



HOA News & Announcements

September 14, 2026

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September 15, 2026 - Board Meeting Agenda

The regular monthly meeting for the HOA Board of Directors is scheduled for **Tuesday, September 15th at 6:00 pm** at the Tri-Lakes United Methodist Church (TLUMC) at 20S256 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** - Tom Anderson
 - August financials
 - Approval of 2027 Annual Budget, Insurance Amounts & Annual Assessment ([See below](#))
- **Communications Update** - including policy reviews & preliminary results of survey on Board performance, Annual Meeting Agenda review
- **Manager's Report** – John Highhouse
 - Covenant Enforcement
 - Accounts Receivables
 - Board Elections (9/15 to 10/15, [See below](#))
 - Water meter reading notices will be mailed end of September
 - Annual Member Meeting notices will be mailed out the first week in October
- **Common Areas Report** – Mike Sauer
 - Work was completed at the Archers Drive entrance
 - Mowing of the common areas is complete for this year
 - Highhouse is coordinating with the maintenance contractor to repair the trails

- Beichley - Steering Committee recommendations for the playground area and sports field. Address current use of the sports field.
- **Executive Session** (Board members Only)

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 ACTUALS
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)	\$ (32,347)	\$ (24,900)	\$ (2,117)

King's Deer HOA - Confidential - August 2026

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Closing 9/14 - HOA Leadership Performance Survey

The Board thanks the 70+ respondents so far! If you haven't responded, please do so ASAP as the survey closes on Monday, 9/14 at midnight. The anonymous, 8-question online survey link was sent on 9/1 via email.

All feedback is welcome.

Survey period:

Tues. September 1 - Mon. September 14, 2026

****Survey results will be posted on the website by the end of the month. ****

Board Elections Begin September 15



Your participation is very important! We need at least 160 properties to vote to reach a quorum and make the election valid.

This year, four board seats are up for election. The election period runs from September 15 to October 15, 2026. We are conducting the elections online, and you must register again even if you voted electronically last year. This is your "digital signature" and provides legal compliance for the electronic election.

Electronic ballots with [candidate statements](#) are emailed on
Tuesday, September 15th from
Kings Deer HOA eVoting Administrator
<kingsdeer@ivotehoa.com>.

If you did not receive this email, please check your SPAM folder; if you still cannot find it, contact John Highhouse via email or phone. Association members may still vote with a paper ballot by requesting one from the HOA office. The results are announced at the Annual Membership Meeting on November 8th. Elected directors assume their roles after the Annual Meeting has concluded.

Early Snow Fence Reminder



Colorado weather can quickly turn wintry. This is a friendly, early reminder that manufactured snow fences may be installed no earlier than October 15 and must be removed by April 30, including all support posts, and stored out of sight. For full details, visit the King's Deer website and select Library > [Snow Fence Policy](#).

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 in the Design Standards)
- [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
- See separate [August 11th newsletter](#) for details on the Elections & Annual Meeting.
- **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→

John Highhouse
Executive Director
King's Deer Homeowners
Association, Inc.

You are also invited to follow us on Facebook at <https://www.facebook.com/KingsDeerHOA> and join our [Nextdoor](#) community.

<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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