

From: [Kings Deer HOA](#)
To: [Kings Deer HOA](#)
Bcc: _____
Subject: King's Deer HOA News & Announcements – March 5, 2026
Date: Thursday, March 5, 2026 11:52:44 AM
Attachments: [2026_02_24-Lighting-Advisory-Survey.pdf](#)

Advisory Lighting Survey Results

The Board extends its gratitude to all 201 residents who responded to the recent advisory survey on Permanent Roofline Lighting. The results of the survey are attached to this email and posted on the website > owner login > Library > Other Reports. Comments were abundant and varied, giving the Board excellent feedback to consider as it decides a path forward at the next monthly meeting. Note that while representative comments from the 118 submitted are summarized for brevity in the attachment, the Board received the full, unedited comments that were submitted.

KD Website Refresh – Photos Needed!

Work has begun to refresh the King's Deer website, and we are putting out a call for photos of our beautiful area to use on its pages. Please submit photos of our unique community, monuments, sights, amenities, etc. Drone shots are welcome too! If your photos contain identifiable persons, please ensure they have agreed to the use of their photos and include their names. Also, please indicate that you have the right to use the photo and that it is not copyrighted. Submit photos for consideration to Comms@kingsdeer.org.

HOA Policy Reviews [Second Notice]

The 2025-2026 Board has set a goal to review our HOA Policies, many of which have not been reviewed for several years. The first document to be updated is the [Document & Records Access Policy](#), which was approved at the February 17 meeting. The updated policy is available on the public website: Library > Governance Documents. Additionally, an obsolete policy on Mediation & Arbitration was unanimously repealed.

The next policies/topics undergoing review will be on the March Board Meeting Agenda:

- **Protective Enclosures for Vegetation** (Proposed)
- [RV Parking & Use Policy](#) to be combined with the [Vehicle Parking Policy](#) (both last reviewed in 2008)

Thoughts? If you have a point of view on these topics for the Board's consideration, please email your thoughts to Comms@kingsdeer.org with the subject line: **Feedback – [Policy Name]**.

Results of the advisory survey on lighting will also be on the March agenda.

Upcoming Board Vacancies - Volunteers Needed! [Second Notice]

Two of our current Board Directors have recently announced they will soon be moving out of King's Deer. Upon the sale of their properties, they will no longer be eligible to sit on the Board. Their respective Board seats expire in November 2026 and November 2027. This is an excellent opportunity for any community member who can potentially contribute their time and talent as a board member. To understand how the board functions, community

members are encouraged to attend a monthly meeting or two and witness the Board's stewardship of our community. Meetings are held on the third Tuesday of each month at 6:00 pm at Tri-Lakes United Methodist Church.

Board Responsibilities. The Board oversees HOA operations, including finances, common area maintenance, covenant enforcement, and architectural control. Directors are volunteers who typically dedicate approximately 4–6 hours per month. Familiarity with governance documents and regular participation in board meetings are required. Further information about the Board is available on the King's Deer website > [Board of Directors](#).

NEPCO Primer – A Valuable Community Resource

The [Northern El Paso County Coalition of Community Associations \(NEPCO\)](#) holds monthly meetings for the 43 member HOAs to keep area residents apprised of a variety of quality-of-life topics, including fire safety, regional growth, insurance matters, and HOA legislation, often with guest speakers and subject matter experts. A member of the King's Deer Board attends these meetings and serves as a liaison to King's Deer. We invite you to visit the NEPCO website, which contains a wealth of information and resources:

<https://nepco.org/>

In Case You Missed It (ICYMI)

- **Next Monthly Board Meeting** (Open to the public): March 17, 2026, 6:00 pm.
- **Volunteers Still Needed.** We continue to invite interested residents to explore volunteer opportunities as a Board Member, ACC Member, or Social Committee Member. Please make your interests and talents known to John Highhouse for further information.
- **New to the Area? Sign up for Emergency Alerts!**
Living in our beautiful region comes with some risk of emergency situations such as wildfires, evacuations, law enforcement activities, etc. To stay informed and alerted if one of these events arises, sign up for our local emergency notification services:
 - **PeakAlerts Registration & mobile app** serving El Paso and Teller Counties: <https://www.elpasoteller911.org/peak-alerts>
 - **Monument Community Connect**--a free, secure, and easy to use platform that allows you to share critical information about your household that will aid first responders and emergency response personnel when responding to your residence:
<https://www.communityconnect.io/info/co-monument>
- **Street Lighting / Lamp posts.** With longer nights during this time of year, 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 them directly on the website OR send an email to admin@kingsdeer.org with the correct information.

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 Advisory Lighting Survey Responses

201 Validated Respondents – February 2026

Background

- The survey on **Permanent Roofline Lighting** was conducted in Google Forms from Feb 11 – 23, 2026.
- 201 Respondents were validated as authorized property owners (1 vote per property address) from a total of 203 submissions.
 - 2 of the 203 were duplicate entries. The latest timestamped entry was retained.
- Write-in comments (118 unique) are summarized for the community and also provided verbatim (for the Board only), grouped by themes.

Executive Summary

Overall Sentiment

The community is **deeply divided** but not hostile. Most residents fall into one of two camps:

- **Preserve dark skies and limit brightness**
- **Allow permanent lighting with reasonable boundaries**

Key Takeaways

- **Dark sky protection** is the single most common theme mentioned (33 mentions).
- **Permanent lighting is not broadly opposed**, but **year-round colored or dancing lights are**.
- **Light trespass** (lights shining into windows) is a real and repeated issue.
- **Enforcement** is a major frustration — many feel current rules are ignored.
- **Holiday lighting** is widely supported, but residents want **clear timeframes**.
- Many believe **lot sizes reduce impact**, while others say **light travels farther than people think**.
- **Updating the Design Standards** were mentioned in several (7) comments.

Community Mood

- **Pragmatic**, not extreme.
- Most want **balance**, not bans.
- Many emphasize **neighbor-to-neighbor resolution** before HOA involvement.

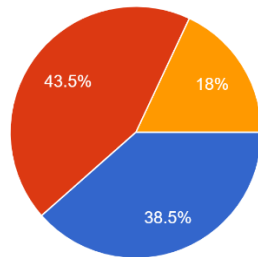
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Detailed Results

2. Please select ONE of the following options that most closely represents your point of view on our current exterior lighting guidelines in the Design S... (See cover email for the Design Standard verbiage.)

200 responses

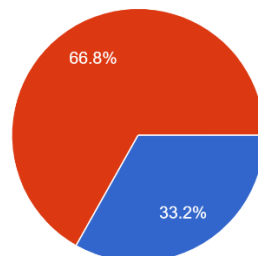


- They adequately address exterior lighting, to include Permanent Roofline Lighting
- They are NOT adequate for the various types of lighting now available, and a policy needs to be created specifically for Permanent Roofline Lighting
- I don't have a point of view on our exterior lighting guidelines

Note: With a margin of error of +/- 5.45% at the 95% confidence level, the respondents point of views regarding adequacy of the current Exterior Lighting Guidelines are virtually the same.

3. Do you feel "light trespass" (where a neighbor's outdoor light shines into your windows or onto your property) is a problem due to Permanent Roofline Lighting?

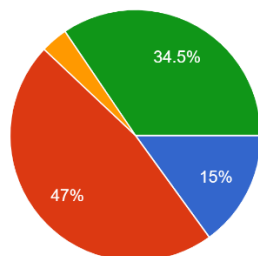
196 responses



- Yes
- No

4. Please mark all types of Permanent Roofline Lighting you feel are a nuisance, if any.

200 responses



- Steady/constant lights
- Dancing/motion lights
- All the above
- None (Not Applicable)

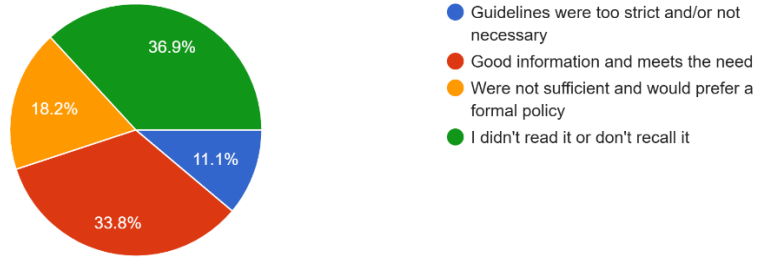
Note: The "All of the Above" choice was not on the original distribution, but added on Feb 16 after 183 responses had already been received. One could assume that if "Steady/constant" lights are deemed a nuisance, so would "Dancing/Motion Lights— for a combined 65.5%.

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5. In November 2025, the Board emailed guidelines titled "Good Neighbor Lighting Etiquette" to address holiday and Permanent Roofline Lighting du...g best describes your reaction to the guidelines?

198 responses



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Summary of Dominant Comment Themes

From 118 Verbatim Comments

Category	Frequency	Description
1. Dark Sky / Light Pollution Concerns	33	Desire to preserve night sky, reduce glare, limit brightness.
2. Support for Permanent Roofline Lighting	22	Supportive of permanent lighting, sometimes with conditions (e.g. holiday-only colors, curfews).
3. Opposition to Permanent Roofline Lighting	18	Dislike of permanent lighting, concerns about aesthetics, desire for restrictions.
4. Holiday Lighting Timeframes	20	Opinions on when lights should be allowed, turned off nightly, or removed seasonally.
5. Light Trespass / Neighbor Impact	12	Specific complaints about specific nuisance situations e.g. lights shining into homes, too bright, mis-aimed.
6. Enforcement Issues	10	Current rules not enforced or ignored; frustration with inconsistency.
7. Policy Feedback / Survey Issues / Need for Review	21	Comments about survey flaws, need for clearer definitions, outdated standards, or desire to revise entire lighting policy.
8. Security Lighting Needs	7	Emphasis on safety, motion lights, security concerns.
9. Aesthetic Preferences	11	Comments about visual appeal, taste, style, color, "classy vs tacky."
10. General Support / No Issues	10	Neutral or positive comments with no concerns.
11. Miscellaneous / Off-Topic	2	Comments unrelated to lighting.

(Counts approximate due to overlapping themes in some comments)

Representative Comments Grouped by Theme (For Community Distribution)

1. Dark Sky / Light Pollution Concerns

- “We definitely want to protect the darkness...”
- “Need to protect from light pollution & year-round lights.”
- “Light pollution increase is very evident...”
- “Prefer minimal lighting... preserve natural and serene ambiance...”
- “Roofline lighting draws attention to man-made structures...”
- “Let’s return our neighborhood... too many carnival-like lights... impossible to enjoy the stars.”
- “I’d rather look up at the stars than see my neighbor’s roofline lighting.”
- “Encourage dark sky environment...”
- “Living in Kings Deer, I enjoy the lack of light pollution...”
- “One of the reasons people live in Kings Deer is to avoid city lights.”
- “Kings Deer is now lit up like a shopping center parking lot...”
- “LED white lights are the most annoying.”
- “Unshielded daylight (high temp) white lighting.”
- “Not opposed... as long as they do NOT exceed lumens... otherwise we’ll lose what little night sky we have.”

2. Support for Permanent Roofline Lighting (with or without limits)

- “Clear permanent lights are fine.”
- “Let the lights stay!”
- “Permanent lighting is perfectly fine, especially for holidays.”
- “Support permanent roofline lighting like Jellyfish... limit motion/colors.”
- “I am fine with permanent LED roof lighting.”
- “I do not think we should ban roofline lighting.”
- “I like roofline lighting — I want to do my property.”
- “I support roofline lighting, static and animated.”
- “Our neighbor has permanent roofline lighting and it has not bothered us.”
- “Permanent lighting can be beautiful...”
- “Lights under eaves... fine all year.”
- “We have roofline lighting... minimal accent lighting... turns off at 10 PM.”
- “Some permanent lighting also acts as security lighting... shouldn’t be considered a nuisance.”

3. Opposition to Permanent Roofline Lighting / Desire for Restrictions

- “Colored are tacky.”
- “Used car dealer light show...”
- “Non-holiday should be just white.”
- “I do not prefer permanent lighting...”
- “Not necessary all year round. Very annoying!”
- “Year-round Christmas lights... should not be permitted.”
- “Permanent roof lighting are NOT Christmas lights. They are year round.”
- “Looks like the Las Vegas strip.”
- “Oppose permanent roofline lighting except for holidays.”
- “Too many carnival-like lights.”

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- “I wouldn’t want moving/dancing lights except for Christmas.”

4. Holiday Lighting Timeframes

- “All holiday decorations should be taken down by 2/1.”
- “Set removal date for non-permanent Christmas lights.”
- “Holiday lighting ok but non-holiday should be white.”
- “Dancing lights only permitted within 2 days of federal holiday.”
- “11:00 PM cutoff for exterior lights.”
- “Timeframe for holiday lighting is reasonable.”
- “Clarify what holidays can be celebrated... only Christmas.”
- “Lights up 2–3 weeks after Christmas seems too long.”
- “Don’t put out Christmas lights until after Thanksgiving.”
- “Maybe lights out at 2200 or 2230.”
- “X days before/after holidays... exception for December.”

5. Light Trespass / Neighbor Impact

- “Street lamp shines directly into my bedrooms...”
- “Neighbor’s flood lighting shines into my bedroom...”
- “Bright lights reflect into our home like a laser...”
- “Light glaring into windows should be addressed.”
- “Many houses have lights on 24/7 shining into other properties.”
- “Floodlight shined directly into my bedroom...”
- “Coach lights extremely bright... invasive.”

6. Enforcement Issues

- “Policy is not followed...”
- “Why have standards when they aren’t followed?”
- “Current policy ignored for 15–20 years.”
- “Board should enforce current policy.”
- “If new policy is created, it must be enforced.”

7. Policy Feedback / Survey Issues / Need for Review

- “Original design standards outdated...”
- “Need to address all property owners...”
- “Design Standards developed in 2006... need review.”
- “Need to separate roofline lighting from other lighting.”
- “Watts vs lumens issue.”
- “Policy should be basic guidelines, not overreach.”
- “Should create a committee to examine standards.”
- “This form is awkward...”
- “Survey is bogus and biased...”
- “Question 4 does not allow mark all.”
- “Need clarification on holidays.”
- “Include lamp posts in policy.”

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8. Security Lighting Needs

- “Security reasons...”
- “Motion detect lighting... car theft rising...”
- “Security lighting on most sides of my home...”
- “Porch/patio lights are also a nuisance but needed for security.”
- “We need security lighting.”

9. Aesthetic Preferences

- “Colored are tacky.”
- “Looks like a restaurant.”
- “Subtle and refined accent lighting is okay... overt bright lighting is not.”
- “Low-level warm lighting is fine.”
- “Traditional holiday lighting contributes to joy...”
- “Tasteful lighting improves curb appeal.”

10. General Support / No Issues / Neutral

- “We enjoy Christmas lights...”
- “Keep up the good work...”
- “No strong opinion.”
- “We haven’t experienced a problem.”
- “Most houses spaced far apart so shouldn’t be a big issue.”
- “Not lived here long enough to have strong opinion.”
- “Thank you for keeping our community beautiful.”

11. Miscellaneous / Off-topic

- “Dump the playground...”
- “You have way too much time on your hands...”