

From: [Kings Deer HOA](#)
To: [Kings Deer HOA](#)
Bcc: _____
Subject: *Time Sensitive* King's Deer HOA News & Announcements – August 18, 2025
Date: Sunday, August 17, 2025 10:45:34 AM
Attachments: [CallForNominationsLtr_2025-1.pdf](#)

We are experiencing email server issues. We apologize if you receive a duplicate message. We are working to resolve this issue.

***Time Sensitive* - Trail Spraying – Aug 18 to 19**

Maintenance has advised us that, weather permitting, they will spray the trails with a selective broadleaf weed control and will also be using an acidifier, which aids in the uptake and penetration of the weed control and reduces drift. The acidifier has a strong acidic smell that dissipates. The crews plan to start **Monday morning, August 18, and continue on Tuesday morning** if not completed. They will start on the trail from Roller Coaster Rd and Kershaw, and follow the loop around County Line Rd, Royal Troon Dr., White Cliff Way, then back up Roller Coaster Rd to the maintenance building. If time permits, they will start on the west side of Roller Coaster near the school and down King's Deer Point.

The products being used are safe as long as they aren't ingested. Knowing that some dogs lick or eat the grass, these pets should be kept off the trails while the crews are spraying. It is fast drying, and there are no safety concerns after the product has dried. Please be aware of the maintenance crews in the area, on the trails, and allow them the time and space to accomplish this task. Thank you.

Monthly Board Meeting Agenda Summary – August 19

The regular, monthly meeting for the HOA Board of Directors is scheduled for Tuesday, August 19, 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 & website update
- President's Report – Steve Shurgot
 - Annual Meeting & Nominating Committee specifics
- Vice President's Report – Kevin Pratt
- Secretary's Report – Mike Sauer
- Treasurer's Report – Tom Anderson
 - July 2025 financials; Quarterly Operating budget forecast
 - Monthly review and forecast of Reserve Study/Funding
 - Proposed 2026 Budget
 - Discussion: HOA Assessment/Financial Limitations and Options
 - Architectural Control Committee Report – Mike Sauer
- Common Areas Report –Pratt / Sauer / Kettner
- Manager's Report – John Highhouse
 - Covenant Enforcement – 40+ Notices sent during the past month
- Executive Working Session {**Board members Only**}

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!

In Case You Missed It [ICYMI]

- **New Project:** Tree Trimming along the Trails on Archers & King's Deer Point is underway.
- **Wall Repair & Painting project at Archers & Hwy 105** is underway this week.
- ****New** E-bike Policy & Trail Etiquette Policy is in effect** and [posted on the King's Deer website](#).

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>

This email is sent from an unattended email address. Please reply to admin@kingsdeer.org



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.
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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. 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.

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.

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