



HOA News & Announcements

June 25, 2026

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Mowing Deadline - June 30



As a friendly reminder, HOA covenants require all properties to be mowed at least once each summer, with the first annual mowing completed by **June 30**. **Homeowners are responsible for mowing their full property up to bordering roadways, including any trails that cross through the lot.** If your home is currently under construction, please ensure the areas outside the construction zone are still mowed. While you are caring for your property, we also ask that you check for any dead trees or shrubs. HOA policies require dead vegetation to be removed and properly disposed of. After mowing, please clear any grass clippings from roads and trails, or ask your mowing service to do so. This small step helps keep the neighborhood looking clean and cared for.

We also want to thank the many homeowners who mow more than once a year. Your extra effort helps maintain the beauty of the community and supports important safety goals, including wildfire mitigation.

For full details, please visit the website library and review the **Covenants**, [Lot Mowing Enforcement Policy](#), and [Covenant & Rule Enforcement Policy & Fine Schedule](#).

June 16, 2026 - Monthly Board Meeting Minutes

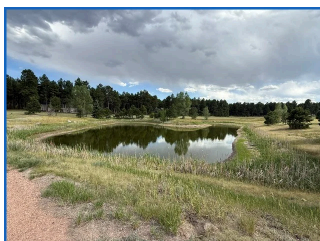
The complete monthly meeting minutes can be found at the www.kingdeer.org > library (no login required): [HOA website > Library](#).

- **Treasurer's Report** (for May financials): Increased expenses for common area maintenance and income tax were offset by additional interest and transfer fees. Year to date, the HOA is very close to right on budget.
- **See policy review details below**
- **Playground update:** Unsafe equipment was removed by volunteers, saving the community associated removal expenses. The Board approved formation of a volunteer committee to determine next steps for the space. See separate topic below for details.

Volunteer Opportunities!

Playground/Sports Field Refresh – Steering Committee

Ready to help shape the future of Sixpenny park? After the recent safety inspection and playground closure, the Board is putting together a Steering Committee of interested residents to help dream up and guide a refresh of the playground and sports field area, which was originally installed more than twenty years ago by the developer. This is a chance to be part of a fun, rewarding project that could become a wonderful community amenity—one supported by 80% of residents in our 2025 Amenity Survey. If you'd like to help guide what comes next, please email John Highhouse at admin@kingsdeer.org. We'll follow up with details about the Committee launch meeting.



KD Pond Clean-Up Crew

Thanks to this year's drought conditions, the King's Deer pond off Trumpeters is looking a little more "mud flat" than "pond" these days—which means lots of cattails are now ready for their grand exit. We're looking for a few helpful neighbors to pitch in and clear them out. A rogue muskrat has also moved into the area, but don't worry—the authorities will handle the muskrat relocation. Volunteers are needed for cattails only! Once completed, we can refill the pond! If you'd like to join the clean-up crew, please email John Highhouse at admin@kingsdeer.org. We'll follow up with the day, time, and details for tackling the project.

Social Committee Update

SAVE THE DATES!

The committee is currently working on two great summer events for the neighborhood. Grab your planners and save the dates:

July 22 @ 7:00 - 8:30 pm

*Meet the Neighbors
at Troon Tavern*

August 2nd @ 5:00 - 8:00 pm

*Summer Social with live band at Troon
Tavern*

October 3 - Stay Tuned for Details

*Next Social Committee meeting is
August 26 @ 5:00 pm at Troon Tavern.*

Voluntary Contributions Accepted!

The Committee hopes to host more events that bring neighbors together throughout the year. If you'd like to help support future King's Deer social events and family activities, voluntary contributions are greatly appreciated. **Please mail contributions to Kings Deer HOA, PO Box 3143, Monument, CO 80132 and indicate "social committee".**



KING'S DEER HOA

MEET YOUR NEIGHBORS # 2

WEDNESDAY • July 22, 2026 • 7:00 PM - 8:30 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!

CONNECT • RELAX • ENJOY

Meet neighbors • Build friendships • Strengthen community

One of the best parts of living in King's Deer is the people. After a successful spring gathering, we're excited to host a summer opportunity to connect with neighbors.

SAVE THE DATE

SUNDAY • AUGUST 2, 2026 • 5:00 PM - 8:00 PM

SUMMER SOCIAL WITH LIVE BAND

King's Deer Golf Club - Troon Tavern

Can you bring something fun to the Summer Social (yard games, cornhole, a bounce house, or other outdoor activities)? Let us know. Email: Karrievanford@gmail.com

Short-Term Rentals in King's Deer

Colorado is fortunate to enjoy year-round tourism. This is a friendly reminder that short-term rentals are permitted in King's Deer, though not encouraged. Neither King's Deer nor El Paso County have codified regulations or provided detailed guidance regarding short-term rentals; however, El Paso County has published some specific information for homeowners: [Short Term Rentals - El Paso County Planning Development](#). The HOA kindly asks homeowners who rent their properties to be mindful of their neighbors and abide by the county's **Good Neighbor Guidelines** as well as those provided by AirBnB and VRBO.



Fireworks Prohibition Reminder

As we enjoy the Summer season and upcoming July 4th holiday (250!), 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.



Coming Soon....

Annual Garage Sale

****August 7-9, 2026****



We typically have great interest in the annual garage sale. The event is advertised in the local newspapers (OCN and Gazette). Details will be provided soon in the newsletter for registration...so start clearing out those closets and garages!

The garage sale map will be available on the King's Deer website as a downloadable and printable PDF for perspective treasure hunters.

King's Deer Golf Course Maintenance & Mowing



The HOA office periodically receives feedback from KD residents concerned about the appearance of the golf course maintenance shed and how portions of the property are not regularly mowed. The Board would like to remind residents that the golf course is privately owned and managed, and the HOA has no authority over its maintenance. Although the Board has raised community concerns with golf course management, both verbally and in writing, management has shared its own concerns about residents treating the course as an extension of the neighborhood—using cart paths, letting dogs run loose, and failing to clean up after them. We value a positive working relationship with golf club management and will continue pursuing a constructive resolution to the maintenance concerns. In the meantime, we ask residents to treat golf course property with the same respect they show their neighbors' property.

Residents are always welcome to contact the Golf Course management directly with concerns.

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.



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 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 review by ACC)
- [Lot Mowing Policy \(2010\)](#)

- [Fireworks Prohibition Policy \(2010\)](#)
- Pet Policy - *New/Under Development*

- **Policies Recently Published**

- [Installment Payment Policy \(June, 2026\)](#)
- [Vehicle & Parking Policy \(April, 2026\)](#)
- [Outdoor Sports Court \(May, 2026\) - Design Standards Section XXV, Recreation Features and Equipment](#)

Installment Payments Policy - Updated

As part of the Board's commitment to reviewing the HOA policies, the [Installment Payments Policy](#) (originally approved in 2010) was refreshed and approved at the June 16, 2026 meeting. This policy outlines the process for paying the Annual Assessment (due each January 1st) in one full payment or two or four installments during the first half of the year. There were no substantive changes to the policy; however, revisions were made to 1) simplify the language; 2) remove mention of the physical HOA office drop box; 3) clarify that payments are due by January 1; and 4) align the language consistent with the Collections Policy. Residents can find the full text of the policy on the website library: [Installment Payments Policy](#)



In Case You Missed It (ICYMI)

- **Next Monthly HOA Board Meeting** (Public Welcome): **July 21, 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**
Administrative work is being handled remotely. During this time, please continue to address any requests online through the [King's Deer HOA website](#) or by email to admin@kingsdeer.org. Urgent matters will be addressed as soon as possible; non-urgent replies may be delayed.
- **New King's Deer Website launched May 15, 2026.** No login required. Searchable document library. Online forms submission. Give it a try!

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.

Board of Directors

President - Mike Sauer

Vice-President - Kevin Pratt

Secretary - Ron Baumert

Treasurer - Tom Anderson

Director - Joel Dixon

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



Thank you for staying informed!

*Want your own copy of our
newsletter? Email a request to
admin@kingsdeer.org with your KD
property address and email address.*

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