

From: admin@kingsdeer.org
To: [Kings Deer HOA](#)
Subject: King's Deer HOA News & Announcements – July 14, 2025
Date: Tuesday, July 15, 2025 8:47:42 AM

This message is a resend of one transmitted yesterday. We had some email server issues, and not all owners received this email. Apologies for the duplicate email if you already received it.

John

Monthly Board Meeting Agenda Summary – July 15th

The regular, monthly meeting for the HOA Board of Directors is scheduled for Tuesday, July 15, 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 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.

- Communications Update– Highhouse & Goode
 - EasyHOA software & new website
- President's Report – Steve Shurgot
- Vice President's Report – Kevin Pratt
- Secretary's Report – Mike Sauer
 - Fireworks policy
 - Electric motorized bicycles on trails & common areas
- Treasurer's Report – Tom Anderson
 - June 2025 financials, Forecasts for Reserves and Quarterly Operating budget
 - Discussion: HOA Assessment/Fee increase
- Architectural Control Committee Report – Mike Sauer
- Common Areas Report –Pratt / Sauer / Kettner
 - Archers Wall, Light poles, trails
- Water Report – Lorrie Kresge
- Manager's Report – John Highhouse
 - Covenant Enforcement – equipment/debris on property
- Review of Open Action Items – All
- Executive Working Session **{Board members Only}**

Update on Highway 105 Wall Painting & Repair Project (New Decision)

Following further discussions with homeowners adjacent to the Highway 105 wall, the Board has negotiated a new bid from the selected contractor (Lime Painting) to repair and paint the entire 1,200-ft wall in lieu of partial demolition. The cost of this revised project is approximately \$4,000 less than the partial demolition of 600-ft and repair/paint of the remaining 600-ft originally approved.

Call for volunteers. Many volunteers are needed to help clear approximately 2 feet on either side of the wall in preparation for the contractor to begin work. Volunteers are needed on **Saturday, July 26, beginning at 8:30 am**, and are asked to assemble at the Highway 105/Archers entrance. If you are available to help in any way or for even a short amount of time that day, please contact John Highhouse (admin@kingsdeer.org). Kindly complete a [Volunteer agreement](#) and bring it with you or email it to John.

Questions about Fireworks in King's Deer

The HOA received some inquiries about fireworks in King's Deer. To be clear, Fireworks are PROHIBITED in King's Deer by governance document since 2010:

<https://kingsdeer.org/.../pol.../fireworksresolution2010.pdf>

While El Paso County did not issue a complete ban on fireworks ahead of the 2025 Independence Day holiday, it is important to note that it is illegal across the State of Colorado to deploy any aerial or exploding fireworks.

Annual King's Deer Garage Sale

The Annual King's Deer Community Garage Sale will take place Friday, August 8, and run through Sunday, August 10. This event is advertised in the local newspapers (OCN and Gazette) and usually has a great turnout. We ask that any Kings Deer members who wish to participate please contact the HOA office by email starting on July 15 at

admin@kingsdeer.org to have their addresses added to the map. Please put "Garage Sale" and your address in the subject line of the email, and in the body of the email, include the days that you plan to participate, along with your name and phone number, so we can contact you if necessary. Names and phone numbers will not be included in the map. You may also include a short list (about 3 lines) of the items that you will have available for sale. The deadline for getting on the list is August 4. The garage sale map will be available on the [King's Deer website](#) as a downloadable and printable PDF around August 5.

Update on Discounted Trash Collection

As previously reported, the Board has been unsuccessful in negotiating discounted rates for trash collection in King's Deer that met the key requirement of individual homeowner accounts being established directly with the provider. After contacting multiple providers, each required that discounts would be provided ONLY if a single account with the HOA were established. This would have caused an unmanageable increase in administrative workload for the HOA for paperwork and fee collection. The topic has been tabled indefinitely unless new information surfaces.

TIP: Some neighbors have reported success at negotiating discounts individually with their respective providers! So, give it a try with yours!

In case you missed it (ICYMI)!

- **** June 30 Mowing deadline passed ****

Property mowing is covered by a [specific governance document found on the HOA website](#), both for fire mitigation purposes and to maintain the beauty of our community. Fines for non-compliance begin at not less than \$100 and accrue penalties monthly.

- **Noxious Weed Reminder!**

As the rains continue to encourage the growth of our vegetation, the covenants require King's Deer property owners to control noxious weeds such as thistle and mullein. Thistle is a particularly nasty noxious weed found on almost all properties; owners should ensure that as a minimum thistle are kept cut so that their seeds cannot be dispersed; this will likely require repeated maintenance throughout the summer if the owner does not dig up the plant by its deep root structure to permanently eradicate it. For more details, please refer to the [Landscape Guide](#) under the King's Deer website Governance Documents.

- **Board Elections Coming Soon!**

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, you are encouraged to attend a monthly meeting or two between now and

the elections beginning in September. Monthly meetings are held on the 3rd Tuesday of each month at 6:00 pm at the Tri-Lakes United Methodist Church. The meeting calendar is available on the King's Deer website: King's Deer Event Calendar. Meeting reminders and agendas are sent out in advance to the community. The Board welcomes all interested parties to attend.

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>