



HOA News & Announcements

August 27, 2026

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August 18, 2026 - Board Meeting Highlights

The complete August 18th 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 \$8,000 favorable to budget. July income increased primarily due to interest income, water rights sales, and property transfer fees. The preliminary 2027 budget was reviewed and discussed and will be on the September meeting agenda for approval. See below.
- **Policy Updates:** Following the meeting, the Board approved by email vote the revisions to the **Fire Mitigation Policy** and requested additional details regarding specifications for non-gas fire pits be reviewed by the ACC for inclusion in the Design Standards. King's Deer will also plan to participate in the Monument Fire Department's Fire Mitigation/Chipping program in 2027.
- **HOA Leadership Performance survey:** Draft questions were reviewed and approved. The survey will be distributed to the community in early September. See below.
- **Common Area maintenance this month included:** Pond area cleanup and muskrat relocation completed. Mowing of the common areas resumed.
- **Annual Meeting Preparations** continue.

Proposed 2027 HOA Budget

The preliminary 2027 HOA Budget was presented at the August board meeting for discussion and review. Final approval is scheduled for the September meeting. See the [Financial FAQs](#) for additional information about the budgeting process. Click the image below to enlarge.

2027 Proposed Budget

***Final 2027 Budget will be approved at the September 15th meeting of the Board**

	2027 BUDGET	2026 FORECAST	2025 ACTUAL \$
Assessment and Other Income	\$ 194,791	\$ 205,123	\$ 196,260
\$50/Year Assessment Increase	26,550	-	-
Total Assessment and Other Income	\$ 221,341	\$ 205,123	\$ 196,260
Interest	23,973	22,373	26,334
TOTAL INCOME	\$ 245,314	\$ 227,496	\$ 222,594
Administrative Expenses	\$ 118,680	\$ 114,956	\$ 115,509
Maintenance	31,802	32,355	22,545
Insurance	7,552	7,404	7,541
Utilities/Water	14,255	13,647	14,251
Professional Fees	12,900	12,429	10,896
Social Committee	-	(100)	-
Federal Income Tax	6,572	10,088	3,337
TOTAL EXPENSES	\$ 191,761	\$ 190,780	\$ 174,079
INCOME BEFORE RESERVE CONTRIBUTION	\$ 53,553	\$ 36,716	\$ 48,515
RESERVE CONTRIBUTIONS:			
ANNUAL REQUIRED	\$ 61,000	\$ 59,500	\$ 57,800
PRIOR SHORTFALL/(EXCESS)	24,900	2,117	(7,168)
TOTAL RESERVE REQUIREMENTS	\$ 85,900	\$ 61,617	\$ 50,632
SURPLUS (SHORTFALL)	\$ (12,347)	\$ (24,899)	\$ (2,317)

King's Deer HOA - Confidential - August 2026

Coming Soon! - HOA Leadership Performance Survey

As the HOA Leadership looks forward to the 2026 Annual Membership Meeting & Director Elections for the 2026-27 year, we would value your input on our performance over the past year. **An anonymous, 8-question online survey will be sent next week (9/1) via email.**

All feedback is welcome.

Survey period:
Tues. September 1 - Mon. September 14, 2026



Social Committee Update

Next Event:

**FALL SOCIAL / MEET THE
NEIGHBORS**

**SATURDAY • OCTOBER 3, 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!**

Next Committee Meeting

Oct 21st at 5pm at Troon Tavern

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 \(2010\)](#)
- [Meetings Policy \(2017\)](#)
- [Anti-Harassment Policy \(2021\)](#)

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

- [Fire Mitigation Policy \(August 2026\)](#)
- [Exterior Lighting - *New* \(July, 2026\)](#)
(including Permanent Roofline Lighting guidance)
- [Pet Policy - *New* \(July, 2026\)](#)
- [Fireworks Prohibition Policy \(July, 2026\)](#)
- [Lot Mowing Policy \(July, 2026\)](#)

In Case You Missed It (ICYMI)

- **Next Monthly HOA Board Meeting** (Public Welcome): **September 15, 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
(**Ballots will be emailed from VoteHOANow**)
- **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

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