

PRESIDENT'S CORNER

by Dan Rivers

We have had several changes on the Board of Directors since publishing the May 2017 Kronicles.

Joe Willis stepped down as President in early May. The Board expressed its appreciation to Joe for his service. On a personal note, I especially appreciated the professional way in which Joe ran the meetings: He adhered to the agenda, let every director have his say, and kept things moving in an orderly and expeditious way. Thank you for your service, Joe!

The Board voted to ask Lorrie Kresge to serve out the six months remaining of Joe's term. Lorrie has distinguished herself as a hard-working volunteer on the Water Resource Committee and has also agreed to stand for election this fall for a full Board term. We welcome Lorrie to the Board!

Pat Staffieri resigned from the Board in June as his out-of-town FEMA contractor responsibilities have intensified. Pat was responsible for Common Area Maintenance and has done a very good job putting in place contracts and following up on the work. We will miss him on the Board.

Randy Wood, currently the King's Deer Neighborhood Watch Coordinator, accepted a Board appointment to fill out Pat's term, taking over responsibility for Common Area Maintenance. Randy also agreed to stand for election this fall for a full two-year term. We welcome Randy to the Board!

With advances in lighting technology, we have from time to time been asked why King's Deer has not switched over to LEDs. Please be assured that we take energy efficiency and conservation seriously, but after getting a bid to convert our lights to LED and doing further research and analysis, we opted to pass at this time. The main reason is that MVEA ("Mountain View Electric Association") is giving us a very good package deal on electricity and maintenance for our street lighting and the lighting at some of the community's entrances. At present, it would be very hard for us to beat the monthly electricity, bulbs, and installation labor cost. However, we expect to revisit this issue in a couple of years, when MVEA may have better terms for switching to LEDs. 🐾

King's Deer HOA Annual Meeting

by Jim Hazuka

On 7 November (Tuesday), the King's Deer HOA will hold its Annual Meeting for King's Deer members. The meeting will be informational only; no voting will take place during the session. It will be held at the King's Deer Golf Course and will begin at 7 pm. Topics for discussion may include:

- Introductions
- Election Results
- Director and Committee Reports
- Open Discussion
- Adjournment

This is an important meeting for members as it offers you an opportunity to gain insights regarding the condition of the Association. It also gives members the chance to ask specific questions on issues that may concern you. 🐾

Water Resource Committee

by Dan Rivers

As you know, the Board voted in March to pursue a private purchase of additional water rights from Palmer Divide Water Company ("PDWC" - owned by the original King's Deer developers and led by Dan Potter.) PDWC is offering to step up interested owner/buyers from an average 0.40 acre-feet (af) of water per year to an even 1.0 af/year for \$5,950. In addition, there will be a small fee, perhaps \$200-300, for the HOA to cover administrative costs. The presentation materials and minutes from our February 28, 2017 town hall meeting relating to this prospective purchase can be found on our website or you may contact the HOA office for a copy.

The next step for PDWC was to file an application with the Colorado Water Court to approve the details of the proposed sale. This has taken much longer than expected due to the changing climate on the court, specifically the need for an application to include an acceptable augmentation plan for the "new" water to be pumped. PDWC is actively working on such a plan, so we hope the application can be filed the next month or two.

Some of you may have read the recent article in Our Community News ("OCN") newspaper reporting on Dan Potter's meeting with the Board of Directors of Woodmoor Water & Sanitation District. The District declined Mr. Potter's proposal to assume the augmentation responsibility under the proposed sale. There were many technical reasons for this, but suffice it to say the article contained grievous errors too numerous to discuss here. Those of you who have dealt with the press, especially on controversial issues, know how articles on complex issues can run fast and loose with the facts, and by the time you protest and try to fix it, the reporter is off to his next assignment.

Bottom line on the KD-PDWC water purchase: It's taking a longer than expected, we're working well with PDWC, and please ignore the OCN article. It may seem that we're on the slow boat to China, but we're heading west so we'll get there! 🐾

Sign Policy

This is the time of year that political signs supporting candidates various ballot measures begin to appear in the community. So this is also a good time to review the King's Deer Signage Policy.

As the introduction to the policy states, "Minimizing the number of signs in King's Deer is the general goal..." of the policy.

Political signs are allowed 45 days prior to an election—roughly mid September for a November election—to seven days after the election. Signs must be displayed on a residential property, not in the public road right of way. The sign may not exceed four feet in any dimension and not exceed 12 square feet in area. If mounted on the ground, it cannot be higher than five feet, and if attached to a residence it cannot be higher than the living space. No more than one sign per

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When Should Residents Submit a Project Application to the ACC

by Dan Snelling

This is probably one of the biggest questions we get asked at the ACC. The answer seems to be as simple as "When you plan on building, adding on to a structure, or doing landscape work." But it is not always that simple, let's look at some examples.

New Roof. If you are installing a new roof, or repairing major damage to an existing roof you need to fill out a **Miscellaneous Project Application**. In King's Deer we have a standard for the type of shingles that may be used and a miscellaneous application will come before the committee for approval. There is no administrative fee or compliance fee for submitting a miscellaneous application.

Major Landscaping. When completing a major landscape project, or erecting a fence, you will need to submit the **Landscape and Fence Application**. There are limits to the type of landscaping that can be done to include, but not limited to, height of vertical walls, amount of sod, types and placement of trees and shrubs, amount of concrete being used, height and materials used in fencing, the area a fence may enclose. Again, these items must be reviewed by the ACC before the project can begin. Once again, there is no administrative fee or compliance fee for submitting this application.

Minor Landscaping. Do you need to submit an application to have a load of mulch dropped so you can "refresh" what you already have? No you do not. If you are simply "refreshing" what already exists, and no major equipment will be entering and leaving your property, there is no need to submit an application. However, it is a good idea to notify the office in the event neighbors question what is going on.

I want to build a shed or greenhouse. Unfortunately storage sheds and greenhouses are not allowed in the King's Deer subdivision.

I would like to erect a detached garage or add on to my home. Detached garages, in addition to the attached three car garage required by the design standards, and any additions made to your home are approved. You will need to submit an **Ancillary Building Application Package**. Ancillary buildings are governed by the Design Standards and must be approved by the ACC. Some things to remember are that the structure cannot be just a box, it must have a minimum of 6 vertical walls and must match the existing architecture. There is much more than that to remember, but it is all spelled out in the Design Standards. Because of the amount of work and monitoring that goes into an ancillary project, the current administrative fee is \$200.00 and a refundable compliance fee of \$1,000.00 will be held until the project is completed (this includes re-establishing any native areas that may have been disturbed during construction).

This, of course, does not include every possibility that exists. For all of the up-to-date information please go to <https://kingsdeer.org/forms.php> to review all of the current forms and requirements. Please also visit <https://kingsdeer.org/governance.php> to view the current Design Standards before beginning any major projects. 

Common Area Maintenance

by Jim Hazuka

A comprehensive assessment of the community's common areas was performed in early August. If a grade was given for the conditions of the common area at that time, that grade would be a B-. Specific observations were as follows: 1) Trails were in good shape although there are some limited areas that need base gravel to fill in ruts and other areas. However, several culverts were plugged. 2) All Monument entrance areas look fine from a distance but required weeds, trees and other vegetation to be removed. 3) Mowing around the trails, playground areas to include the soccer field, and the grass in front of the monuments entrances looked good. However, mowing needed to be accomplished in the common areas between homes, in back of the monuments, and around the playground and ponds areas. There were significant weeds present as well which required spraying. 4) All playground equipment were functional and the pergola in the playground area was in good shape. More sand was required in the volleyball pit. 5) The pond pergola was in good shape. The pond itself had excessive algae which has since been addressed. Also, the fountain in the pond is not operational. This is an electrical issue. 6) Street and monument lighting were functional. As a reminder to all residents, these issues were identified in early August. Most should be addressed by the end of September.

In July Patrick Staffieri resigned from the Board due to work commitments. Patrick served as the lead for common area maintenance during his tenure on the Board. We wish him well. He was replaced by Randy Wood in August 2017 who will also serve as the lead for common area maintenance. Randy and his family have lived in King's Deer since 2010. During much of that time he has supported the community in the Neighborhood Watch program, both as a block captain and as the program's overall lead.

2017 King's Deer Board Elections

by Jim Hazuka

The balloting period for this year's vote-by-mail election begins Friday, September 15, 2017 and ends at the close of business, Monday, October 16, 2017. The 2017 election is to fill positions on the King's Deer Board of Directors that will become vacant at the end of the annual meeting on November 1, 2017. This year we have three candidates running for three director positions - Steve Shurgot, Lorrie Kresge, and Randy Wood. You may cast a vote for one, two, or all three of the candidates on the ballot. Write-in candidates are not allowed and therefore will not be counted. For elected candidates to legally assume and perform the duties of the Board, we must receive enough ballots to constitute a quorum of HOA members. Thus owners of at least 160 properties must return their ballots to the HOA office. If this level of participation is not achieved, the election will be invalid and it will have to be repeated. This will drive costs not allocated in the HOA budget and delay the election process. It is therefore essential that you return this ballot to the HOA office not later than Monday, October 16, whether marked or not, so the ballot can be counted toward establishing a quorum in this election. 

Landlords Accountable for Tenant's Covenant Compliance

Renting out a King's Deer residence has always been an option available for King's Deer homeowners and in the past couple of years more and more homes in King's Deer have become rental properties. If you're thinking of becoming a landlord of your own home, here are some points to consider.

King's Deer is a covenant controlled community. All properties in King's Deer are single-family dwellings, meaning the entire house and property is intended for use by one family. This is a covenant limitation, and a county zoning restriction. A property for rent or lease in King's Deer must include the whole property--not just a few rooms, a floor, a guesthouse. A single home may not be occupied by more than one family.

A frequently overlooked aspect of renting out King's Deer properties are the terms of lease regarding obligations of the tenant to comply with the rules and regulations of King's Deer Homeowners Association. The property owner remains responsible to the association for ensuring their property and its occupants (tenants, guests, contractors) comply with the HOA restrictions. When violations occur, the property owner will receive the violation notice from the HOA and will be accountable to the HOA for resolving the violation. This can place the owner in a difficult situation if the owner has not included adequate provisions in the lease that extend compliance obligations to the tenant. It might be wise to include a provision(s) in the lease that requires the tenant to comply with all HOA covenants, rules and restrictions and establishes repeat covenant violations as a basis for lease termination. The best advice is to consult an attorney for advice in preparing your lease agreement.

If you are, or will be a landlord, you should ensure your tenant has the information necessary for them to help you meet your homeowner association obligations. Provide your tenant with a copy of the King's Deer covenants with the lease agreement. Additionally, make sure they (and you) comply with the annual lot mowing deadline and the annual water meter reporting obligation in October.

Periodic notices from the HOA to its members are important. As the property owner, you should make sure you continue to receive these communications directly from the HOA. Emails might reference recurring annual events or deadlines such as the annual mowing requirement. The newsletter might be an appropriate medium for transmitting notice of upcoming community events or news. Communication via first class or certified mail are sent when the HOA has legal obligations which require a formal, written notification to all association members.

If the HOA has information about the tenant, such as name and mailing address, the HOA may provide the tenant with informational copies of notices to the owner. However, this does not shift accountability and responsibility for compliance with the HOA rules and restrictions from the property owner to the tenant. The property owner is the party responsible to the HOA and the King's Deer community.

The King's Deer web site (kingsdeer.org) includes a library, which contains the current covenants, all other governance documents of King's Deer, and informational items such as an archive of past newsletters. All of these documents are downloadable as pdf files. By making your prospective tenant aware of not only the pleasures but also the

responsibilities that come with living in a community as beautiful as King's Deer, you make the relationship between you and your tenant a positive and successful business venture. 

Annual Water Meter Reading Reporting

by Lorrie Kresge

All King's Deer residents must report their water meter readings to the King's Deer HOA any day during the month of October. 31 October is the deadline for water reporting. In September, you will receive a notice in the mail explaining how to report.

Your options for reporting are USPS mail using the following address: King's Deer HOA, P O Box 3143, Monument CO 80132. Residents can also report their water usage directly through the King's Deer Website (<https://kingsdeer.org>), by email (water@kingsdeer.org), or by Fax (719-488-2949).

Why must you report?

The King's Deer HOA has an annual legal responsibility to report our aggregate water consumption to the Colorado Division of Water Resources (DWR) and the Office of the State Engineer. In addition, the state reviews the individual consumption of each homeowner's well. Your annual consumption is limited to .38 acre-ft (123,824 gallons) if you are in Classic King's Deer or .419 acre-feet (136,532 gallons) if you live in Highlands. Pat Wasson, our HOA Director, can confirm your permit limit. She can be reached at 719-488-2840 or residents can stop by the HOA office located in the King's Deer Golf Club. If residents have exceeded their water consumption limit and have extenuating circumstances such as a water leak or a faulty meter, we would recommend you provide that information with your water report directly to Pat. Repair receipts and pictures would be helpful.

Our subdivision covenants (Section 11, para. D), require owners to report necessary information to enable the HOA to file its required water report to the State. Owners who do not provide the requested information by the **deadline (31 Oct 2017)** could see covenant enforcement action, resulting in possible fines. Additionally, the Colorado Division of Water Resources and the Office of the State Engineer will be informed of your failure to report which could result in adverse action levied by the State upon the homeowner.

Please make sure to send in your meter reading anytime in the month of October 2017. 

Signs *continued from page 1*

contested political office or ballot issue may be displayed on the property.

Limited other types of signs are also allowed with specific restrictions. These include contractor and builder signs, for sale or rent signs, yard sale signs, and pet electronic fence or security signs.

Signs not compliant with the signage policy which are removed by the HOA are generally retained at the HOA office for a week where they may be retrieved by the owner.

If you are planning to display a sign at your property, please first review the Signage Policy which is available for download from the King's Deer website (kingsdeer.org) under Library > Governance Documents. 



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

Snow Fences

Snow fences are allowed in our community if they have been approved by the Architectural Control Committee. The standards for allowable snow fences are set forth Section XXIV in the Design Standards which are available for download from the King's Deer web site, under Library > Governance Documents. While at the web site, also download the ACC application for obtaining approval for your proposed fence. The application is found in the Library, under ACC Forms & Applications; select the "Landscape and Fence Application."

Snow fences are seasonal items, meaning they may be put up no sooner than October 15 and must be taken down by April 30 and stored out of sight. Snow fence approvals are good for only five years. The purpose of this five year limit is to allow the owner to use a purchased snow fence to determine the optimal location for a natural, living snow fence—a row of trees—and then plant and establish the living snow fence within the five year approval period.

If you are considering a snow fence, please review the Design Standards and submit a Landscape and Fence Application to the HOA before you purchase and install a snow fence to make sure your planned materials and fence location comply with the community standards. 🦌

Neighborhood Watch

The HOA Board is looking for a resident within the community to serve as the overall lead for the King's Deer Neighborhood Watch program. If you are interested in serving in this capacity, please notify the HOA office by phone: 719 488-2840 or email: admin@kingsdeer.org 🦌

King's Deer HOA Reference

IMPORTANT DATES

Annual Water Reporting:

October 1-31

HOA Annual Membership Meeting:

Tuesday, Nov 7

Planned HOA Office Closures:

Nov 23-24

Dec 25-Jan 1

(See website Calendar page for updates)

CONTACT US

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

Office Location: *(Do not send mail to this address.)*

19255 Royal Troon Drive

(King's Deer Golf Course Club House)

Website: kingsdeer.org