

From: [Kings Deer HOA](#)
To: [Kings Deer HOA](#)
Bcc: _____
Subject: King's Deer HOA News & Announcements – December 10, 2025
Date: Wednesday, December 10, 2025 3:33:52 PM
Attachments: [2025-12 StratusIQ email to KD HOA.pdf](#)

Final Results of the Covenant Amendment to Cap the Annual Assessment: PASSED!

Following the voting extension and canvassing of the unvoted properties in Classic subdivision, **the Covenant Amendment to increase the Annual Assessment Cap has passed in both subdivisions:**

Highlands: 222 voted to approve (58% of Highlands properties, 79% of Highlands voters)

Classic: 103 voted to approve (70% of Classic properties, 77% of Classic voters)

Note: This ballot only amended the CAP for the annual assessment. Each year, the Board determines the annual assessment (HOA fee) during the Fall and mails invoices on December 1. See additional information below.

Thank you for your participation in this important decision supporting the community's financial stability!

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.

StratusIQ Fiber Expansion Phase 1 in Kings Deer

The HOA office received an email from StratusIQ announcing that they are initiating Phase 1 of Fiber-to-the-Home expansion/upgrade in Kings Deer. The Phase 1 expansion area is at the end of Royal Troon and includes Hunting Downs Way, by the TLUMC church. **See the attached PDF for the full email and details provided.** The HOA has no further details at this time. Please contact StratusIQ with any questions.

Is your Dog Running Loose?

The HOA office frequently receives complaints about dogs running loose in King's Deer. As a reminder, this is prohibited outside of the owner's lot by our Covenants paragraph 25.B:

No pets shall be permitted to run loose and shall be kept under control of owners at all times and must be kept on a leash whenever outside of the Owner's Lot. Kennels for the commercial raising, breeding and boarding of animals are prohibited. Under no circumstances will dogs be allowed to run loose in the neighborhood.

Violations carry an initial \$50 fine as stated in our [Covenant Enforcement Policy](#). To assist the Board in enforcing this important safety concern, please submit to the HOA office a photo of the loose animal, if possible, along with the owner's name and street address.

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 HOA Office is closed December 8-12.**
- **Delinquent Water Meter Reading Fine.** Water meter reporting is a Colorado State requirement emphasized in our covenants and water augmentation plans. The Board unanimously approved a fine of \$100, effective November 13, 2025, and \$50 per week thereafter, in accordance with the [Delinquent Water Meter Reading Policy](#), for non-reporting owners.
- **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.
- **The 2025 Annual Meeting Minutes and Slides are posted on the King's Deer website:** <https://kingsdeer.org/owner/library>

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>

From: Sebastian Nutter <snutter@stratusiq.com>

Subject: StratusIQ Fiber Expansion Phase 1 in Kings Deer

Date: December 4, 2025 at 3:21:43 PM MST

To: "admin@kingsdeer.org" <admin@kingsdeer.org>

Cc: Kelly Robinder <krobinder@stratusiq.com>, David Wright <dwright@stratusiq.com>, Justin Landis <jlandis@stratusiq.com>

Kings Deer HOA,

StratusIQ is pleased to announce that we are initiating Phase 1 of our Fiber-to-the-Home expansion/upgrade in Kings Deer. We are kicking this project off in 2025 and our Phase 1 expansion area is outlined in the map. *[This is at the end of Royal Troon and includes Hunting Downs Way, by the church.]*



During this time you will see our crews (and our contractor Ranger Underground) diligently but respectfully working in the neighborhood to place fiber underground so we can service your homes. All work completed will be done in existing utility easements and our contractors will restore any/all surface disruptions to an equal or better state. Once we are ready to deliver fiber to these homes will reach out to those who are existing customers of StratusIQ to schedule their upgrade and will also send marketing materials to those who are not. We would appreciate any help the HOA can provide in distributing this news to the residents.

We are extremely excited about this project and bringing the residents of Kings Deer fiber internet speeds all the way up to 10Gig!

If the HOA has any questions please direct them to me. If any residents have questions please have them contact our main number (719) 573-5343 or sales@stratusiq.com.

Respectfully,



Sebastian Nutter

Director of Sales & Marketing

Phone: 719.886.7909

Email: snutter@stratusiq.com

2020 N. Academy, Suite 100, Colorado Springs, CO 80909

www.StratusIQ.com



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