



HOA News & Announcements

August 17, 2026

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Note: Jump links above may not work on all mobile devices.

August 18, 2026 - Monthly Board Meeting Agenda

The regular monthly meeting for the HOA Board of Directors is scheduled for **Tuesday, August 18th 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:

- **Treasurer's Report** - including July financials & Preliminary 2027 Annual Budget – Tom Anderson
- **Communications Update** - including policy reviews & upcoming community survey on Board performance
- **Manager's Report** – John Highhouse
 - Covenant Enforcement
 - Accounts Receivables
 - August 2 Social Event
 - August 7-9 Community Garage Sale
 - Prep for online water meter reading launch
 - Prep for Annual Membership Meeting & Board Elections
- **Common Areas Report** – Mike Sauer
 - Various topics including Pond cleanup complete
- Executive Session (If needed, Board members Only)

Thank you Volunteers!

Playground/Sports Field Refresh – Steering Committee Formed

We received an overwhelming response 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. We'll provide updates as the Committee moves forward.



Pond Cleanup Complete

A big thank you to the volunteers who trimmed trees and helped cut and clear the cattails from the pond near Trumpeters and Archers! **Resident Wendy Jones and her crew did the heavy lifting alongside John Highhouse and Mike Sauer.** Thanks to their hard work, our resident muskrat "Archie" has been safely relocated to a less intrusive home, and we can now begin replenishing the water level. For a video of Archie's release into his new home, please [checkout the HOA's facebook page!](#)



Social Committee Update

Successful August 2nd Social - Great turnout and great fun!

[More photos on the HOA Facebook page!](#)

Next Event:

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 \(July, 2026\)](#)

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.](#)
- **Board Nomination Deadline:** September 8, 2026
- **Board Elections are held online:** September 15 to October 15, 2026
- **Annual Membership Meeting:** November 10, 2026 at Troon Tavern
- **Annual Meeting Agenda Item deadline:** September 8, 2026
See separate August 11th newsletter for details on the above.
- **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!

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