

From: [Kings Deer HOA](#)
To: [Kings Deer HOA](#)
Bcc: _____
Subject: King's Deer HOA News & Announcements – October 20, 2025
Date: Monday, October 20, 2025 11:19:02 AM
Attachments: [Greenhouse Advisory Survey Responses - Final For community distribution 2025-10-16.pdf](#)

Monthly Board Meeting Agenda – October 21, 2025

The regular monthly meeting of the HOA Board of Directors is scheduled for Tuesday, October 21, 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.

- President's Report – Steve Shurgot
 - Proposal to change Design Standards & allow greenhouses
- Vice President's Report – Kevin Pratt
 - New HOA Contractor Agreement template
- Secretary's Report – Mike Sauer
- Treasurer's Report – Tom Anderson
 - September 2025 HOA financials, including a member balance report
 - 2026 Budget approval
 - Monthly review and forecast of the reserve study
 - Quarterly operating budget forecast
 - Covenant change for assessments – Discuss how to best reach out to community members to get the support needed to pass the ballot issue. Finalize plans for the electronic and mail out ballots.
- Architectural Control Committee Report – Mike Sauer
 - 17 new projects approved; 5 projects underwent final inspections
- Common Areas Report – Pratt / Sauer / Kettner
 - Irrigation at entrances; solar light tests; Trail repairs
- Fire Safety & Mitigation strategies – Alex Gray
- Manager's Report – John Highhouse
 - Office closure Nov 11.
 - Updates for Covenant Enforcement; Board elections; Water meter reading notices
- Executive Working Session {**Board members Only, as needed**}

Updated Fee Schedule

The Fine Schedule changes to the Covenant Enforcement Policy (for mowing and ACC projects not according to specifications), which were approved at the last meeting, have been posted to the public website: www.kingsdeer.org > Library > Governance Documents > Covenant Enforcement Policy.

Board Director Elections will close on Friday, 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 were mailed via USPS on September 25. This is the first year that a photo of your meter is required to accompany your meter filing. Complete details were contained in the notice. If you did not receive your notice, please contact John Highhouse.

Greenhouse Advisory Survey Results

Thank you to all 207 respondents who returned our advisory survey on allowing greenhouses in King's Deer. Over 80% of respondents are in favor of some form of greenhouse as long as certain conditions are enforced. Your feedback is extremely valuable to the board! Please see the attached summary for detailed survey results. The results are also posted on the website: www.kingsdeer.org > Owner Login > Library > Other Reports

Call for Volunteers – Need help to develop Community Wildfire Protection Plan (CWPP) [Second Notice]

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.

This email 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>
Office: 719-488-2840

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

King's Deer Greenhouse Advisory Survey Responses

207 Validated Respondents – October, 2025

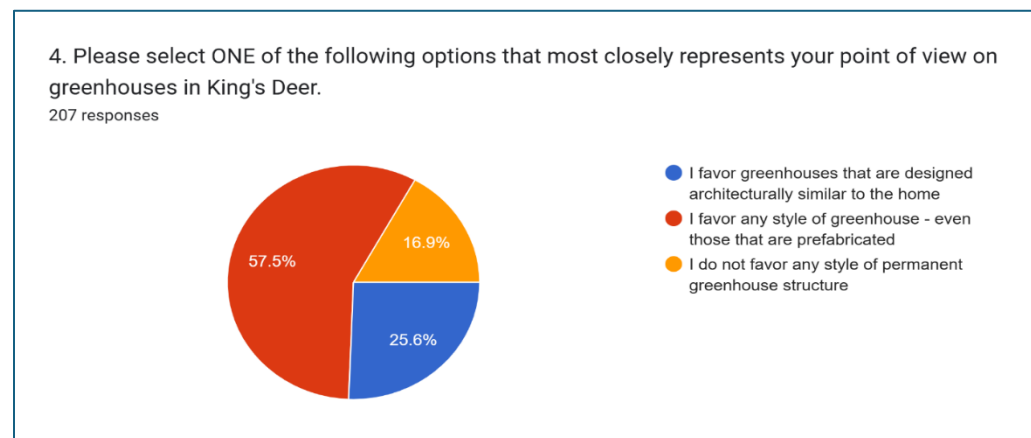
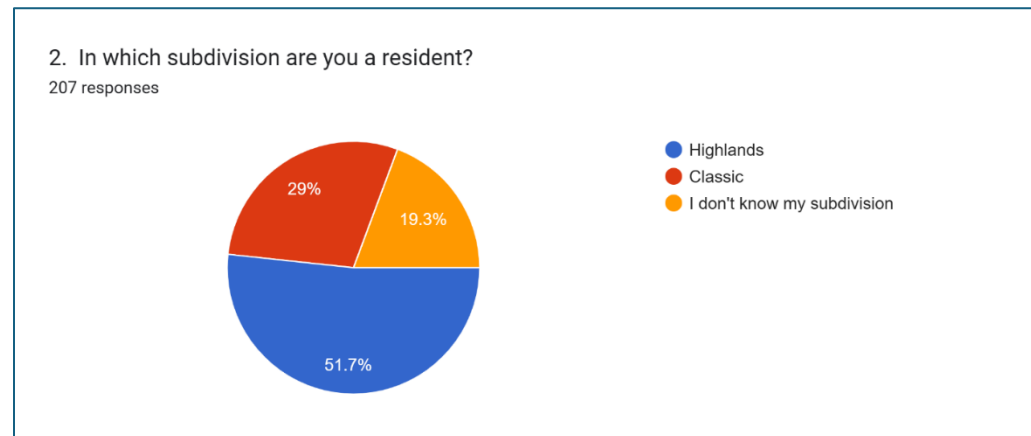
Background

- The survey was conducted using Google Forms, Oct 7-15, 2025
- 207 Respondents were validated as authorized property owners

Executive Summary

- 83.1% of respondents are in favor of greenhouses, provided certain conditions are met
- The most popular acceptable size was 200sf from 37.4% of respondents
- Respondents are evenly divided as to whether they would consider installing a greenhouse
- Write-in comments (100+) are summarized below, grouped by themes
- Receptivity to these advisory surveys is very high at 88.3%

Detailed Results

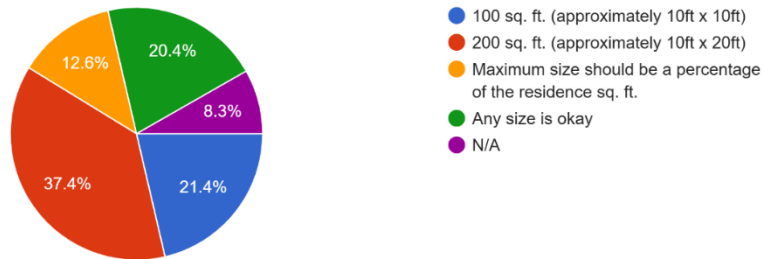


King's Deer Greenhouse Advisory Survey Responses

207 Validated Respondents – October, 2025

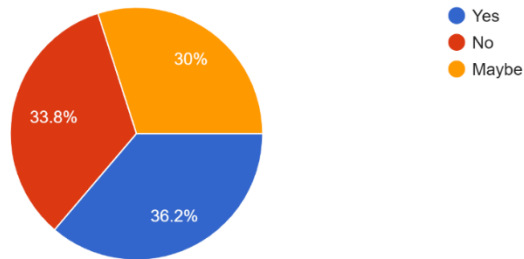
5. IF greenhouses were allowed in the future, what is the maximum size would you find acceptable?

206 responses



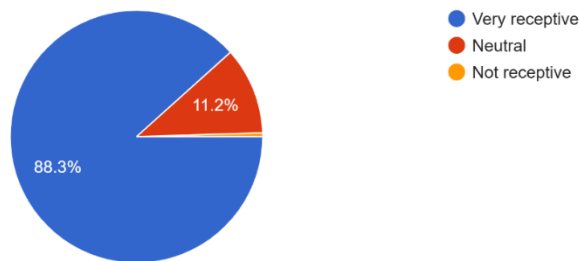
6. If greenhouses are approved, would you consider installing one?

207 responses



8. How receptive are you to these types of community surveys?

206 responses



King's Deer Greenhouse Advisory Survey Responses

207 Validated Respondents – October, 2025

Summary of Comment Themes

1. Support for Greenhouses

- Most respondents support allowing greenhouses, citing benefits like extended growing seasons, food cost savings, and protection from wildlife and weather.
- Some see greenhouses as environmentally friendly and beneficial for sustainable gardening.
- Several mention that greenhouses already exist in the community without apparent issues.

2. Aesthetic & Architectural Concerns

- A significant number of comments stress the importance of maintaining the neighborhood's visual appeal.
- Concerns include greenhouses being “eyesores,” not fitting the community's look, or resembling sheds.
- Suggestions include:
 - Requiring greenhouses to match or complement the home's architecture.
 - Only allowing professionally designed or prefabricated greenhouses (not DIY or plastic-sheeted types).
 - Limiting colors and materials (e.g., no blue tarps, no cheap plastic).
 - Pre-approving specific styles or manufacturers for uniformity.

3. Placement & Visibility

- Many want greenhouses restricted to rear or side yards, not visible from the street, and not blocking neighbors' views.
- Setback requirements (e.g., 30–50 feet from property lines) are mentioned.
- Landscaping around greenhouses is recommended to help them blend in.

4. Size, Number, and Design Standards

- Some suggest limits on the number (usually one per property), size (e.g., 10x10 or 10x20 feet), and height (e.g., 10–12 feet).
- There's a call for clear design standards and possibly a list of approved models or suppliers.

5. Maintenance & Enforcement

- Many are concerned about greenhouses falling into disrepair and becoming unsightly.
- Suggestions include:
 - Mandatory maintenance and annual inspections.
 - Requiring removal if a greenhouse is neglected.
 - Submitting plans and renderings for HOA approval before construction.
 - Questions about the HOA's ability to enforce new rules, given current enforcement challenges.

King's Deer Greenhouse Advisory Survey Responses

207 Validated Respondents – October, 2025

6. Community Process & Fairness

- Some residents feel all homeowners should have a say in these types of changes, not just the ACC committee.
- There are concerns about inconsistent rule enforcement and perceived favoritism in past approvals.

7. Other Related Issues

- Several comments mention interest in allowing chicken coops (with restrictions, e.g., no roosters).
- A few express concerns about greenhouses being used for marijuana cultivation or as sheds.
- Some worry about the “slippery slope” of allowing more outbuildings, changing the community’s character.

8. Opposition to Greenhouses

- A minority are strongly opposed, believing greenhouses do not fit the community and would lower property values or detract from the neighborhood’s prestige.
-

Comment Summary Table

Theme	Common Points & Suggestions
Support	Food security, gardening, sustainability, already present in community
Aesthetics	Match home, no eyesores, professional/prefab only, uniformity
Placement	Rear/side only, setbacks, not blocking views, landscaping required
Size/Design	Limit size/height/number, approved models, clear standards
Maintenance	Mandatory upkeep, inspections, removal if neglected, enforceability concerns
Process/Fairness	Broader homeowner input, consistent enforcement, transparency
Related Issues	Chicken coops, marijuana, sheds, slippery slope
Opposition	Not fitting, property value concerns, community character