View in browser

HOA News & Announcements

October 30, 2026

In This Issue:

- Board Monthly Meeting Highlights - Oct 20
- Water Meter Reading Due by 10/31 - SUBMIT ONLINE
- Presentation by Lt. Gen Susan Helms - Nov 3
- Annual Meeting - Nov 10, 7:00 pm
- Social Committee Update & Holiday Lights Contest
- Seeking Volunteers to join the HOA Board
- New & Revised Policies
- In Case You Missed It

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

October 20, 2026 - Board Meeting Highlights

The complete October 20th 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 reviewed the September 2026 balance sheet and income statements. Some maintenance invoices have not come in yet. Otherwise, the accounts are as expected. Additionally, he presented a review of HOA investments for the reserve and operating accounts, how the funds are invested, and details on the CDs and money market accounts.
- **Policy Updates:** Two policies were revised and approved. See the Policy section below for details.
- **Manager's Report**:
  - **Board Director Elections ended on October 15th**. We reached a quorum, and the two candidates were elected to serve two-year terms on the Board of Directors. **Two vacancies remain to be filled (**See call for volunteers below**).**
  - **Water Meter Reading Notices** were mailed at the end of September (See details below.)
- **Common Area Maintenance Update:**
  - The board approved $4,250 from the Reserve funds to repair the trails and awarded the contract to our current maintenance contractor, Colby's Cactus Cowboys, LLC. Repairs started the week of October 5.

Water Meter Reading - Due by Oct 31

New Online Process



The annual water meter reading notices were mailed via USPS 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. Online submission is easy and fast! 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.



An Invitation to hear

Pioneering Astronaut
Lt. General Susan Helms

November 3, 2026

7:00 pm

Sponsored by our neighbors at
Tri-Lakes United Methodist Church

20256 Hunting Downs Way



November 10, 2026 ANNUAL MEETING

Doors will open at 6:30 pm for socializing and complimentary appetizers.

Meeting Topics

▮ Introductions ▮ Water Augmentation▮ Election Results ▮ Communications▮ Maintenance & Amenities ▮ Social Committee ▮ Architectural Committee ▮ Playground & Sports Field ▮ Covenant Enforcement ▮ Finances & Budget

This meeting is important for members because it offers an opportunity to gain insight into the Association's condition and to ask specific questions about issues of concern.

Please plan to attend!



Social Committee Update

*****

Next Event:

HOLIDAY SOCIAL / MEET THE NEIGHBORS / HOLIDAY LIGHTS CONTEST !

Friday• December 11, 2026 •7:00 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!

*****

Introducing Holiday Lights Contest!

Decorate your home and spread some holiday cheer!

No sign-up necessary. Judging takes place December 9 or 10 (weather permitting), and winners will announced at our December 11th celebration.

Holiday lighting must remain compliant with the Design Standards – Exterior

Lighting Section XXVI

Click image to enlarge

Help Shape Our Community's Future

King's Deer is seeking community-minded volunteers to join the Board.

Why volunteer?

Board service is a meaningful way to share your experience, meet neighbors, and help guide decisions that affect the King's Deer community. Volunteers with different backgrounds, skills, and perspectives are encouraged to consider serving.

Learn before you decide

Check out the Board page on our website. See the Board in action by attending one or two monthly meetings. Meetings are held on the third Tuesday of each month at 6:00 p.m. at Tri-Lakes United Methodist Church. The full schedule is available on the King's Deer website About > HOA Calendar, and reminders and agendas are shared with the community in advance.

Interested in serving?

Contact John Highhouse or attend an upcoming meeting and speak with a Board member afterward to learn more about the vacancy, the role, and the next steps for volunteering. Board directors typically spend at least 6 hours each month fulfilling their duties, depending on their interests.

New & Revised Policies

Policy Review Feedback. The 2025-2026 Board 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)**

Policies recently published that can be found in the KD website > Library

- **Signage Policy (2026)** - Revised for clarity; fine for continual violation increased from $50 to $100/week
- **Dumpster & Storage Container Policy (2026)** - Combined 2 similar policies; revised for clarity; fine for continual violation increased from $50 to $100/week

In Case You Missed It (ICYMI)

- **Next Monthly HOA Board Meeting** (Public Welcome): **November 17, 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.

****

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

SENT BY mailer lite