

King's Deer Amenities Prioritization Survey Results

May 23, 2025

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Communications Volunteer



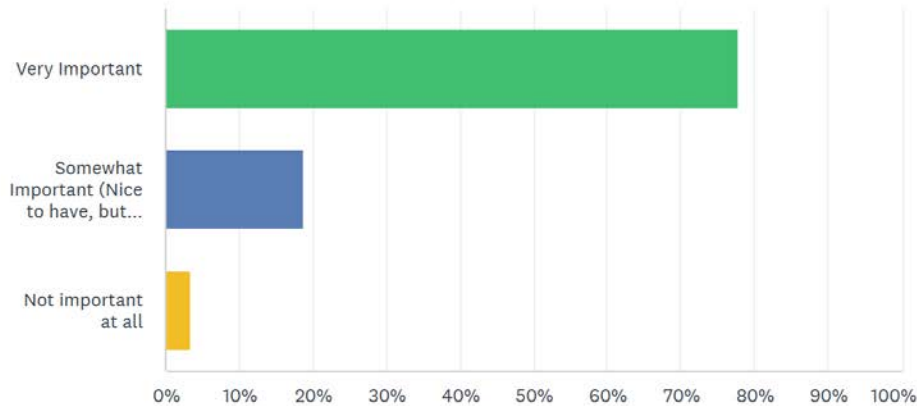
Survey Executive Summary

- ❑ A brief 8-question survey was distributed to all 500+ King's Deer residents to determine how the community values various categories of amenities and assets.
- ❑ The survey was advisory for the HOA Board, non-binding and anonymous.
- ❑ Between May 15 and May 22, 2025, 267 surveys were returned.
- ❑ The amenity with the strongest importance are the trails.
- ❑ The amenities with the least importance to residents are the stucco wall along Highway 105 and the pond.
- ❑ The attached slides show results for each of the 8 questions including the 65 verbatim comments received.
- ❑ The Board sincerely appreciates the feedback and will use this information to guide it's decision-making regarding future expenditures.

Verbatim comments are presented as entered in the survey. Any individual names mentioned therein have been redacted.

Q1 – Trails and Bridges

(There are 8 miles of them.)



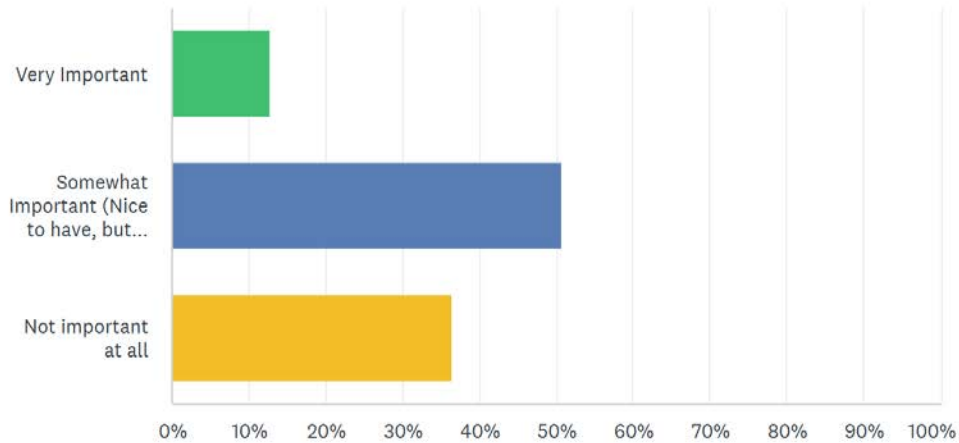
ANSWER CHOICES	RESPONSES
Very Important	77.90% 208
Somewhat Important (Nice to have, but not essential)	18.73% 50
Not important at all	3.37% 9
TOTAL	267

Verbatim Comments - Trails

- The trails are the most impressive part of the community! So many people use them. It would be nice if the trails continued along Royal Troon Dr between Roller Coaster and White Cliff Way. Too many cars travel way too fast in that area putting people walking in danger.
- How is trail maintenance paid? If it is an annual contract and not by job, we are being ripped off. I see little if any maintenance or improvement to the trail system.
- The trails (walking path) does not even extend to my home on Montcombe. When will this be done? I don't think this is fair that we are paying for others to have walking paths and we can't even get to one.
- Sure it has been discussed but would like to see the trails paved. Big upfront cost but perhaps value to all our houses and less annual maintenance.
- Disposal containers are needed along the trails for people to dispose of their dogs dropping. It is disgusting the number of bags left around and this seems like a necessary addition to the neighborhood
- Might be nice to consider adding dog bag dispensers/receptacles since MANY people do not pick up after their dogs, or if they do, they leave the bags on the trails or in people's yards where there is no trail. It's a big problem. Receptacles may not solve the problem, but it could help.

Q2 – The Pond

(There is a pond liner and aerators for 46,000 Gross Square Feet.)



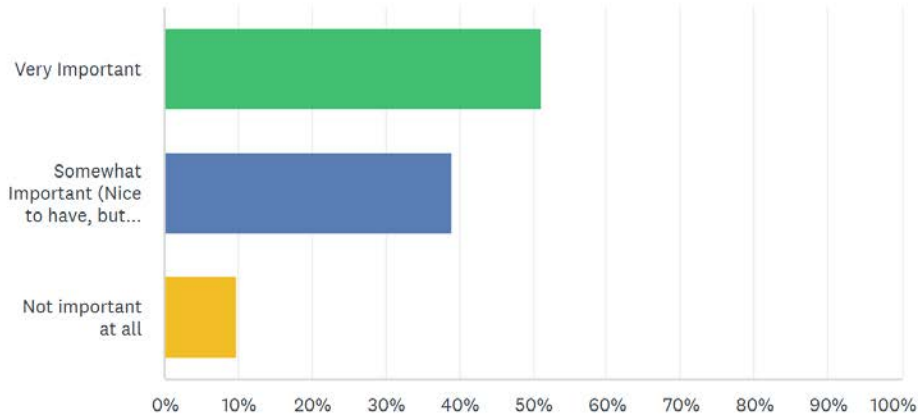
ANSWER CHOICES	RESPONSES
Very Important	12.78% 34
Somewhat Important (Nice to have, but not essential)	50.75% 135
Not important at all	36.47% 97
TOTAL	266

Verbatim Comments - Pond

1. Regarding the pond...it would be nicer to be able to have catch and release fishing especially since we are investing in aeration.
2. For the pond, are you referring to the pond along White Cliff Way, or is there another pond?
3. I hate that they are tearing down the gazebo. Also, I would love to have a fountain in the pond.
4. I'm glad there is a pond liner and aerators, but that area looks like crap.

Q3 – Entrance Monuments & Signs

(There are 9.)

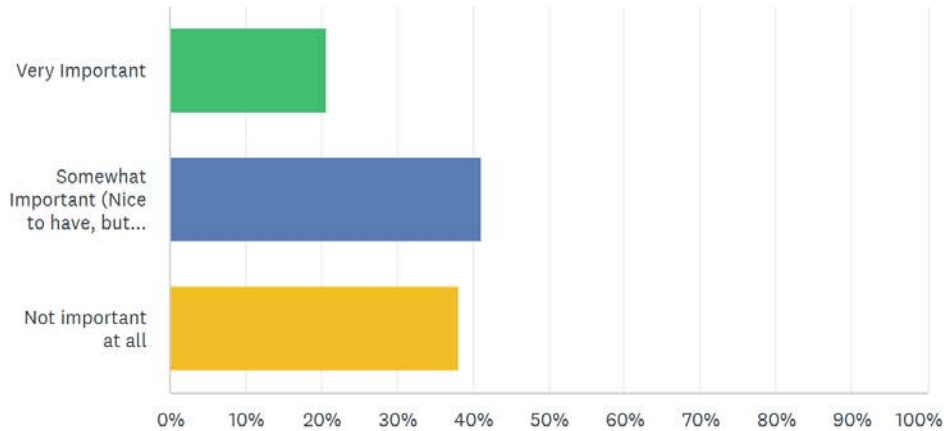


ANSWER CHOICES	RESPONSES	
Very Important	51.13%	136
Somewhat Important (Nice to have, but not essential)	39.10%	104
Not important at all	9.77%	26
TOTAL		266

Verbatim Comments - Monuments

- The board has poorly managed the monuments by allowing the new vegetation to die and not doing routine mowing and trimming in a timely manner.

Q4 – Stucco wall along Highway 105 (It's about 4,600 Linear feet.)



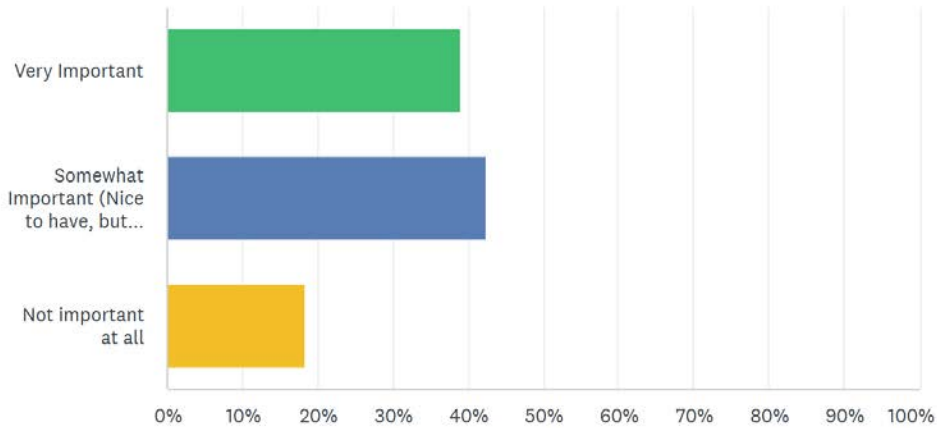
ANSWER CHOICES	RESPONSES
Very Important	20.60% 55
Somewhat Important (Nice to have, but not essential)	41.20% 110
Not important at all	38.20% 102
TOTAL	267

Verbatim Comments - Wall

- Question 4: Who owns the Stucco Wall? If any work is done on this or any other project, they should be done with be done with a simple Statement of Work, open bidding and a minimum of 5+ bids with all proposals available for review. This will ensure competition and reduce the chances of any favoritism towards any particular contractor(s). We have and want to maintain a simple community. As soon as politics start showing up, a good number of home owners will be unhappy. This is one area (neighborhood) of Colorado that should remain free of outside politics. These are our homes and our refuge from the rest of the City and State politics. Please keep things simple and fully disclosed. Thank you.

Q5 – Playground Area

(Including pergola, groundcover, swings, teeter totter, zip line, spring jeep, slide, etc.)

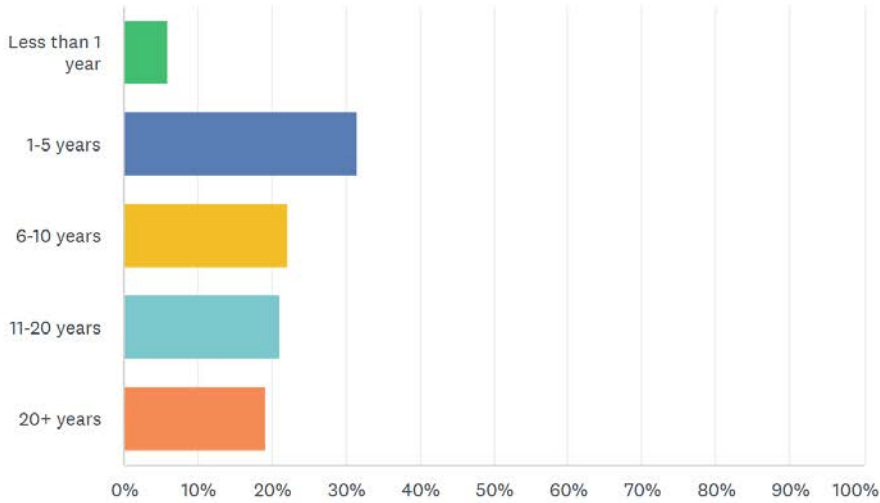


ANSWER CHOICES	RESPONSES
Very Important	39.10% 104
Somewhat Important (Nice to have, but not essential)	42.48% 113
Not important at all	18.42% 49
TOTAL	266

Verbatim Comments - Playground

1. Would like to see the park/playground area improved with nicer equipment for kids and toddlers
2. We would love an update to the kids playground
3. Please improve the park off roller coaster.

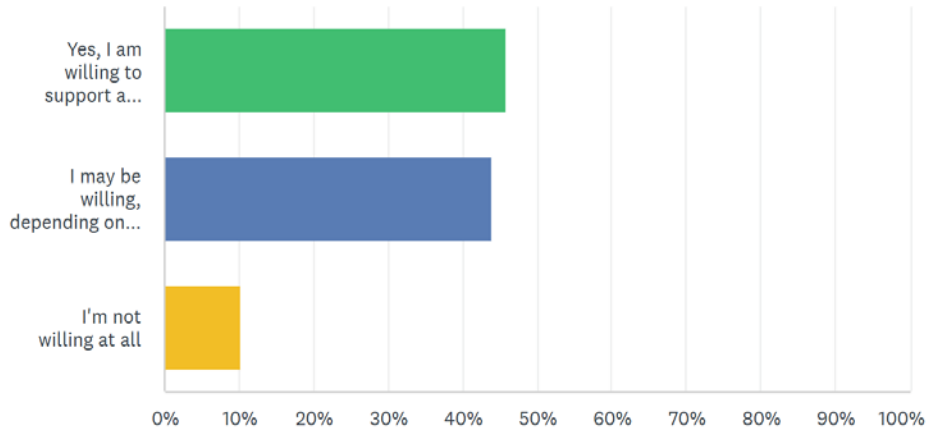
Q6 – How long have you lived in King's Deer?



ANSWER CHOICES	RESPONSES
Less than 1 year	6.02% 16
1-5 years	31.58% 84
6-10 years	22.18% 59
11-20 years	21.05% 56
20+ years	19.17% 51
TOTAL	266

Q7 – To adequately fund the Reserve Account that pays for the continuation of these and other community assets, how willing are you to support a reasonable increase in HOA fees?

(Remember, this is only informational for the Board.)



ANSWER CHOICES	RESPONSES
Yes, I am willing to support a reasonable increase	45.86% 122
I may be willing, depending on the details	43.98% 117
I'm not willing at all	10.15% 27
TOTAL	266

Additional Verbatim Comments

Verbatim comments are presented as entered in the survey. Any individual names mentioned therein have been redacted.

Verbatim Comments – Fees

1. I will vote (again) for an increased HOA fee. Preference is not to include any automatic escalator.
2. The fee has been 300.00 for decades. It's obvious costs go up and can't understand the pushback to raise it for maintenance. Must be done transparently and reasonable with out runaway increases. Also - Tell the golf course to fix the golf shed and fence. It's an eye sore and needs to be redone or repaired to be presentable.
3. The homeowners have already made it clear to the HOA board that we do NOT want our HOA fees increased. Stop asking. Nothing is going to change our minds. If individual homeowners want to pay more, let them. Ask them for extra donations. Do NOT increase our HOA fees.
4. Increase annual HOA dues to \$500.00
5. Would be willing to pay higher HOA fee for the introduction of a community pool.
6. I supported the original HOA fee increase. We live in a prestigious neighborhood, and frankly, I'm surprised so many opposed what was a fair and reasonable adjustment. It feels like we're racing to the bottom instead of striving for excellence. Neighborhoods like Flying Horse may be a bit over the top, but they set a visible standard — one that we, unfortunately, are trending in the opposite direction of. If we can't even maintain basic community elements like gazebos, entrance monuments, walking trails, or even ensure our roads remain in good shape, then we're actively devaluing everything this community represents. Kings Deer should be a place we're proud to call home — one that evolves, improves, and reflects the quality of life we all expected when we built or bought here. Cutting costs by tearing things down, letting infrastructure age, and resisting incremental improvements will only diminish our reputation and, ultimately, our property values. This is not why I invested in building a home here.
7. I have no income so I'd rather you reduce the annual fee.
8. 100% support dues increases, but modifying the covenants to allow for an increase requires us to be very careful in the language we choose. The proposed language in the prior ballot initiative caused a lot of heartburn with many residents, which made it difficult to hit the 2/3 majority required to pass the initiative.
9. I find the answer choices for the essential questions very limiting. I do not appreciate the survey . I have looked at the finances and have done my own research regarding cost increases. A reasonable raise in dues is necessary possible followed by annual increases until we are able to cover expenses to hold the value of the community and its beauty and build up a buffer. it's simple budgeting. As a family we support an increase up to double for the initial one. Then annual ones until the financial goals are achieved
10. Never try again to pass a CPI dues increase. We are fed up with government unlimited funding already
11. I'm willing to volunteer to help clean up entrances and trails. I think other neighbors may be more willing to help by volunteering time rather than increasing HOA dues.
12. I want the operating costs reduced before considering a due increase

Verbatim Comments – Cont'd

Verbatim Comments – Fees (cont'd)

13. For question #7, we would only consider an increase if the Board cut the Administration line item in the budget by \$40K to \$50K by out-sourcing property mgmt
14. Raising HOA fees is not a problem, but they need to be raised a fixed amount. No automatic increases or language that makes future increases easier to pass. It becomes way too easy for an HOA today spend other people's money.
15. For me, I appreciate that there is a cap in the HOA fees. We are completely on board for raising the HOA fees, but would like to see the cap again. Otherwise it feels like it would potentially increase year after year...which we do not want.

Verbatim Comments – Covenant Enforcement

1. The HOA is so inconsistent- we were told no cars in driveway for extended periods of time. Now people have two-three cars, some parked on the side of houses, mowers - broken down vans. Its beginning to look bad and they do nothing about it. I would pay more to reenforce what we did have. Kings Deer is not the community it once was and that is sad.
2. I would like to see better enforcement of the covenants, i.e. cars permanently parked in driveways, green houses on properties.
3. Argument for HOA is to preserve property values, the primary vehicle for that being covenants. There is just about zero covenant enforcement (or selective enforcement), so I refuse to support an increase in HOA dues. We feel the amount we currently pay is reasonable for the amenities we utilize.

Verbatim Comments – Cont'd

Verbatim Comments - Roads

1. I would like to see a proposal for snow removal (understanding that an increase in HOA dues would be necessary). Also we need to pressure our county to fix our roads. It is embarrassing to have our streets in this condition.
2. I would had like to be included, the speed bumps. the entitlement and unneighbourly driving is dangerous. While I understand that the county line is a county and not Kings Deer matter, we should all join and voice the concern of speed of up to 100 MPH on this road.
3. Roads within subdivision are in disrepair. What's is the status of repair process with city and schedule to repair.
4. Influence may be small, but to whatever extent possible, the HOA Board should pester, complain, push, argue, and demand improved maintenance of our streets.
5. I think the roadways could look nicer. Compared to Sanctuary Point and Cathedral Pines, King's Deer looks pretty run down.
6. When will our culdesac's roads be repaired. Some are in very bad condition.
7. Roads could use repaving
8. I'd like to see street sweeping, at least after winter to clean up all the gravel.

Verbatim Comments - Miscellaneous

1. Keep up the good work (sorry there are so many in resistance).
2. The HOA board members are sexy beasts, especially that [Name deleted] guy.
3. Why do you no longer notify residents of adjoining lots when a building permit is submitted? Someone's desire to build may negatively affect their neighbors quality of life.
4. It would be great to have a couple of pickleball courts in King's Deer. Some of these amenities are probably only important to those owners who live near them (wall, pond, etc). Almost all can benefit from trails though.
5. Great job on all the transparency communications. Perhaps if the fees increase vote was given more time to complete, we could get it passed. Good luck and thank you all for trying.
6. Thank you for the survey and for working to keep our neighborhood top notch!
7. Please share details of the salaries paid to board members
8. It's a beautiful neighborhood. You are doing a great job managing it. Thank you!
9. Thanks for doing this.

Verbatim Comments – Cont'd

Verbatim Comments – Miscellaneous (cont'd)

10. When does the golf maintenance building "eye sore" get addressed? That thing is embarrassing and a reflection of Kings Deer! Looks like a ghetto HOA if they cannot maintain even that!
11. the outbuilding that looks like it is for the grounds keeping looks like a shack with mix matched patches that should be fixed with the same standards the homeowners have
12. Holiday lighting would be nice to see at the entrances.
13. I appreciate the board's request for community input.
14. Retaining community assets should depend on the annual cost of maintenance plus its real estate value which could be producing income for the Kings Deer community. That income might support other assets like a catch and release fishing pond for resident children and/or a clubhouse which could be used year round and would be more valuable than an asset which is limited to fair weather activities,
15. I love King's Deer, and will pay more to keep it looking great!
16. Thanks for inquiring.
17. Great job on the questions, [Name deleted]! You are the best!!!
18. Would like to see more safety/security presence in the community. People speed down Kings Deer at times 60+ MPH. this is unsafe and wrong.
19. With the average price per home in this neighborhood, I figured that by now we would have a lot more of a clubhouse, pool, restaurant, and so on so residence wouldn't have to go somewhere else for those amenities.
20. Reference the Trash collection issue, I use Republic. I like them because of price and collection of 3 bags of pine needles each week.
21. Trails, Pond and Gazebo make this neighborhood special. No reason to not have them....
22. I'd be happy to join in sprucing up sign areas or volunteer days for those..think main entrances are especially important off RollerCoaster -- have to believe gets most traffic. And, like to see KD golf put up directional signage on Rollercoaster intersection. See folks struggling daily to find where to turn to get to club. A bball court be nice at park one day too. Playground is nice...gazebo seems like extra item. Thx for asking!
23. Beautiful neighborhood & we hope it stays that way through thoughtful planning by HOA and neighbors.
24. Still am loving it here since 2003!!!