

From: admin@kingsdeer.org
To: [Kings Deer HOA](#)
Subject: King's Deer HOA News & Announcements – July 31, 2025
Date: Thursday, July 31, 2025 11:41:55 AM
Attachments: [Board Roles and Responsibilities v.2025.07.29 .pdf](#)

Annual King's Deer Garage Sale – August 8 – 10, 2025

We already have great interest in the annual garage sale, with more than 20 homes currently scheduled to participate. This event is advertised in the local newspapers (OCN and Gazette) and usually has a great turnout. We ask that any King's Deer members who wish to participate please contact the HOA office by email at admin@kingsdeer.org **no later than August 4th** to have their addresses added to the map. Please put "Garage Sale" and your address in the subject line of the email. 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 garage sale map is available on the [King's Deer website](#) as a downloadable and printable PDF.

Board Roles & Responsibilities – Elections Coming this Fall!

In preparation for the Fall elections of the Board, attached is a summary of the Roles and Responsibilities of our board members. Three of the seven board seats are up for election this year. Serving on the HOA board is an excellent opportunity for any community member who can potentially contribute their time and talents. 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 in King's Deer. The next meeting is August 19th, and 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.

Volunteers STILL needed for Highway 105 Wall Painting & Repair Project

We thank the 2 volunteers and 2 board members who made significant progress on July 26th, clearing debris from either side of the wall in preparation for the contractor who will paint and repair its entire length. However, there is still a fair amount of clearing and hauling to be done. If you can spare even an hour or two on a day that is convenient for you, we would greatly appreciate your help. If you are available to help in any way, please contact John Highhouse for additional details (admin@kingsdeer.org). Kindly complete a [Volunteer agreement](#) and email it to John.

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
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mullein. Thistle is a particularly nasty, noxious weed found on almost all properties; owners should ensure that, as a minimum, thistles 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.

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>



Roles and Responsibilities of the Board of Directors

Joining the King's Deer HOA Board of Directors is a meaningful way to give back and help guide the future of our beautiful community. This is a great opportunity to contribute your time and talents to make a lasting impact! There are typically seven Board seats that are two-year terms. Elections are held each Fall, with either three or four seats up for election in alternating years.

HOA board members play a crucial role in maintaining and improving the King's Deer community. Their responsibilities typically include:

- **Supporting the Community:** Fairly and consistently applying the Covenants, Conditions, and Restrictions (CC&Rs), creating and updating policies to address community needs, and helping resolve concerns and disputes respectfully and equitably across the community.
- **Financial Management:** Providing financial leadership to ensure the long-term financial viability of the HOA by delivering long-term financial projections, annual budgeting, oversight of operating and reserve expenditures, collecting dues, paying bills, managing investments, negotiating contracts, and managing our reserve funds for future repairs.
- **Maintaining Common Areas:** Ensuring our shared spaces like parks and trails, entrances and all other common areas remain safe, clean and attractive in order to preserve and enhance our overall property values.
- **Community Standards:** Ensuring members adhere to the HOA standards and policies and communicating requirements and any changes to these policies. Lack of adherence at times may result in the Board issuing warnings or fines.
- **Fiduciary Responsibility:** Acting in the best interest of the community by making informed decisions, avoiding conflicts of interest, and maintaining confidentiality.
- **Leadership and Decision-Making:** Board members oversee HOA operations and work together for the benefit of the association and ensure compliance with the HOA governing documents. The vision, mission, and values of the Board is to help ensure King's Deer remains a well-maintained and beautiful community that we are all proud to call home.

Serving on an HOA board requires **a significant time commitment and is entirely voluntary**. These volunteers receive no compensation, discounted assessments or perquisites in exchange for their service. Board members typically attend **regular monthly meetings, the HOA annual meeting, and ad-hoc open forums** deemed necessary by the board. Active participation in discussions and engagement with the community contribute to well-informed decision-making processes. The exact time investment varies, but members can expect to dedicate **approximately 4-6 hours each month** to reviewing financials, attending meetings, addressing homeowner concerns, and overseeing maintenance projects.

All Board members are expected to agree and adhere to the Community's policies on [Conflict of Interest](#) and [Code of Conduct](#).



Roles and Responsibilities of the Board of Directors

The following officer roles are decided each year following the Fall elections:

PRESIDENT

- Presides over board meetings and ensures they run smoothly and efficiently.
- Acts as the official spokesperson for the HOA Board.
- Oversees the implementation of board decisions and policies.

VICE PRESIDENT

- Supports the President and assumes their duties in their absence. The Vice President is also prepared to step into the President's role if needed.
- Heads special projects as needed, assigned by the President.

TREASURER

- Oversees the HOA's finances, including the Reserve Study and its funding.
- Prepares and presents the annual budget in conjunction with the HOA accountant.
- Manages the HOA's expenditures and ensures all financial transactions comply with our governing documents.

SECRETARY

- Takes accurate and detailed minutes during board meetings and maintains official board records and documents.
- Distributes meeting agendas, results, and minutes to board members and residents.
- Promotes timely and informed communication throughout the community via email, text and updates through our public-facing website.

MEMBERS AT LARGE

- Create, organize, and manage neighborhood committees.
- Take on special projects and initiatives that support community needs.
- Participate and vote on all board actions for the benefit of the community.

Additional Resources for Board members.

If you are considering running for a Board Director seat (and we hope you will!), the following link will provide you with invaluable preparatory information: [7 Essential Steps to Take Before Running for an HOA Board Position](#).

In addition, new board members are eligible and encouraged to utilize resources from the [Community Associations Institute](#), of which King s Deer HOA is a member.