



HOA News & Announcements

July 16, 2026

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July 21, 2026 - Monthly Board Meeting Agenda

The regular monthly meeting for the HOA Board of Directors is scheduled for **Tuesday, July 21st at 6:00 pm** at the Tri-Lakes United Methodist Church (TLUMC) at 20256 Hunting Downs Way. Community members are welcome to attend. Because the normal meeting room is rather small, please RSVP to admin@kingsdeer.org if you plan to attend so that we can ensure adequate seating. Following the meeting, approved minutes will be posted on the [HOA website > Library](#).

Summary of Key Topics:

- Homeowner Presentation-Discussion of resident letter concerning B&B's
- Treasurer's Report (including June financials) – Tom Anderson
- Communications Update - including policy reviews (see below)
- Manager's Report – John Highhouse
 - Covenant Enforcement
- Common Areas Report – Mike Sauer
 - Playground update; Common Area maintenance
- Executive Session (If needed, Board members Only)

KD Social Event - Meet The Neighbors!

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

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 Amenities 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. (They've been cut down and now need to be cleared out.) 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.

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. Details are provided on the [King's Deer website > About > Community Garage Sale](#) ...so start clearing out those closets and garages! **Contact the HOA Office if you are interested in participating and getting on the map.**

Registration Deadline: July 27

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

Social Committee Update

SAVE THE DATES!

The committee is currently working on 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**



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

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]**.

Policies currently under review or development are the following:

- **Exterior Lighting**, including Permanent Roofline Lighting (Draft under review by ACC)
- **Pet Policy** - *New/Under Development*

Policies recently published that can be found in the [KD website > Library](#):

- [Fireworks Prohibition Policy \(July, 2026\)](#) (see below)
- [Lot Mowing Policy \(July, 2026\)](#) (see below)
- [Installment Payment Policy \(June, 2026\)](#)
- [Vehicle & Parking Policy \(April, 2026\)](#)

Recently Published Policies

The Board extends a special "thank you" to the residents who submitted comments that helped shape the final versions of these refreshed policies.

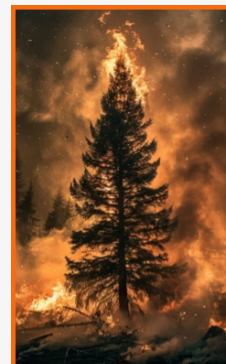
Lot Mowing Policy - July 2026

As part of the Board's ongoing policy review, the **Lot Mowing Policy**—originally approved in 2010—has been updated effective July 1, 2026. The policy outlines the annual mowing requirements for property owners under the covenants. **Updates include mowing the full property to bordering roadways, clearing grass clippings from adjacent roads and trails, and an associated fine schedule for violations. The Board also added a provision mandating additional mowing when needed to protect the community's health, safety, or welfare.** Residents can find the full policy in the website library: [Lot Mowing Policy](#).



Fireworks Prohibition Policy - July 2026

The Fireworks Prohibition Policy (originally approved in 2010) was refreshed with an effective date of July 8, 2026. **There were no substantive changes to the policy;** however, revisions were made to update language and improve readability. **As a reminder, last year the Board increased the fine to \$5,000 to reflect the seriousness of any violations in our wildfire-prone region.** Residents can find the full text of the policy on the website library: [Fireworks Prohibition 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.](#)
- **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>
A 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.*

[Unsubscribe](#)

