

**From:** [Kings Deer HOA](#)  
**To:** [Kings Deer HOA](#)  
**Bcc:** \_\_\_\_\_  
**Subject:** King's Deer HOA News & Announcements – January 12, 2026  
**Date:** Monday, January 12, 2026 2:12:15 PM

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### **2026 Annual Assessments (\$300 + \$17) were due Jan 1 – Overdue Notices Sent**

The 2026 annual assessment invoices (\$300 + \$17 for insurance) were mailed via US Mail on December 1 to all King's Deer owners with a due date of January 1, 2026. The HOA office has mailed "overdue" notice reminders to several homeowners and will impose late fees as outlined in Section 2 of the [Collection Policy](#): "A late charge in the amount of \$50.00 will be imposed for any assessment, fine, or other charge not paid by the due date without further notice to the Owner." The Board understands that holidays are a busy time of year and kindly asks that members submit payments in a timely manner.

There are two payment methods detailed in the invoice and on the King's Deer HOA website homepage: [www.kingsdeer.org](http://www.kingsdeer.org) :

- 1) **Zego** -- the secure online payments portal is preferred, and accommodates credit cards or ACH Bank transfers.
- 2) **Checks** -- can be mailed to the PO Box shown on the invoice or delivered to the HOA Office secure drop box.

Payments are typically made annually but there are [options for 2 or 4 equal installments for an additional administrative fee of \\$10 per payment](#). Contact the HOA office to make installment arrangements and avoid further late fees.

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### **Golf Course is Private Property – Reminder**

Please remember that the King's Deer Golf Course is private property and not part of the HOA. For your safety and to respect private boundaries, activities such as walking, skiing, sledding, biking or riding any motorized vehicle, or dog walking are prohibited on golf course grounds and ice-skating is prohibited on all ponds. Encroachment on or damage to golf course property may result in enforcement or legal action by golf course management. Residents are encouraged to utilize the HOA's 55+ acres of common areas, including the sports field, playground, and over 9 miles of trails. You can locate these areas on our [recreational boundary map](#). In a reciprocal effort to protect your privacy, golf course management has printed etiquette guidelines on their scorecards, and installed signage in carts and along boundaries to ensure golfers remain off residential property.

Finally, when enjoying our trails and common areas, please ensure dogs are kept on a leash per county ordinance and HOA covenants (paragraph 25.B). We kindly ask that you dispose of all pet waste properly to keep our community clean.

Thank you for your cooperation and for respecting our HOA open space and our neighbors' property.

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### **Outdoor Projects & the Architectural Control Committee (ACC)**

Most projects outside your home's interior require HOA approval, including any changes to the structure, including painting, new roof shingles, and adding a fence, pergola, or other structures. Many landscaping projects do not require approval, such as mulch, landscape

rock, plantings, and trees. If you are in doubt about your project, send us an email or refer to the [King's Deer website library](#). The Design Standards and all [Architectural Control Committee](#) (ACC) application forms are available on the public access section of the HOA website. Completed applications must be submitted 48 hours ahead of [upcoming ACC meetings](#), which are typically scheduled on the second and fourth Thursday of each month.

**ACC Volunteers Needed!** The ACC is seeking volunteers to join the committee. While no previous experience is required, interested owners will need to attend a couple of ACC meetings to get a feel for the requirements. There are two Zoom meetings per month, regular email correspondence, plus additional site visits, with an average time commitment of 3-6 hours per month. Additional information about the work of the ACC can be found on the [King's Deer website > ACC page](#). Contact John Highhouse at [admin@kingsdeer.org](mailto:admin@kingsdeer.org) if interested in becoming a member of the ACC.

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### **Tree Trimming along Trails – Weather Permitting – January 17th**

To keep our trails safe and accessible, Board Director Nathan Kettner will be continuing to trim some trees along the trails that are impinging on the 9-foot clearance from the trail median to allow some clearance when the branches are weighed down by rain or snow. Homeowners who border the trim areas are being notified individually by the HOA office. In the event of inclement weather, January 18th and 25th are backup dates.

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### **Does the HOA have your correct email address and phone number?**

The News & Announcements (and other important mailings) depends on the HOA having a current email address for you. Please check the email and phone number we have on file at [www.Kingsdeer.org](http://www.Kingsdeer.org) > [Owner login](#) > [Update your Personal Information](#). You may update it directly on the website OR send an email to [admin@kingsdeer.org](mailto:admin@kingsdeer.org) with the correct information. Thank you!

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### **In Case You Missed It (ICYMI)**

- **Next Monthly Board Meeting: January 20, 2026 @ 6:00 pm** (Public Welcome) at Tri-Lakes United Methodist Church
- **Street Lighting / Lamp posts.** With longer nights during this season, street lighting is essential for safety, particularly near bus stops and areas frequented by children. If you notice any streetlights that are out or malfunctioning, please report them to John Highhouse. The HOA is responsible for street poles, while Mountain View Electric (MVEA) handles bulb replacements. You can also contact MVEA directly at (800) 388-9881 and ask for “Operations.”

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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.  
<mailto:admin@kingsdeer.org>

Office: 719-488-2840

You are also invited to follow us on Facebook at <https://www.facebook.com/KingsDeerHOA>