

From: [Kings Deer HOA](#)
To: [Kings Deer HOA](#)
Bcc: _____
Subject: King's Deer HOA News & Announcements – December 30, 2025
Date: Tuesday, December 30, 2025 5:27:55 PM

*The HOA Board sends **Happy New Year** greetings to all the members of our beautiful Community!*

December 16, 2025 Monthly Board Meeting Minutes

The complete December 16th HOA Meeting Minutes can be found at www.Kingsdeer.org > owner log in > library. Here are just a few of the noteworthy items discussed or approved by the Board.

- Monthly reports by Directors for Financials, ACC projects (including waivers/hearings), Common Areas and NEPCO
- Water Report on status of meter readings and Golf Course water augmentation projections
- Covenant Enforcement Violations/Fines for delinquent water meter readings, nuisance dog reports
- Three policy updates:
 - [Delinquent Water Meter Reading Policy](#)
 - [Greenhouse Design Policy](#)
 - [Snow Fence Policy](#)
- Formal letter to King's Deer Golf Club to address deteriorating maintenance building

2026 Annual Assessments (\$300 + \$17) mailed Dec 1 – due Jan 1.

The 2026 annual assessment invoices (\$300 + \$17 for insurance) were mailed via US Mail on December 1 to all King's Deer owners. Payment is due by January 1, 2026. If you have not received this mailing, please contact the HOA office at admin@kingsdeer.org.

There are two payment methods detailed in the invoice and on the King's Deer HOA website homepage: www.kingsdeer.org :

- 1) **Zego** -- the secure online payments portal is preferred.
- 2) **Checks** -- can be mailed to the PO Box shown on the invoice or delivered to the HOA Office secure drop box.

Payments are typically made annually but there are [options for 2 or 4 equal installments for an additional administrative fee of \\$10 per payment](#). Contact the HOA office to make installment arrangements and avoid late fees.

E-bike reminder

We expect the holidays brought some new electrified modes of transportation into the community! Here's a friendly reminder regarding the safe riding of e-bikes in our community: [E-Bike Policy 2025-07-31 final](#)

Outdoor Projects & the Architectural Control Committee (ACC)

Most projects outside your home's interior require HOA approval, including any changes to

the structure, including painting, new roof shingles, and adding a fence, pergola, or other structures. Many landscaping projects do not require approval, such as mulch, landscape rock, plantings, and trees. If you are in doubt about your project, send us an email or refer to the [King's Deer website library](#). The Design Standards and all [Architectural Control Committee](#) (ACC) application forms are available on the public access section of the HOA website. Completed applications must be submitted 48 hours ahead of [upcoming ACC meetings](#), which are typically scheduled on the second and fourth Thursday of each month.

Does the HOA have your correct email address and phone number?

The News & Announcements (and other important mailings) depends on the HOA having a current email address for you. Please check the email and phone number we have on file at www.Kingsdeer.org > Owner login > [Update your Personal Information](#). You may update it directly on the website OR send an email to admin@kingsdeer.org with the correct information. Thank you!

In Case You Missed It (ICYMI)

- **The physical HOA Office is closed December 22 – January 2.** Administrative work is being handled remotely.
 - **Street Lighting / Lamp posts.** With longer nights during this season, street lighting is essential for safety, particularly near bus stops and areas frequented by children. If you notice any streetlights that are out or malfunctioning, please report them to John Highhouse. The HOA is responsible for street poles, while Mountain View Electric (MVEA) handles bulb replacements. You can also contact MVEA directly at (800) 388-9881.
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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>