 73 homes that exceeded their 2016 water allocation outlined in their well permits. This figure represents 18 percent of our community which is a similar number we recorded the previous year (2015). These 73 HOA households may be contacted by the State for the purposes of reducing their water use.

It is our understanding that the Deputy Water Commissioner that oversees water use associated with the King's Deer development has put in place a more rigorous program aimed at curbing water over use. The Commissioner has many tools at his disposal to ensure compliance to include sizable fines and court related costs.

The Deputy Water Commissioner has also indicated that the State may use other tools at their disposal to identify residents who are under reporting their actual water use. We clearly do not encourage this as it makes the situation worse once found. Bottom-line, accurate water meter reporting is the best approach.

The King's Deer HOA Board wants our residents to be informed of this change in practice by the Division and to help you avoid potential punitive actions by the State. Posted on our website are some water conservation tips that can help you understand your water use, monitor for leaks and faulty meters, and in general, take corrective actions to reduce your overall consumption of water.

Local Roads *by Steve Shurgot, Director*

Current status of highway improvement projects in Northern El Paso County important to King's Deer HOA members.

Monument Hill Road from Woodmoor Drive. The 2.4 mile corridor provides access to local residents while significant traffic is using this route as a frontage road for I-25 and collector access to Monument. This road is the main access to Palmer Ridge High School and has many safety issues and a high accident history. The voter approved PPRTA funded capital project is expected to provide safety improvements to Monument Hill Road that includes sight distance, horizontal and vertical improvements, surface paving, drainage, intersection improvements, and shoulders for bicycles and pedestrians. Necessary improvements will be fully evaluated during the design phase. The cost of the project is approximately \$4M. According to the El Paso County website, construction period is 2017.

Highway 105. This project will widen and improve the current Highway 105 from I-25 to State Highway 83. The study was completed in late 2012. Project Segment A (I-25 to Lake Woodmoor Drive) has been approved for federal funding. The remainder of the project improvements (from Lake Woodmoor Drive to SH 83) is funded through the reauthorization of the voter approved PPRTA Capital program. According to the El Paso County website, the total cost is \$25M and is supposed to begin in 2017.

Beacon Lite Road. This project would pave an existing gravel access road from County Line Road West of I-25 to Highway 105 within the city limits of Monument. It was supposed to be completed years ago but was delayed for various reasons. According to Jennifer Irvine, El Paso County Engineer for transportation projects, the County currently has this project scheduled to begin in 2019.

Interstate 25. The Colorado Department of Transportation (CDOT) recently announced it will accelerate the project to widen I-25 from Castle Rock to Monument Colorado. This 20 mile stretch of Interstate carries up to 68,000 vehicles per day. Traffic bottle necks are a daily occurrence. According to CDOT, this project will be a part of a larger effort to improve congestion for C-470. A design study is already underway. Current estimates indicate a construction start of 2019 with completion of the project in 2021. 🐾

KD Website Owner Area

If you haven't used the Owner area of the King's Deer website you're missing a useful resource which is available to King's Deer HOA members.

The Owner area allows members to update their basic contact information which is used by the HOA to communicate with the members. This includes mailing address, phone number, and email address. It is important that the mailing address be kept current because all official correspondences from the HOA (e.g. notices and invoices) will be sent to the mailing address listed.

When the HOA has information that needs to reach our members quickly, the information is often transmitted by email using the HOA's urgent email system. By default, members do not receive these email notices. To receive them, owners must opt-in for the urgent emails by logging in to the Owner area, select "Update your personal information," provide your email address *and* select "Send me an email..." If you don't opt-in, you won't receive them. In the past we have used this feature to announce a short-notice community meeting related to a pending closure of the golf course, a mountain lion spotted in the community, and suspicious activity in the area. Your email address is not revealed to others receiving the email.

You reported your water meter reading last October to the HOA. Did you know in the Owner area you can now see how much water was used at your residence between the last two years' readings? Also displayed is the amount of water your well permit allows to be pumped from your well each year and the percent drawn from the well of the total allowed by your well permit.

Planning to sell your King's Deer property? You can use the King's Deer website to help publicize the availability of your property. In the Owner area you can enter text about the sale of your property. This will then appear in the public area of the website under the "Properties for Sale or Rent" link on the home page.

King's Deer HOA also has a membership directory which members can download from the Owner area as a pdf file. You control the info about your family that appears in the membership directory. By default nothing about you is included. Currently about 40 percent of the membership is included. It's a great resource for building community awareness. If you are not listed, please consider at least adding your name and King's Deer address to the directory by clicking the "Update your phone book information" link.

Also posted for download in the Owner area are the two King's Deer Reserve Studies and two past financial reviews. These are located in the "Library" link.

If you haven't been in the Owner area, log-in and browse around. You will need your username and password. If you misplaced these credentials, contact the HOA office (admin@kingsdeer.org) to have them temporarily reset. You can then update them once logged in. 🐾

Flag Retirement Ceremony

The Tri-Lakes American Legion Post 9-11 in Palmer Lake is accepting worn US flags for proper disposal. Drop off your American flag at the Post Home in the Depot Restaurant at Palmer Lake. The Post will conduct a proper retirement and disposal ceremony for all flags. This is a free service.





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 Golf Course


by James Hazuka, Secretary, Board of Directors

Although there was a press release on the King's Deer Golf Course in 2015, the following is offered to the HOA community for their awareness.

The King's Deer Golf Course was purchased out of foreclosure by Brian Schardt in August 2015. Mr. Schardt took possession of the golf course and its operation as of November 2, 2015. The owner hired a management company based in Lincoln, Nebraska to manage the course operations. The name of the management company is Landscapes Unlimited. There is currently a management agreement in place with Landscapes Unlimited that will run through the conclusion of the 2018 season. All management staff prior to the foreclosure proceedings were retained.

Mr. Schardt has spent in excess of \$100,000 in 2016 alone making deferred maintenance repairs to the course. This includes repairs to a deep well for irrigation, new equipment purchases, repairs to the clubhouse and repairs and upgrades to the golf course. The owner's long term plan is to restore profitability to the club through effective management practices.

The golf course has not been re-sold since the foreclosure purchase in 2015. It is not currently listed for sale and there are no immediate plans for it to be on the market. The golf course had its second best year on record in 2016 and the owner has more planned improvements in the near and long term future.

Jeff Kelly is the General Manager of the King's Deer Golf Club. You can learn more about the King's Deer Golf Course to include the services they offer at the Club's website www.kingsdeergolfclub.com 

King's Deer HOA Reference

IMPORTANT DATES

KD Town Hall Water Meeting: Tuesday, Feb 28
Annual Mowing Deadline: Friday June 30
 Annual Community Garage Sale: Fri-Sun, Aug 11-13
 Annual HOA Membership Meeting: Tuesday, Nov 7
 Newsletter Publication: Thurs, May 25; Thurs, Aug 10

Office Closure

Monday, February 20
 Monday, May 29
 (See website Calendar page for updates)

CONTACT US

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 Website: kingsdeer.org