

From: [Kings Deer HOA](#)
To: [Kings Deer HOA](#)
Bcc: _____
Subject: King's Deer HOA News & Announcements – February 3, 2026
Date: Tuesday, February 3, 2026 10:47:07 AM
Attachments: [2025 Financial Year In Review.pdf](#)

January 20, 2025 Monthly Board Meeting Minutes

The complete January 20th HOA Meeting Minutes can be found at www.Kingsdeer.org > owner login > library. Here are just a few of the noteworthy items discussed or approved by the Board.

- Monthly reports by Directors for Financials, ACC projects (including waivers/hearings), Common Areas, and NEPCO. A favorable “**2025 Financial Year in Review**” was presented by the Treasurer. (attached)
- The HOA received a **complaint about flashing nuisance lighting** (permanent roof-mounted outdoor LED lighting) on several houses in the community. The board directed that courtesy notification be sent to properties for which we have an address. The Board requested a brief advisory survey be sent to the community regarding Exterior Lighting to help inform future measures.
- Various **covenant enforcement issues and ACC variances** were discussed.

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 if interested in becoming a member of the ACC.

Living with Coyotes

January through March is mating season for coyotes here in Colorado. Nextdoor is reporting multiple sightings in our neighborhood. The concern raised by residents is not just that coyotes are present, but that the number of coyotes roaming in small packs is alarming. By notifying the community, the Board hopes to educate owners about the issues and steps that can reduce the risk of encounters for people and pets. Here are several resources:

[Living with Coyotes | Colorado Parks and Wildlife](#)
[CPW's advice for living with coyotes | FOX21 News Colorado](#)
[Here's What To Do If You See A Coyote In Your Yard](#)

In Case You Missed It (ICYMI)

- **HOA office will be closed for the President's Day** holiday on February 16.
- **Next Monthly Board Meeting: February 17, 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" to report burned-out streetlights.

- **Contact Information.** The News & Announcements (and other important mailings) depend 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 > [Owner login](#) > [Update your Personal Information](#). You may update it directly on the website OR send an email to admin@kingsdeer.org with the correct information. Contact the HOA office also if you would like the news and announcements sent to a second owner's email address.

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> and join our [Nextdoor](#) community.

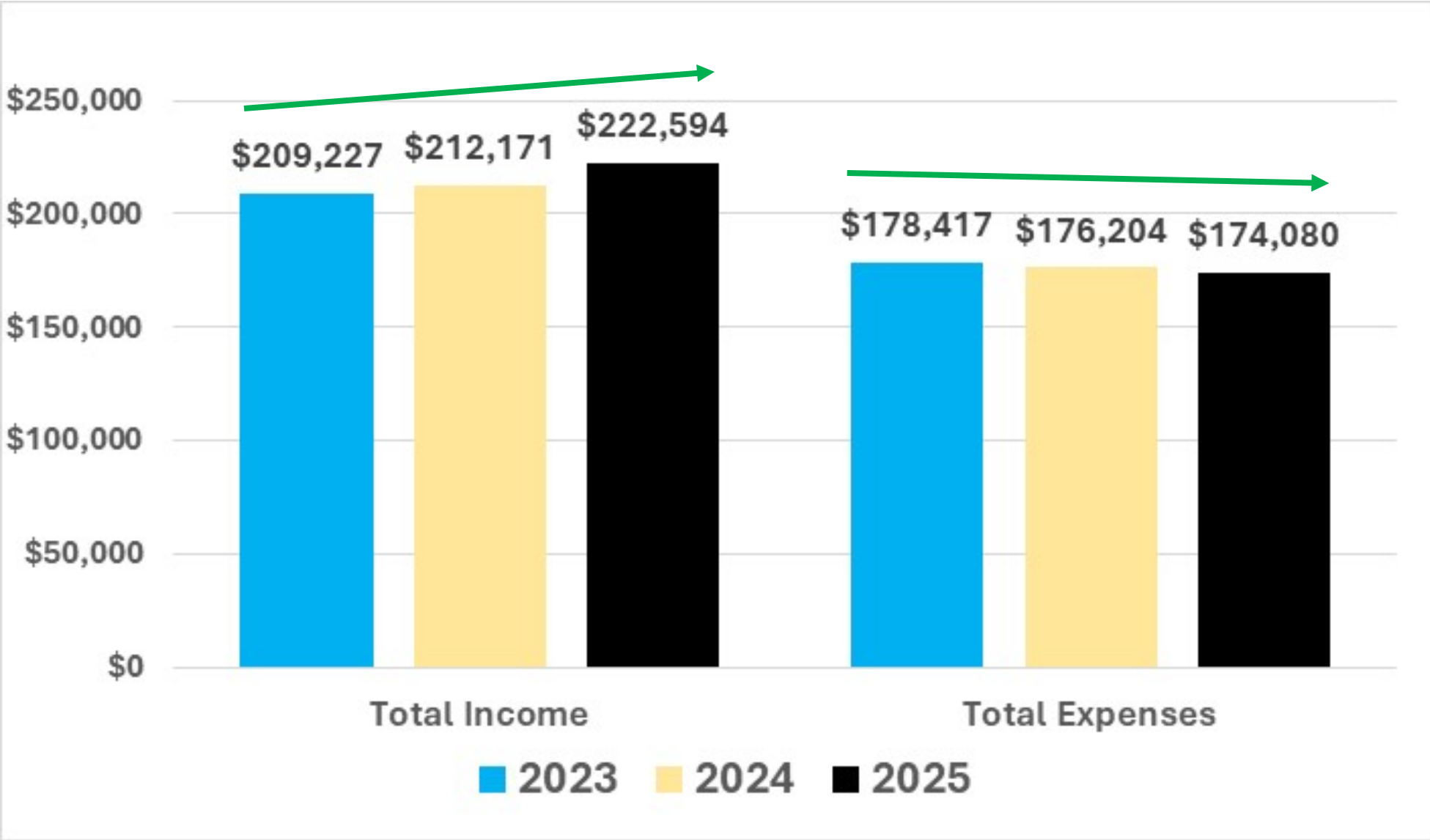


KING'S DEER
Homeowners Association

2025 Financial Year in Review

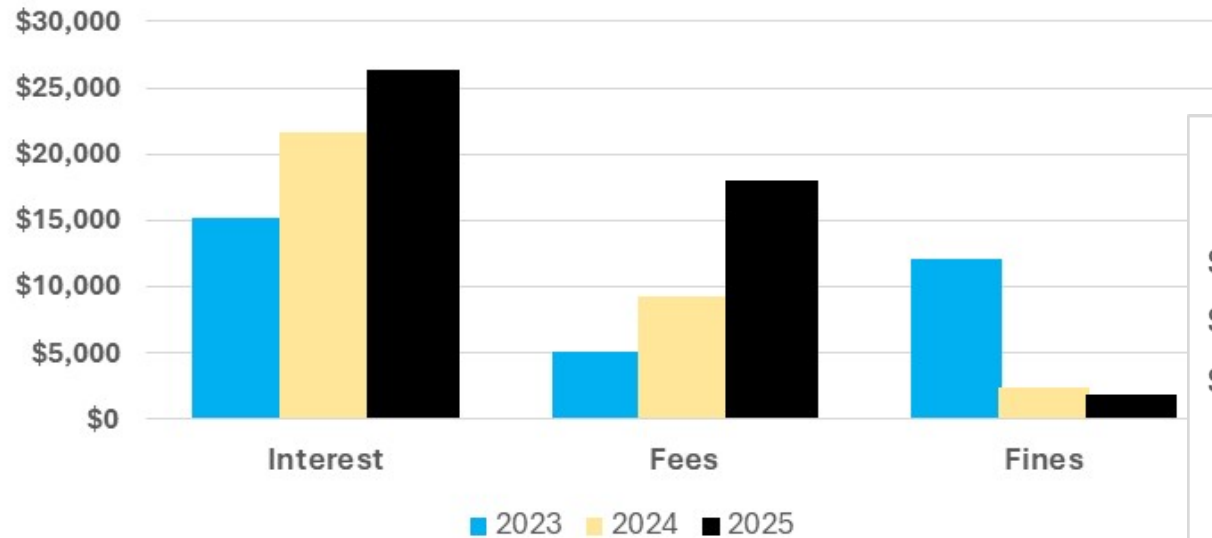
January 23, 2026

Income and Expense Trends 2023-2025



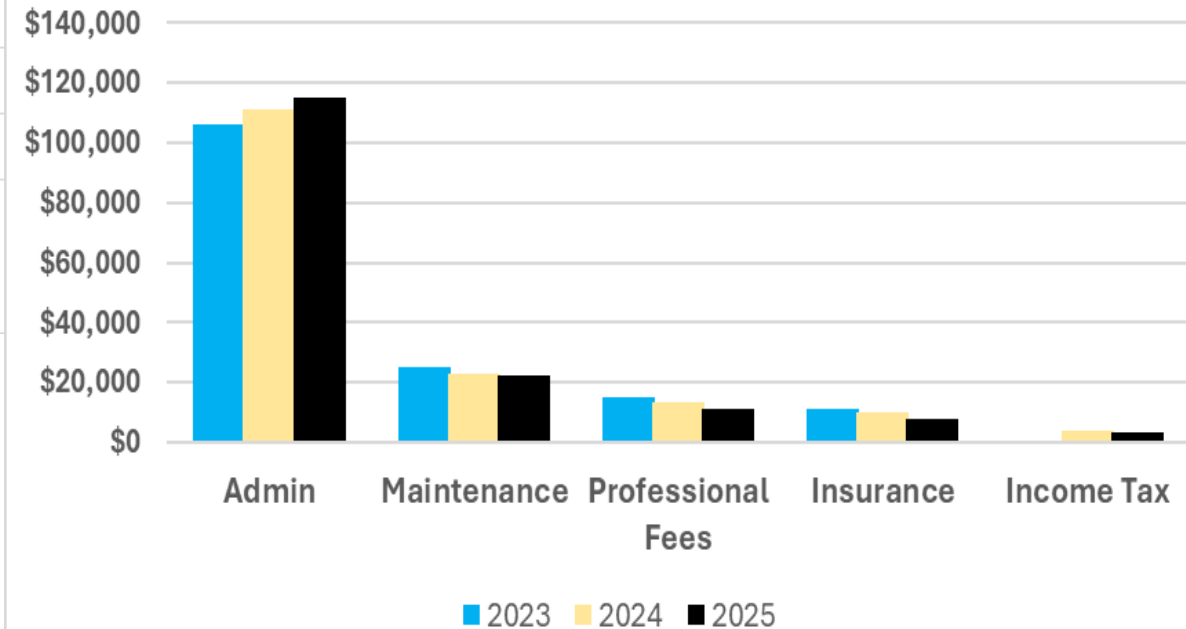
Key Drivers: Income and Expense Changes Over the Years

Non-Assessment Income



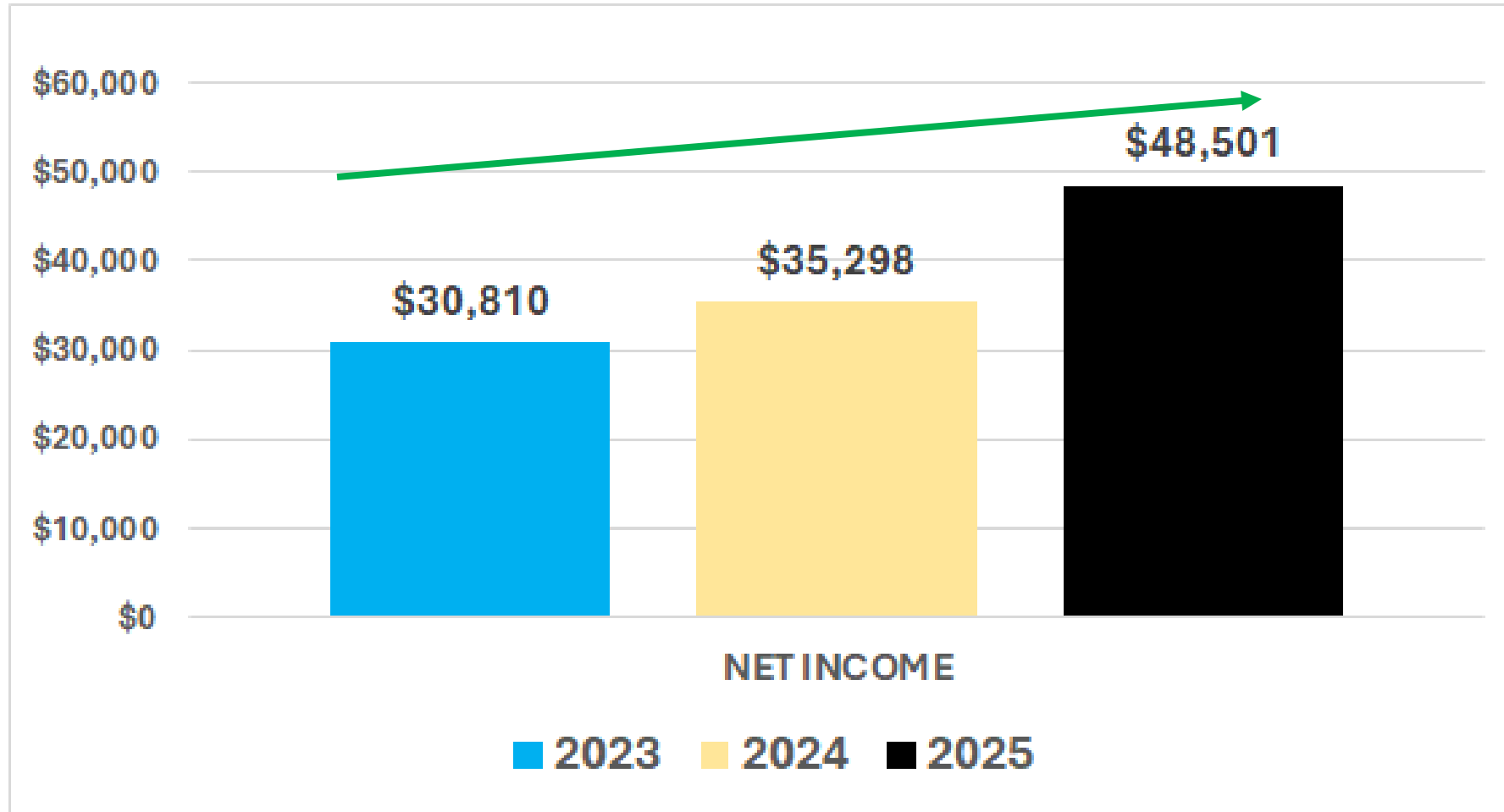
- Interest Income driven by CD Strategy
- Status Letter and Transfer Fees resulting in additional income

Expenses



- Software expenses and cost of living adjustments increasing Admin expenses
- Other expenses flat or lower with negotiated insurance cost reductions

Reserve Contribution: Annual Net Income



- Reserves are our “Savings Account” for future major repairs, replacements, and maintenance
- We fully funded our 2025 Reserve Contribution