

From: admin@kingsdeer.org
To: [Kings Deer HOA](#)
Subject: King's Deer HOA News & Announcements – June 16, 2025
Date: Monday, June 16, 2025 1:30:03 PM
Attachments: [KDHOA Covenant Enforcement Background and Policy summary 2025-06-12.pdf](#)

HOA Covenant Enforcement

As a result of our four Open Forums earlier this year, several questions (and some misinformation) surfaced about the HOA's Enforcement of our covenants. Attached is some background information and a reader-friendly summary of the policy. We hope you find it informative and useful.

Monthly Board Meeting Agenda – June 17th

The regular, monthly meeting for the HOA Board of Directors is scheduled for Tuesday, June 17, 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.

June 17 - Agenda Summary:

- Communications Update– Highhouse & Goode
 - Water Augmentation Update – Lorrie Kresge
 - President's Report – Steve Shurgot
 - Vice President's Report – Kevin Pratt
 - Secretary's Report – Mike Sauer
 - Treasurer's Report – Tom Anderson
 - May 2025 financials, Forecasts for Reserves and Quarterly Operating budget
 - Discussion: HOA Assessment/Fee increase
 - Architectural Control Committee Report – Mike Sauer
 - Common Areas Report – Kevin Pratt
 - Review: Archer's Wall Repair options
 - Manager's Report – John Highhouse
 - Discussion: Covenant & Rule Enforcement
 - Review of Open Action Items – All
 - Executive Working Session {**Board members Only**}
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Discount Trash Collection - UPDATE

At the last monthly Board meeting, the directors approved moving forward in discussions with Infinite Disposal/APEX. Unfortunately, in subsequent conversations, Infinite withdrew their original discounted quotes. The Board is continuing to explore alternatives and will provide updates as appropriate.

****Immediate Need**:** Does anyone have a tractor with a front-end bucket?

Volunteers are working to fill in the ground where the gazebo stood. It would be most helpful if someone with the above equipment could help load the fill-dirt stored at the golf course onto a dump trailer for transport to the former gazebo site at the pond. If you can help, please contact John Highhouse to coordinate (contact info at the bottom of this email).

King's Deer Golf Course & the HOA

The golf course is a separate private entity and is not affiliated with our HOA, though we do strive for an amicable relationship. We ask our owners and guests not to “walk on” and play golf, and not to use the golf cart paths as walking paths. Likewise, we ask the course management to remind golfers to be respectful of our private properties along the course. Additionally, we have contracted with the golf course maintenance crew to provide maintenance to our HOA common areas (e.g., mowing, etc.). However, if you notice the maintenance crew using the HOA property for anything other than HOA maintenance activities, you may report it to the HOA office, providing the date, time, location, and what the crews were doing.

External Projects & the Architectural Control Committee (ACC)

Most external projects to your home 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.

In case you missed it (ICYMI)!

- **Notice of Board Seat Vacancy – 2nd Notice** – The board has recently accepted the resignation of Board Director Josh Klenda due to ongoing schedule conflicts. Consequently, there will be a need to fill this seat at the annual elections in the Fall. 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.
- **Call for Volunteers – 2nd Notice – Make a Difference!**

The Board has received feedback that our talented community has many willing volunteers who could help with various projects. In the near future, the board will be undertaking the following projects:

 - Trail bridge staining
 - Beautification of the pond
 - Street light refurbishment
 - Improving our entrance monuments (weeding, trimming, etc.)

If you have an interest in helping with any of these areas, please contact John Highhouse at admin@kingsdeer.org. Specific details for the projects will be forthcoming. Thank you to those who have already submitted their names to volunteer.
- **Mowing Reminder!** – HOA covenants require mowing of all properties at least once each summer to be completed by **June 30**.
- **Troon Tavern at the King's Deer Golf Club House is open daily.** Check out their breakfast, lunch, dinner, and drinks options!

<https://www.kingsdeergolfclub.com/club/troon-tavern>

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>

King's Deer Homeowners Association Covenant & Rule Enforcement

Summary and Highlights

Covenant Enforcement – Background

One of the frequent questions posed to the Board concerns Covenant Enforcement. As many of you might imagine, this is a complex topic that is likely to provoke diverse opinions and emotions. While any community requires rules to maintain property values and ensure it remains a desirable place to live, our Board of Directors has always strived to balance practical enforcement with the best interests of the residents—and it relies heavily on the “good neighbor” intentions of all members.

Vehicle Parking. Despite approval from the majority of King’s Deer members who voted in 2019 to relax the parking covenants, there were not enough votes cast to change the covenants. (Less than half of the owners voted in the election.) Then, in 2021-2022, an owners’ initiative by petition to change the vehicle-parking covenants was widely supported but never submitted to the board for validation. Subsequently, the Board adopted a compromise position regarding the enforcement of the vehicle parking covenant. Commercial vehicles, RVs, ATVs, trailers, boats, etc., are only permitted short-term parking during use and in accordance with the applicable policy. To avoid undue hardship on multi-car families throughout the community, one or two passenger vehicles parked outside generally will not result in a notification from the HOA; however, multiple vehicles (three or more) consistently parked outside may prompt a reminder notice being sent to the owner.

Enforcement misconceptions. We have sought legal counsel from our HOA attorney on this matter. There is often confusion surrounding the concept of selective enforcement. By definition, selective enforcement is the discriminatory and unfair application of HOA rules only against certain owners. It involves knowingly and purposely enforcing a particular rule on one owner (or group of owners) while not enforcing the same rule on another. For example, if two neighbors leave and store their trash bins outside for weeks, selective enforcement would involve notifying only one of the owners that they are in violation. Our Board does not intentionally engage in selective enforcement.

Another misconception is that the board/HOA must enforce all covenants and rules. The board can elect not to enforce certain rules (e.g. passenger vehicles being parked outside), which does not preclude them from deciding later to enforce that same rule (with proper notification). Owners retain the right to enforce covenants and rules themselves through legal means or contact with public safety officials (e.g. Police, Fire, El Paso County Public Health, etc.)

Enforcement Reporting. Covenant enforcement is reported in the minutes of the monthly HOA Board meetings. Reporting of covenant infractions should be directed to the HOA office at admin@kingsdeer.org. All covenants are available on the King’s Deer website library. For convenience, we have summarized the key points of the Covenant Enforcement Policy below. As always, the Board appreciates your continued support and welcomes any additional comments or questions.

King's Deer Homeowners Association Covenant & Rule Enforcement Policy

****Summary and Highlights****

Effective Date: January 16, 2024

Note: *This reader-friendly summary is provided for the convenience of HOA members. For complete details, please refer to the official policy found with the governance documents at www.Kingsdeer.org. In the event any language in this summary conflicts with the official policy, the official policy will prevail.*

1. Purpose

This policy helps ensure that all homeowners follow the community rules to keep King's Deer a great place to live. The Board of Directors created this policy to provide a fair and clear process for handling rule violations. The following is a summary of the policy's key provisions:

2. How Violations Are Handled

If a homeowner is found violating a community rule, the Association follows this process:

- **Complaint Submission:** Any homeowner can report a violation by sending an email or letter to the Association. Complaints can also come from board members or community managers. Verbal or anonymous complaints may not be accepted. The Association makes every effort to maintain the confidentiality of the homeowners reporting or involved in the complaint.
- **Notification:** If a violation is reported, the Association will send a written notice to the homeowner, explaining the issue, possible fines, and how to resolve it. The Association may send a courtesy email before mailing the official written notice.
- **Request for a Hearing:** If the homeowner wants to dispute the violation or fine, they must request a hearing within 14 days. If they don't, they give up their right to challenge it.
- **Hearing Details:** If a hearing is requested, the homeowner will receive a notice with the date, time, and location. The hearing will be fair, and those with a personal or financial stake in the decision will step aside.
- **Hearing Procedure:** The hearing will begin with an explanation of the rules and process. The homeowner and any witnesses can present their case, and the decision will be based on the facts.
- **Decision & Fine Assessment:** After the hearing, a decision will be made and communicated in writing. If fines apply, they will be outlined in the decision.

3. Fine Structure

The Association uses a fine system to encourage compliance with community rules. Some violations may result in an immediate fine, especially if they impact health or safety. The Board may also increase fines if needed to ensure compliance.

Common Violations & Fines:

- **Trash bins, debris visible from the street for extended periods** – \$50 per occurrence
- **Equipment stored outside** (ATVs, lawnmowers, etc.) – \$50 per week
- **Landscaping not maintained** (weeds, dead trees, etc.) – \$250 initially, then \$50 per week
- **Improper parking** (boats, trailers, commercial vehicles, etc.) – \$100 per week

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- **RV parked longer than allowed** – \$100 per week
- **Damage to HOA property** – Cost of repairs
- **Architectural approval violations** – minimum \$100 for minor changes, \$500 for structures
- **Dogs off-leash outside owner's property** – \$50 for first occurrence
- **Unapproved dumpster/storage container** – \$50 per week
- **Snow fence up outside approved season** – \$50 per week
- **Unauthorized signage** - \$50 per week
- **Noise/nuisance issues** (barking dogs, excessive lighting, ATVs, etc.) – \$50 per occurrence
- **Lot not mowed by deadline** – Set by mowing policy
- **Unpaid HOA assessments** – Late charges and interest apply per Collection Policy
- **Water meter violations** – Set by Water Meter Reading Policy

4. Other Important Rules

- **Homeowners are responsible for violations caused by family members, guests, contractors, and tenants.**
- **Legal action may be taken without prior warnings if necessary.**
- **Enforcement costs may be added to a homeowner's account (e.g., translation fees).**
- **The Board may issue official notices of violations with the county clerk and recorder.**
- **Failure to enforce a rule in one situation does not mean it won't be enforced later.**

This policy ensures that King's Deer remains a beautiful, well-maintained community. Homeowners are encouraged to be good neighbors by following the rules to avoid penalties and keep the neighborhood enjoyable for everyone.