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**From:** admin@kingsdeer.org  
**Sent:** Monday, August 11, 2025 11:30 AM  
**To:** Kings Deer HOA  
**Subject:** King's Deer HOA News & Announcements – August 11, 2025  
**Attachments:** CallForNominationsLtr 2025.pdf;E-Bike Policy 2025-07-31 Final.pdf

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### **Annual Meeting Preparations – Call for Action!!**

As we prepare for our annual meeting on **Tuesday, November 4, 2025**, there are two items of business we routinely bring to the community's attention:

- This year, three of the seven Board seats are up for election, and we are calling for all nominations **by Monday, September 8, 2025**. The 2024-25 Board of Directors has made a sincere effort to engage the community and listen to their concerns. Interested members are encouraged to come forward and help continue that momentum in the coming year.
- Homeowners are invited to submit any agenda items they wish to have covered at the meeting **by Monday, September 8, 2025**.

Please see the **attached memo** for complete details!

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### **\*\*New\*\* E-bike Policy & Trail Etiquette**

E-bikes have become a popular and convenient option for enjoying the outdoors and provide accessibility to those who cannot otherwise pedal over our rolling terrain. However, with advances in technology, the e-bike brings some safety concerns when sharing our King's Deer trails with pedestrians due to their additional weight and speed. After careful consideration of laws in Colorado Springs and El Paso County, the King's Deer HOA Board of Directors approved classifying Class 1 e-bikes as non-motorized vehicles (pedal-assist ceases when the rider stops pedaling) and will be permitted on the natural surface of King's Deer single- and double-track trails to a maximum speed of 20 mph. All other e-bikes (Class 2 & Class 3) are considered motorized and are restricted to the King's Deer roadways. For complete details of the policy and Trail Etiquette, see the **attached** document, which is also [posted on the King's Deer website](#).

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### **Update on Wall Repair & Painting project at Archers & Hwy 105**

Good news! The wall has been cleared of debris, and repairs and painting are scheduled to begin this week. This prep work was completed over two weeks under the supervision of board member Mike Sauer with the help of several volunteers who worked many hours and during some very hot days. We are extremely grateful to the following: Jack Batson, Alex Gray (board member), Nathan Kettner (board member), Sherman Kettner, Jerry Lyon, Chuck Mix, Ramona Mix, and Sunil Salve.

Nathan & Sherman hauled all of the debris to the dump. Chuck & Ramona cleared all of their junipers outside of the wall. Jack, Alex, Jerry, and Sunil worked shoulder to shoulder clearing the junipers, dogwoods, and pine needles on various days. What a great bunch of neighbors!

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### **New Project: Tree Trimming along the Trails on Archers & King's Deer Point**

A couple of owners along these trails have brought to the HOA's attention that several of the low-hanging limbs over the trails need trimming—especially as school resumes. Board member Nathan Kettner volunteered to identify which properties the trees are located on. Owners have been notified and hopefully will help with the

trimming, if possible. Of course, volunteers to assist are always appreciated and may contact the HOA office for further information.

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**Annual King's Deer Garage Sale was a Success!!**

The annual garage sale held over the weekend was a great success with 34 homes participating—a record in recent years! Thanks to all who cleared out their “stuff” for the benefit of others!

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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>  
Office: 719-488-2840

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



August 11, 2025

Dear King’s Deer HOA Member,

As we prepare for our annual meeting on **Tuesday, November 4, 2025**, there are two items of business we routinely bring to the community’s attention:

- This year, three of the seven Board seats are up for election, and we are calling for all nominations **by Monday, September 8, 2025**. The 2024-25 Board of Directors has made a sincere effort to engage the community and listen to their concerns. Interested members are encouraged to come forward and help continue that momentum in the coming year.
- Homeowners are invited to submit any agenda items they wish to have covered at the meeting **by Monday, September 8, 2025**.

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**Call for Nominations**

**Role of the Board.** The Board of Directors conducts the business of the HOA, overseeing the finances, common area maintenance, covenant enforcement program, architectural control activities, and other obligations of the association. A director typically assumes responsibility for one or two major programs, providing oversight, guidance, and management by volunteering approximately 4-6 hours per month. In their course of duty, directors must be familiar with the governance documents (available on the King’s Deer website), attend and regularly participate in monthly board meetings, and contribute the additional time and effort to fulfill the duties and responsibilities of a director. Additional details about the Board are on our website: [King's Deer Board of Directors](#).

**How to Nominate.** Home or lot owners may self-nominate or be nominated by another member of the King’s Deer HOA. Send your nomination, in writing, to King’s Deer Homeowners Association, PO Box 3143, Monument, CO 80132, or by email to [admin@kingsdeer.org](mailto:admin@kingsdeer.org). Please include the nominee’s name, address, email address, and phone number. ***Nominations must be received at the HOA office before the close of business on Monday, September 8, 2025.***

**Candidate Validation.** The King’s Deer Nominating Committee reviews the qualifications of each nominee to verify they own a King’s Deer property, and that the nominee is in good standing (i.e., they are not in arrears in payments due to the Association). Each qualified nominee is contacted to confirm acceptance of the nomination, and each has an opportunity to submit a brief written statement. A list of nominees will be posted on the King’s Deer website and appear as a candidate on the ballot.

**Elections.** The election period runs from **September 15 to October 24, 2025**. Only votes cast for properly nominated and eligible board candidates will be counted. ***Elections are conducted online. Members may still vote with a paper ballot by requesting one from the HOA office.*** Your participation is very important! The results are announced at the Annual Membership Meeting. Elected directors assume their roles after the Annual Meeting has concluded.

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**Call for 2025 Annual Membership Meeting Agenda Items – Please plan to attend!**

The Annual Membership Meeting consists of presentations about HOA matters and Q&A with the community. The King’s Deer owner-login library contains slides and minutes of previous annual meetings. If you have a topic you wish to address during the November 4 Annual Membership Meeting, please send a message to the HOA office **by September 8**, including the topic and a brief synopsis. After review by the Board, you will be contacted with further details. Members may be asked to present their topic if requested by the Board of Directors.

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Our community is a reflection of its residents, and we are proud and grateful for all you do to make King’s Deer a beautiful and welcoming place to call home.

--The King’s Deer Board of Directors



## E-Bike Policy & Trail Etiquette

Effective Date: July 15, 2025

**Background.** E-bikes have become a popular and convenient option for enjoying the outdoors and provide accessibility to those who cannot otherwise pedal over our rolling terrain. However, with advances in technology the e-bike brings some safety concerns when sharing our King’s Deer trails with pedestrians due to their additional weight and speed. After careful consideration of laws in Colorado Springs and El Paso County, the King’s Deer HOA Board of Directors approved classifying Class 1 e-bikes as non-motorized vehicles (pedal-assist ceases when the rider stops pedaling) and will be permitted on the natural surface of King’s Deer single- and double-track trails to a maximum speed of 20 mph. All other e-bikes (Class 2 & Class 3) are considered motorized and are restricted to the King’s Deer roadways.

**E-Bike Classifications.** It can be visually difficult to distinguish the various classes of e-bikes:

Class	Description	Status for KD Trails
1	Pedal assist only while pedaling. Motor stops above 20 mph. No throttle.	Permitted in accordance with Trail Etiquette below. Considered “non-motorized”
2	Pedal assist and throttle capabilities. Maximum assisted speed of 20 mph. Throttle allows motor to propel with or without pedaling.	Not permitted
3	Pedal assist with or without throttle. Maximum speed of 28 mph.	Not permitted

**Trail Etiquette.** We ask that all trail users be courteous and informed about trail etiquette. Only trails belonging to King’s Deer HOA are to be used. Owners and their guests are not allowed to use the trails belonging to King’s Deer Golf Course. A [map of the trails and recreation areas](#) is located on the HOA website. **Parents, please make sure your children understand the following:**

- Class 1 e-bikes are permitted on natural surface trails belonging to King’s Deer HOA. Class 2 & Class 3 e-bikes are restricted to roadways.
- The maximum speed of any bicycle on HOA trails is 20 mph.
- All bicycles should yield to pedestrians, wildlife, and uphill traffic.
- Ride on the right; pass on the left. Announce yourself before passing.
- No combustion engine vehicles are permitted on trails – dirt bikes, motorcycles, ATVs, golf carts

Trail users should operate all bicycles in a safe manner that is reasonable and prudent under the conditions, with due regard to the width, grade, curves, corners, traffic, and all other attendant circumstances. We kindly ask that bicyclists wear bright colored clothing and a protective helmet.

**Enforcement:** Violations will be addressed under the Covenant Enforcement Policy and its associated Fine Schedule.