



## HOA News & Announcements

May 28, 2026

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### May 19, 2026 Monthly Board Meeting Minutes

The complete [May 19th HOA Meeting Minutes](#) can be found at [www.Kingsdeer.org](http://www.Kingsdeer.org) > library. (No login required.) Noteworthy items approved or discussed by the Board are highlighted in this newsletter.

- **Financial Summary** Highlights:
  - **April Month:** \$700 unfavorable to Budget. Maintenance Contract expenses were the driver as contract expenses were budgeted to start in June. Favorable Income from ownership transfer fees helped offset the higher expenses. Interest Income continues to be below budget.
  - **April Year-to-Date (YTD):** \$600 unfavorable to Budget through April, with favorable Income offset by Income Tax and Maintenance expenses. Favorable Revenue from ownership transfer fees helped offset the higher expenses while Interest income continues to be below budget.
- **Common Area** maintenance work this month included: Playground safety inspection; sprinkler/irrigation repairs at the entrance monuments; application of pre-emergent on the trails and clearing of dead trees and branches. Next steps on capping of the abandoned well north of Trumpeters Ct is pending further guidance from the Colorado Division of Water Resources (DWR).

## ***Social Committee Update***

**May 20th Social  
A Success!  
Thanks to all who  
attended.**

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The committee is currently working on another summer event for the neighborhood. Grab your planners and save the date:

**August 2nd @ 5:00 PM: Summer Social  
with live band at Troon Tavern**

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***Next Social Committee meeting is June 3  
@ 5:00 pm at Troon Tavern. Volunteers  
welcome. Contact John Highhouse if you  
would like to join.***



**KING'S DEER HOA  
SUMMER SOCIAL**  
**SUNDAY • AUGUST 2, 2026 • 5:00 PM - 8:00 PM**

**King's Deer Golf Club - Troon Tavern**  
19255 Royal Troon Dr • Monument, CO

Food & beverages available for purchase • All ages welcome - bring the kids!

**LIVE MUSIC**  
Enjoy a live band - great music, great atmosphere, and a perfect summer evening with your neighbors.

**CONNECT • RELAX • ENJOY**  
Meet neighbors • Build friendships • Strengthen community

Living on large 2-3 acre properties gives us space - but fewer natural chances to meet.  
These events are designed to bring our community together.

The King's Deer Social Committee is recruiting new members and welcomes your ideas.  
Can you bring something fun to the social - yard games, cornhole (baggy), a bounce house,  
or other outdoor activities. Let us know. Email: [karrerafred@gmail.com](mailto:karrerafred@gmail.com)

## **Fireworks Prohibition Reminder**

As we enjoy the upcoming Summer season, this is a critical reminder that **all fireworks are strictly prohibited within King's Deer**. Our beautiful region is often at risk of wildfires. A single spark poses an immediate, catastrophic threat to our entire community. To ensure public safety and protect our natural surroundings, King's Deer maintains a [zero-tolerance policy regarding fireworks](#) of any kind.

**Violators will face an immediate  
\$5,000 fine.**

Please prioritize the safety of your neighbors, pets, and homes by honoring this ban. If you witness the use of fireworks within the community, please report it immediately on the HOA website and to local authorities.

Thank you for your cooperation in keeping King's Deer safe.



## ***Six Penny Park Safety Report***

### **Playground Temporarily Out-of-Service**

As part of our ongoing commitment to keeping Six Penny Park safe and enjoyable for families, the KD Board recently had the playground equipment inspected. The inspection showed that several pieces are reaching the end of their useful life and need repair. Three items were recommended for immediate removal: the slide, the HAGS play set (climber), and the red seat spinner.

For everyone's safety, all the playground equipment been cordoned off with caution tape until next steps can be determined.

**We kindly ask parents to alert their children to avoid the playground.**



### **Motorized Vehicles Not Permitted on KD Trails**

We kindly ask parents to familiarize children with KD Trail etiquette and restrictions. Trail bikes and other motorized vehicles are prohibited by our [covenants, the E-Bike policy](#), and posted signage at various trail locations. Fines may be imposed up to \$100 per occurrence. --Thank you.



[www.KingsDeer.org](http://www.KingsDeer.org)

New Office Cell:  
719-679-7146

[admin@kingsdeer.org](mailto:admin@kingsdeer.org)

P.O. Box 3143  
Monument, CO 80132

**\*\*Please note the lockbox and physical office at King's Deer clubhouse are no longer available.**

### **OUR NEW WEBSITE IS LIVE!**

- No member login required
- Fresh clean appearance
- Fewer clicks to find what you need
- Online submission of ACC applications & water meter readings
- Searchable document library for newsletter archives, meeting minutes & other documents

## New KD Website Launched on May 15th!

- Residents can sign up for multiple emails per property address
- No Login Required

*Please check out the site and let us know what you think!*

### New & Revised Policies

- **Policy Review Feedback.** The 2025-2026 Board has set a goal to review our HOA Policies, many of which have not been reviewed for several years. We will provide advance notice of which policies are under review and residents are welcome to submit any points of view for the Board's consideration to: [Comms@kingsdeer.org](mailto:Comms@kingsdeer.org) with the subject line: **Feedback – [Policy Name]**.

**Currently under review or development** are the following, which can be found in the [KD website > Library](#):

- Exterior Lighting**, including Permanent Roofline Lighting (Draft under development)
- [Installment Payment Policy \(2010\)](#)
- [Lot Mowing Policy \(2010\)](#)
- [Fireworks Prohibition Policy \(2010\)](#)

- **New Policies Published**

- [Vehicle & Parking Policy \(April, 2026\)](#)
- [Outdoor Sports Court \(May, 2026\) – Design Standards Section XXV, Recreation Features and Equipment](#)
- [Website & Resident Privacy Policy \(May 2026\)](#)

### In Case You Missed It (ICYMI)

- **Next Monthly HOA Board Meeting** (Public Welcome): **June 16, 2026 6:00 pm** at Tri-Lakes United Methodist Church conference room. [Check the website calendar for all important HOA dates.](#)
- **Next Scheduled HOA office closure** - June 25 through July 6

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**Previous Editions of the Newsletter are now located on the KD website:**  
[website > Library > News & Announcements](#) (No login required)



**Contact Information.** The News & Announcements (and other important mailings) depend on the HOA having a current email address for you. Please keep your email address and phone number updated with the HOA office via email to [admin@kingsdeer.org](mailto:admin@kingsdeer.org).

### Board of Directors

*President* - Mike Sauer

*Director* - Joel Dixon



**Vice-President** - Kevin Pratt

**Secretary** - Ron Baumert

**Treasurer** - Tom Anderson

**Director** - Tim Beichley

**Director** - Brian Wallace

[More about the Board....](#)

This email is sent from an unattended email address. If you have questions, comments, or concerns about our King's Deer Community, please contact→

You are also invited to follow us on Facebook at

<https://www.facebook.com/KingsDeerHOA>  
and join our [Nextdoor](#) community.

**John Highhouse**

**Executive Director**

**King's Deer Homeowners  
Association, Inc.**

**mailto:admin@kingsdeer.org**

**Office cell: 719-679-7146**

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



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