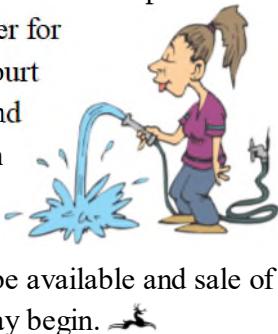


## Water Sales Update

*By Dan Rivers*

The developers and the HOA have now jointly submitted the application to the Colorado Water Court to enable sale of additional water to Kings Deer Owners. The legal process allows two months for comments from possible impacted water users, then a period of time will be required to address and resolve any concerns that arise. Once issues are resolved, the Water Court is expected to approve the sales of additional water for lots. The needed duration for the court process is unsure, and the details and conditions of any sale are uncertain until the final court decree is issued. However, we hope that sometime late in 2019 details will be available and sale of water to interested homeowners may begin. 

## Vehicle Parking

*By Jim Hazuka*

Paragraph 23 in our community covenants address vehicle parking requirements within King's Deer. The current language in both covenants is rather restrictive, requiring residents to store or park their vehicles in a closed garage or "other structures". The original authors of our covenants believed that driveway's clear of vehicles improve the overall appearance of the community. Over the years, HOA Boards have found that enforcement of parking covenants is one of the more difficult issues for the HOA to address. Additionally, many (possibly most) residents of King's Deer would prefer that the community change these covenants to allow more flexibility.

The Board recognizes there is interest within the community to make changes to our existing parking requirements. The changes being considered (e.g., allowing up to two cars to be *Continued on page 2—Parking*



# Kronicles

## New HOA Executive Director

*By Jim Hazuka*

Since March, the Board has been involved in the process of hiring a new Executive Director to replace Pat Wasson who retires on 1 July 2019. Pat has been the face of King's Deer for 13 years where she has served as our Executive Director in outstanding fashion. The process of replacing Pat was not easy. After reviewing many resumes and conducting interviews, the Board voted unanimously to select John Highhouse as our new King's Deer Executive Director. John has accepted our offer and will begin work in the HOA office on 15 May 2019.

Many of King's Deer residents know John as he was a resident of King's Deer for many years. John brings an extensive background as a business owner with an MBA from the University of New Mexico. He is a seasoned veteran of our HOA, having served for many years on the Board as well as both the architectural and covenant committees. Thus, his experience and education has prepared him well to perform the duties required of the Executive Director position. Although he no longer lives in King's Deer, John still resides *Continued on page 2—Office*

## Annual King's Deer Garage Sale

**Friday-Sunday, August 9-11**

Once again it is time to clean out that garage! As we have done for over a decade, the HOA is sponsoring a community-wide garage sale for an entire weekend. The Association will place advertisements in The Gazette and local newspapers. All you have to do is put out a sign or balloons at your mailbox and get your valuables organized for display. The HOA will again produce a guide map to each participating residence. The map will be available for download from the King's Deer website by Thursday, August 1. To include your address on the map, send an email not later than Tuesday, July 30 to [admin@kingsdeer.org](mailto:admin@kingsdeer.org) with "Garage Sale" as the subject. Include in your email your name, the property address of your sale, an optional short list of the types of items you will be selling and *Continued on page 2—Garage Sale*



## Architectural Control Committee

*By Vern Kuykendall*

The ACC meets twice per month on the second and fourth Thursdays except in November and December when it meets only on the second Thursday. Meetings are held at 5PM in the Golf Club House. All projects must be submitted no later than Wednesday before the meeting. It is suggested that if you have a proposed project you attend the meeting in the event there are questions or problems with the submittal. Also, there are conditions when the office is closed, or insufficient members are available so that a meeting must be cancelled. We will post that as far in advance as possible on the HOA Facebook page and on Next Door. We recommend you use those pages for information.

Additionally, the ACC will attempt to resolve all project requests on first submission or within 30 days, but weather or project problems may extend the time required to complete evaluation up to 60 days. Thus, projects should be submitted early enough to allow for additional time for problem resolution in the approval process.

Approved projects are to start within 60 days of approval by the ACC. If additional time is required, the owner must request that extension from the ACC. Projects must be completed, including new homes, within 9 months after the start of the project. This is to avoid neighbors having to deal with construction traffic, noise, and other factors for extended periods. Our goal is to approve projects as quickly as possible. By attending the ACC meeting at which your application is reviewed you provide immediate responses to questions from the committee and therefore greatly improve your chances of obtaining a fast approval for your project.



## Neighborhood Watch

*By Ken Harris*

The HOA Board is looking for residents within the community to serve as Block Captains for the Kings Deer Neighborhood Watch program. If you are interested in serving in this capacity, please notify the HOA office through the following methods: Phone: 719 488-2840 or Email: admin@kingsdeer.org.

## All Fireworks Prohibited Reminder

All fireworks are prohibited in King's Deer; this includes sparklers. Also, all open fires, except those in a fire pit approved by the Tri Lakes Monument Fire Marshall, and the Architectural Control Committee, are prohibited. These are essential restrictions because of the dry climate, windy conditions, and lack of fire hydrants.



## Garage Sale *continued from page 1*

a contact phone number in case we need clarification on something. Names and phone numbers will not be included in the map. If you plan to only participate in one or two of the three days, it is helpful to let shoppers know by including a statement indicating the days or times you will be participating. The HOA does not set any specific time to start or end each day, but experience has shown that Friday and Saturday are the most popular shopping days, and an 8 AM start is most common, with most shopping activity finished by 1 PM. Start planning now to be included in one of north El Paso County's largest garage sale events!

## Office *continued from page 1*

in the Monument area. There will be some overlap with Pat and John to ensure a smooth transition.

Pat Wasson's last day of serving our community is 30 June. We encourage residents to come by the office and thank her for a job well done and to meet John Highhouse. Pat plans to reside in Colorado for the foreseeable future.

## Parking *continued from page 1*

parked outside), would require an amendment to both the Classic and Highlands covenants. The board unanimously agreed to enable King's Deer residents to decide this matter through a vote. Thus, we will insert a covenant change ballot measure in the same mailing with the Board election ballot this fall. To amend covenants will require a significant increase in resident participation in the next election. Requirements for amending the covenants are outlined in paragraph 27 of Classic and Highland's covenants.

## Tri-Lakes Area Events

by Jim Hazuka

*There are a lot of significant outdoor events King's Deer residents can take advantage of over the next few months. Several of the larger activities are as follows:*

### Tri-Lakes Kids Fishing Derby

Saturday, 1 June 2019, 8 – 11:30 am, Palmer Lake

Tri-Lakes Lions Club is hosting the annual Tri-Lakes Kids Fishing Derby on 1 June (Saturday) at Palmer Lake in Northern El Paso County. The tournament will begin at 8 am and conclude with presentation of awards at 11:30 am. The fishing tournament is targeted for kids 4 through 14. The event is FREE, although kids are asked to bring a non-perishable food item for donation to Tri-Lakes Cares at registration. Colorado anglers of all ages can fish without a license on 1 June, so parents and other chaperons are encouraged to bring their fishing gear and join in the fun. The Colorado Parks and Wildlife is stocking the lake with trout for the tournament. Participants will need to bring their own fishing equipment and bait. For those who do not have fishing gear, there will be a limited number of rods, reels, and bait, that can be used on a “loaner basis” for kids participating in the Derby. Tournament registration opens at 7:30 am on the East side of the lake next to bathrooms and park pavilion.

### Cirque du Monument 2019

Saturday, 1 June, 11am – 2 pm, activities in downtown Monument

Enjoy this **FREE**, family-friendly and fun event in downtown Monument. Venue offers an aerial performance, music, petting zoo, caricature artist, and food.

### Tri-Lakes Fourth of July Celebration

Thursday, 4 July, 7 am – 9 pm, Activities in Monument and Palmer Lake

Formal activities begin at 9:30 am with the kid parade followed by the adult parade at 10 am. Food and other vendors will be set up along 2<sup>nd</sup> and adjacent streets. There will be a family friendly beer garden and live music in Limbach Park. Note: Beer Garden hours 10:00 am - 6:00 pm - open to all ages but must

be 21 and older to purchase/consume alcohol. Live music begins after the parade until 6:00 pm. Additionally, there will be live music at Palmer Lake beginning at 6 pm. Fireworks will begin at dark. For more information you can go to the Town of Monument website and look under community events.

### Pickin' on the Divide

Saturday 17 August, 11 am – 7 pm, at Limbach Park, Monument Blue Grass Bands will be playing music from 11 am to 7 pm. Food vendors and beer will be available to purchase. Cost will be approximately \$15 per person.

### Bines and Brews

Saturday, 21 September, 1 – 5 pm, Limbach Park, Monument Many local brewing companies will be presenting an assortment of their finest brews. Also available will be locally distilled spirits and cider. Tickets will be \$25 per adult. Designated driver tickets are \$10. For more information you can go to the Tri-Lakes Chamber of Commerce website and look under events.

### Concerts in the Park

June, July and August Limbach Park, Monument

Free music concerts featuring bands that play a variety of music styles. See the City of Monument and the Chamber of Commerce websites for details

### Art Hop Thursdays

3<sup>rd</sup> Thursday of the month through September. 5-8 pm, Monument One day a month, art and retail shops stay open late in the evening for patrons.

### Movie Nights

Monument Marketplace, Jackson Creek Parkway, at the clocktower, and at the Tri-Lakes YMCA.

Free to the public. Everyone is invited. Bring chairs and blankets to enjoy a movie under the stars.

**RETURN SERVICE REQUESTED**

[www.KingsDeer.org](http://www.KingsDeer.org)

*Official publication of the King's Deer Homeowners Association Board of Directors.*

May 2019

## Candidates for the King's Deer Board of Directors and Committees

Fall elections are just around the corner. There will be three Director positions that come open this election cycle. We encourage residents who have the time and desire to serve, consider running for the King's Deer Board. Members can self-nominate during the Call for Nominations and Agenda Items period which begins at the end of July and ends in August. A short biography for each candidate will be required.



There are also positions available in both the Covenant Enforcement Oversight and Architectural Control Committees. These committees are vital to the administration of the King's Deer HOA. Please consider volunteering.



## King's Deer HOA Reference

### IMPORTANT DATES

Snow Fence Removal: NLT 30 April  
Mowing Deadline: 30 June  
Annual Garage Sale: 9-11 August

### PLANNED OFFICE CLOSURES

Memorial Day, 27 May  
Independence Day, 4 July  
Labor Day, 2 September  
See website Calendar page for updates

### MEETING DATES

Annual HOA Membership Meeting: Tues. Nov. 13  
Board of Directors: 3<sup>rd</sup> Thursday each month  
ACC Meetings: 2<sup>nd</sup> and 4<sup>th</sup> Thursday each month

### CONTACT US

Office phone: 719 488-2840  
Office fax: 719 488-2949  
Office email: [admin@kingsdeer.org](mailto:admin@kingsdeer.org)

#### Office mailing address:

King's Deer HOA  
PO Box 3143  
Monument, CO 80132

**Office Location:** (*Do not send mail to this address.*)

**19255 Royal Troon Drive**

**(King's Deer Golf Course Club House)**

Website: [kingsdeer.org](http://kingsdeer.org)

Facebook: [www.facebook.com/KingsDeerHOA](https://www.facebook.com/KingsDeerHOA)