
From: Kings Deer HOA <kingsdeerhoa@gmail.com>
Sent: Monday, September 15, 2025 7:52 AM
To: Kings Deer HOA
Subject: King's Deer HOA News & Announcements – September 15, 2025

Monthly Board Meeting Agenda Summary – September 16

The regular monthly meeting of the HOA Board of Directors is scheduled for Tuesday, September 16, 2025, at 6:00 p.m. at the Tri-Lakes United Methodist Church (TLUMC), located 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– Highhouse & Goode
 - Updating the Code of Conduct Policy & Conflict of Interest Statement
- President's Report – Steve Shurgot
 - Proposal to change Design Standards & allow greenhouses
- Vice President's Report – Kevin Pratt
- Secretary's Report – Mike Sauer
- Treasurer's Report – Tom Anderson
 - August 2025 financials; Quarterly operating budget forecast
 - Monthly review and forecast of the Reserve study
 - Vote for Covenant Change regarding Annual HOA membership assessments
 - Proposed 2026 Budget discussion (see additional details below)
- Architectural Control Committee Report – Mike Sauer
 - Proposal for changing ACC Fee Schedule for non-compliant projects
- Common Areas Report –Pratt / Sauer / Kettner
- Fire Safety & Mitigation strategies – Alex Gray
- Manager's Report – John Highhouse
 - Covenant Enforcement; Board elections; Water meter reading; Mowing Fines
- Executive Working Session {**Board members Only, as needed**}

Financial Update & Notice of 2026 Proposed Budget Discussion [2nd Notice]

The King's Deer Board of Directors will be reviewing the proposed 2026 HOA Budget at the next board meeting on Tuesday, September 16th 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. We will provide additional updates as we progress through the budget process.

Board Director Nominations are now closed – Elections begin September 15th

This year, three board seats are up for election, and we received three valid candidate nominations by the September 8 deadline. Candidate summaries will be provided with the ballots that are emailed to the HOA address of record. **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. Association 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 on November 4th. Elected directors assume their roles after the Annual Meeting has concluded.

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](#)

Common Area Maintenance Update

In our August 25th News & Announcements, we provided information about the challenges of our common area maintenance. Since then, the trail spraying for weeds has been completed by the Golf Course Maintenance team. We extend thanks to **Mike Sauer (Board Director) and Jack Batson (volunteer)** who continue to spend numerous hours weeding and tending to the maintenance of our 9 entry monuments, including the removal of weeds, dead trees, and dead plantings from prior years. Attention is now on the irrigation around the monuments so that new plantings will have sufficient water. More volunteers are always appreciated! In addition, the Board engaged the services of [Scott McKeever of "Captain Mow-It-All"](#) to remedy the mowing delays by our contractor, the King's Deer Golf Course. Scott finished the mowing and trimming of the open space acreage. Many thanks to Scott for stepping in!

Bears in King's Deer!

We have had at least three bear sightings within the boundaries of King's Deer in recent weeks (i.e. Glenthorne & Trumpeters, Brockenbury, and Newgate Court). Residents are cautioned to be mindful of our beautiful wildlife at all times; but especially during the active periods for [bears foraging before hibernation](#), [deer rutting](#) in the Fall, etc.

Beetle Prevention Recommendation from the Forestry Service

Recently, John Highhouse met with a forester from the [Colorado State Forestry Service](#) about the Ips beetle, overall forestry health, and control methods for the various types of bark beetles in our area. According to the forester, the Verbanone pouch or bubble cap for beetle prevention is much less costly than hiring an arborist to spray the trees, and just as effective. NOTE: These are **preventative** measures for unaffected trees. If your tree is already infested, then other action needs to be taken.

Here is the link for the Verbenone Beetle Repellent: <https://share.google/cWfuiP0EHqkAeZGTQ>

This message is sent from an unattended mailbox. 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>

