



HOA News & Announcements

July 27, 2026

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July 21, 2026 - Monthly Board Meeting Minutes

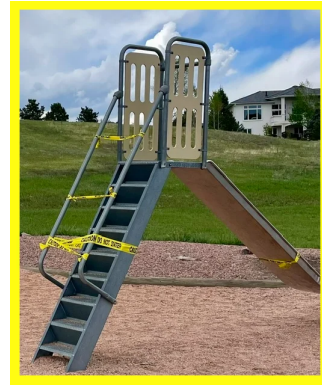
The complete July 21st HOA Meeting Minutes can be found at www.Kingsdeer.org > library. (No login required.) Noteworthy items approved or discussed by the Board are highlighted in this newsletter.

- **Financial Summary Highlights:** Net Operating Income YTD is approximately \$5,000 favorable to budget. The preliminary 2027 budget will be prepared for the August board meeting.
- **Policy Updates:** The Board approved two new policies: (1) Pet Policy and (2) Exterior Lighting guidance regarding Permanent Roofline Lighting (PRL) to be included in the Design Standards. Details are provided below.
- **Annual Meeting and Board Election preparations and the preliminary 2027 Budget** will be on the August agenda.
- **Common Area maintenance this month included:** regular mowing and fertilizing, application of a targeted broadleaf herbicide to kill weeds and dandelions. Xeriscape work is near completion at the Archer entrance to extend the rock, add edging, and add boulders to help prevent damage from snowplows. There are still a few details for the contractor to attend to.

Volunteer Opportunity!

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.



Coming Soon....

Annual KD Garage Sale

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



We typically have great interest in the annual KD Community 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 is TODAY: 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.

Conveniently following the Garage Sale!

Goodwill Mobile Donation Station in KD

Sunday, August 9, Noon to 3:00pm

Sports Field Parking Lot on Sixpenny Lane

Declutter for a cause! Goodwill of Colorado is bringing a mobile donation station to King's Deer – making it easy to donate items you want to clear from your home. Your donations help reduce waste and support local programs that empower Coloradans through job training and community services. All owners can participate, whether or not they hold a garage sale.

[See Donation Guidelines Here](#)

Donation Drive Guidelines

We gladly accept the following items in gently used, re-sellable condition:

- Books and media
- Jewelry
- Electronics (no televisions)
- Computers (or printers, scanners, or peripherals, working or not)
- Antiques and collectibles
- Shoes, belts and accessories
- Clothing and linens
- Household décor
- Lamps and light fixtures
- Musical instruments
- Crafts and crafting supplies
- Housewares and small appliances
- Sporting goods, games, toys and bikes
- Exercise equipment and accessories
- Hand tools and small power tools
- Gardening and lawn care equipment
- Pet accessories and supplies

We cannot accept the following items:

- Televisions
- Gas cans or gas powered items that contain gas
- Furniture
- Paint, cleaning supplies, or other hazardous materials
- Mattresses, box springs, bed pillows, and water bed components
- Automobile parts or tires
- Construction materials, plumbing or building supplies
- Hot water heaters, water softeners, and furnaces
- Inoperable or damaged appliances

Donation Dos & Don'ts

DO:

- Separate clothing from household items in boxes or bags
- Wash or dry-clean clothing. Keep shoes paired with a rubber band
- Wrap breakable items in newspaper and place in boxes
- Test electrical equipment (wrap cords around items) and battery-operated items
- Include all pieces and parts to children's games and toys
- Clean computer hard drives of personal/business information and include the operating system

DON'T:

- Leave items unattended outside a donation center
- Donate broken or soiled items
- Give items that have been recalled, banned or do not meet current safety standards.



Goodwill of COLORADO



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

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

Our goal is 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".

Social Committee Update

SAVE THE DATES!

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

**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".**

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:

- [Investment Policy \(2010\)](#)
- [Fire Mitigation \(2013\)](#)

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

- [Exterior Lighting - *New* \(July, 2026\)](#)
(including Permanent Roofline Lighting guidance, *see below*)
- [Pet Policy - *New* \(July, 2026\)](#) (*see below*)
- [Fireworks Prohibition Policy \(July, 2026\)](#)
- [Lot Mowing Policy \(July, 2026\)](#)
- [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 policies.

New Pet Policy – Effective July 2026

The Board has approved a new Pet Policy following recent resident feedback and complaints. This policy ensures our community remains a safe, clean, and pleasant place to live.

Key sections of the policy cover:

- Leash compliance and animal control
- Vaccination and licensing requirements
- Waste cleanup expectations
- Nuisance behaviors and associated fines

The policy aligns with our community covenants and El Paso County guidelines. Because this is a new policy, please read the document in its entirety: [Pet Policy](#)

Thank you for being a responsible pet neighbor!



***New* Exterior Lighting Guidance for Permanent Roofline lights - Effective July 2026**

With the growth of new exterior lighting technologies and informed by our community advisory survey on lighting in February 2026, the Board and Architectural Control Committee (ACC) have adopted new guidance incorporated into our ***Design Standards - Section XXVI Exterior Lighting***. Residents are encouraged to read the short section, which now addresses permanent roofline lighting (PRL) and outlines approval, installation, and operational parameters: [Design Standards](#)



In Case You Missed It (ICYMI)

- **Next Monthly HOA Board Meeting** (Public Welcome): **August 18, 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 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.*

[Unsubscribe](#)

