

From: [Kings Deer HOA](#)
To: [Kings Deer HOA](#)
Bcc:
Subject: King's Deer HOA News & Announcements – September 25, 2025
Date: Thursday, September 25, 2025 2:59:39 PM
Attachments: [2025_September.pdf](#)
[2025_August.pdf](#)

Monthly Board Meeting Minutes – September 16

The complete September 16, 2025 HOA Meeting Minutes can be found at www.Kingsdeer.org > owner log in > library.

Here are just a few of the noteworthy actions discussed or approved by the Board.

- The board reviewed a draft policy to amend the Design Standards to allow greenhouses in King's Deer. There were several concerns and questions, and the board will continue researching this topic, including conducting a survey of residents.
- The board accepted the resignation of director Ken Harris, effective immediately, due to personal reasons, and thanked Harris for his years of service to the community. The board will consider filling the seat by appointment to complete the remainder of Harris' term, ending in November 2026.
- The board discussed the need for guidelines for homeowners who rent out short-term KD properties (e.g., VRBO or Airbnb), which would require a covenant change. For now, the board will follow El Paso County's lead and refer owners to the ["Good Neighbor Guidelines" developed by the county for short-term rentals](#).
- The board unanimously approved a vote for Covenant Change regarding the annual HOA assessments. The ballot issue will be voted on by the community from November 7, 2025, through November 21, 2025. Details and rationale will be provided at the 2025 Annual Meeting on Tuesday, November 4, 2025.

Financial Update & Notice of 2026 Proposed Budget Discussion [FINAL Notice]

The King's Deer Board of Directors has reviewed the proposed 2026 HOA Budget for two consecutive meetings (August & September) as shared in the Financial FAQ's emailed earlier this year. As always, interested parties are invited to attend the board meeting discussion.

2025 Forecast and proposed 2026 Budget update:

- 2025 is going well and we are favorable to budget because of more interest and other income as well as lower maintenance and other expenses compared to the 2025 Budget.
- 2026 proposed Budget assumptions include:
 - Lower interest income as we reinvest CDs at lower interest rates
 - Expense increase of \$11,700 vs. the 2025 Forecast resulting from:
 - Inflation assumption of 4%
 - Increased insurance expenses
 - Additional maintenance expenses to support ongoing maintenance needs

The Board is scheduled to approve the final 2026 Budget at the October board meeting prior to presenting the 2026 Budget at the 2025 Annual Meeting on Tuesday, November 4th.

Board Director Elections Underway - September 15th to October 24th

Your participation is very important! We need at least 160 properties to vote for the election to be valid. This year, three board seats are up for election, and we received three valid candidate nominations by the September 8 deadline. **The election period runs from September 15 to October 24, 2025.** Only votes cast for properly nominated and eligible board candidates will be counted. Like last year, elections are conducted online. You must register again even if you voted electronically in last year's election. This is your "digital signature" and provides legal compliance of the electronic election. **Electronic ballots were emailed on Monday, September 15th from Kings Deer HOA eVoting Administrator <kingsdeer@ivotehoa.com>. If you did not receive this email, please check your SPAM folder and/or contact John Highhouse at the HOA office.**

Association members may still vote with a paper ballot by requesting one from the HOA office. The results are announced at the Annual Membership Meeting on November 4th. Elected directors assume their roles after the Annual Meeting has concluded.

Water Meter Reading – New process – Due by Oct 31

The annual water meter reading notices are scheduled to be mailed out on September 25. This will be the first year that a photo of your meter will be required to accompany your meter filing. Complete details will be contained in the notice.

Call for Volunteers – Need help to develop Community Wildfire Protection Plan (CWPP)

At the September board meeting, Director Alex Gray discussed fire mitigation strategies, Community Wildfire Protection Plans (CWPPs), and how they would benefit our community. Gray suggested that the board ask community members who are interested or have expertise to help develop a CWPP. If you are interested and able, please contact John Highhouse for further details.

In Case You Missed It! (ICYMI)

- **Snow Fence Reminder**

As our Fall weather starts to turn toward winter, please note that acceptable manufactured snow fences may be erected **no earlier than October 15 and shall be removed not later than April 30** and stored out of sight. This includes any support posts erected with the fence. For complete details of the Snow Fence Policy, see the King's Deer website > library > [SnowFencePolicy.pdf](#)

This message is sent from an unattended email address. 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>
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You are also invited to follow us on Facebook at <https://www.facebook.com/KingsDeerHOA>