

**From:** [admin@kingsdeer.org](mailto:admin@kingsdeer.org)  
**To:** [Kings Deer HOA](#)  
**Subject:** King's Deer HOA News and Announcements – May 19, 2025  
**Date:** Monday, May 19, 2025 12:44:42 PM

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## Monthly Board Meeting Agenda for Tuesday, May 20

The regular, monthly meeting for the HOA Board of Directors is scheduled for Tuesday, May 20, 2025, at 6:00 pm at the Tri-Lakes United Methodist Church (TLUMC) at 20256 Hunting Downs Way. Community members are welcome to attend. Because the normal meeting room is rather small, please RSVP to [admin@kingsdeer.org](mailto:admin@kingsdeer.org) if you plan to attend so that we can ensure adequate seating. Following the meeting, approved minutes will be posted on the HOA website > Owner Login > Library.

### May 20 - Agenda Summary:

- Communications Update– Highhouse & Goode
- President's Report – Steve Shurgot
- Vice President's Report – Kevin Pratt
  - <!--[if !supportLists]-->• <!--[endif]-->Including selection of and negotiations with a common trash collection company for KD
- Secretary's Report – Mike Sauer
- Treasurer's Report – Tom Anderson
  - <!--[if !supportLists]-->• <!--[endif]-->April 2025 financials, Forecasts for Reserves and Quarterly Operating budget
- Architectural Control Committee Report – Mike Sauer
- Common Areas Report – Kevin Pratt
  - <!--[if !supportLists]-->• <!--[endif]-->Review and status of several ongoing projects (common area maintenance; Archer's wall; storage/removal of extra trail material; light poles and signage; gazebo demolition, pond aerator repairs; monument signage; pedestrian trail bridge repair; consideration of volunteer requests for a Beautification Committee.
- NEPCO report – John Highhouse
- Manager's Report – John Highhouse
- Review of Open Action Items – All
- Executive Working Session {**Board members Only**}

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## Pond Aerator Update & Gazebo Removal – Thank you Volunteers!

The pond gazebo demolition was completed on Saturday, May 17 with the help of several volunteers, their power tools and muscle! Thank you to all who helped! A photo of the crew is on the King's Deer HOA Facebook page.

In addition, contractors replaced the pond's aeration compressor, repaired a broken air line, and made repairs to the electrical box. Now all four aerators are again working. We know that additional work is still needed to remove some of the cattails and clean up the pond.

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## Discounted Trash Provider for King's Deer

Thank you again to all who participated in the recent Trash/Recycling survey. After contacting the area's major providers, the Board is currently in negotiations with the top candidate as the recommended provider for the community. Services will be offered for new and current customers at a significant discount. Use of our recommended provider will be entirely voluntary. More information will be provided shortly, once all the details have been finalized.

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### **Open Forum Follow-Through**

The Board hosted four Open Forums between February and May, which resulted in great feedback from attendees and lots of suggestions for action items. If you missed the summaries of these meetings, they are available on the King's Deer website >Owner login > library. Among other action items, the Board is currently preparing a Frequently Asked Questions document to address many of the financially based questions that surfaced during the meetings.

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### **Reminder: Amenities Survey Closes on May 22**

The Board has found great value in the community's input. If you have not already done so, please complete the current Amenities Survey. An email link was sent to each household's email of record on May 15. Please complete only 1 survey per household. If you need another link, please contact John Highhouse at [admin@kingsdeer.org](mailto:admin@kingsdeer.org).

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### **The HOA Office will be closed from May 28 through June 5, 2025**

During this time, please continue to address any requests to [admin@kingsdeer.org](mailto:admin@kingsdeer.org). Urgent matters will be addressed promptly; non-urgent replies may be delayed.

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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>

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