



HOA News & Announcements

September 24, 2026

In This Issue:

- [Board Monthly Meeting Minutes- Sept 15](#)
- [Board Elections Underway - 9/15-10/15](#)
- [Early Snow Fence Reminder](#)
- [Water Meter Reading Due by 10/31](#)
- [Playground & Sports Field Steering Committee Update](#)
- [Social Committee Update](#)
- [New & Revised Policies](#)
- [In Case You Missed It](#)

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

September 15, 2026 - Board Meeting Highlights

The complete September 15th 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:** Anderson noted higher administrative costs in August due to additional subscriptions, including Vote HOA Now (for Director Elections) and UPlanIt reserve study software. Overall, net income is better than budgeted through the end of August.
 - The Board approved the **2027 annual assessment (HOA fee) of \$350 and annual HOA insurance of \$17 per property**. This represents a \$50 increase over last year and is primarily to restore Reserve funding. (Notices are mailed at the beginning of December and due by December 31.)
 - After reviewing the **Social Committee presentation and request for funding**, the board unanimously approved \$400 for events for the remainder of 2026 and adding a line item to the 2027 HOA budget to allocate \$1,300 for 2027 Social Committee events.
 - With the above additions, the board unanimously approved the **2027 HOA budget**, which was previously distributed to the community and is available on the website library > Financial Documents > [2027 HOA Budget](#).
- **Policy Updates:** Three policies were revised and approved. Three additional policies are currently under review. See the [Policy section](#) below for details.
- **HOA Leadership Performance survey:** The survey was sent to the entire community on September 1 for responses by September 14. The Board sincerely appreciates the 78 responses. A summary of the responses is available on the

- **Manager's Report:**

- Board Director Elections are being held September 15 - October 15 ([See details below.](#))
- Water Meter Reading Notices will be mailed at the end of September ([See details below.](#))
- Annual Membership Meeting Notices will be mailed (USPS) - 1st week in October.

- **Common Area Maintenance Update:**

- Archers entrance work completed with the addition of boulders and reflective posts to prevent snowplow damage.
- Mowing of common areas is completed for the year.
- Contractor is preparing a quote to repair washout damage on trails.
- The playground and sports field steering committee presented a preliminary update and will provide a further update at the Annual Membership Meeting. [See details below.](#)

Board Elections Underway Sep 15 - Oct 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](#) were 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 10th. 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](#).

Water Meter Reading Due by Oct 31 *New Online Process*



The annual water meter reading notices are scheduled to be mailed out at the end of September. As a reminder, these readings are required by the State of Colorado for compliance.

Please submit the meter reading online through the HOA website Owner Portal by October 31. **A photo of your meter is required with your meter reading submission.** [The HOA website and the mailed notice include complete details.](#)

Contact the HOA office if you need assistance to obtain and submit your meter reading.

Playground & Sports Field Steering Committee Update

Committee volunteers have been carefully evaluating the current condition of the Playground and Sports Field to inform a potential refresh. Committee Chair **Tim Beichley** shared an update with the Board at its September 15 meeting, highlighting the following:

- **Current State:** The area is currently unsafe and not suitable for use, creating potential community liability in three key areas: limited liability insurance coverage, ADA compliance, and ongoing maintenance needed to support safety and usability. Routine repairs, such as filling rodent holes, are also necessary to reduce hazards and support compliance. A playground safety inspection completed this spring resulted in the removal of five unsafe pieces of equipment.
- **Proposed Refresh Objectives** *(subject to Board review and approval)*:
 - Assess ADA accessibility requirements
 - Reduce liability exposure for the community
 - Create a multigenerational common area for broader community use
 - Pursue a cost-effective approach through multiple competitive quotes
 - Consider phasing the refresh over 3 to 5 years to make costs more manageable
- **Next Steps for the Remainder of 2026:**
 - Update signage immediately with standard language addressing rules and compliance
 - Re-evaluate the soccer field and restrict soccer field use to residents only (the goal netting has been removed until further notice)
 - Consult with HOA attorney regarding additional liability protections

The Board and Steering Committee recognize how important this shared space is to the community. Further updates will be provided as they are available. Thank you for your understanding and patience as they complete the necessary review and planning.

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 \(2010\)](#)
- [Signage Policy \(2021\)](#)
- [Dumpster Policy \(2023\)](#)

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

- [Meetings Policy \(Sept 2026\)](#) - Simplified content describing conduct at Board and Membership meetings
- [Anti-Harassment & Non-Discrimination Policy \(Sept 2026\)](#) - Updated content describing respectful interactions within the HOA
- [Fire Mitigation Policy \(August 2026\)](#)

In Case You Missed It (ICYMI)

- **Next Monthly HOA Board Meeting** (Public Welcome): **October 20, 2026, 6:00 pm** at Tri-Lakes United Methodist Church conference room. [Check the website calendar for all important HOA dates.](#)
- **Annual Membership Meeting:** November 10, 2026 at Troon Tavern, 7:00 pm
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....](#)

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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.**

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