

## Be a Thoughtful Neighbor

*By Jim Hazuka (HOA President)  
reprint from previous newsletters with updates*

Residents living in King's Deer are understandably proud of their community. We have a lot going for us. The area is still relatively rural and quiet, with open spaces, trails, a great golf course, mountain views, well-kept homes, nearby shopping, eating and recreational opportunities, and so much more! Although these all contribute to making King's Deer a great place to live, what truly makes a good neighborhood are the people who live here and how they interact with each other. What makes a great neighborhood are people who are thoughtful of their neighbors and consider how their actions might affect the quality of life of those living around them.

As with any community governed by a Homeowners Association (HOA), residents agreed to follow certain governing documents when they purchased/built a home in King's Deer. Although not perfect, these documents were established to maintain property values and a certain standard of living. The HOA is administered by the Board of Directors, the Executive Director, and the Architectural Control Committee (ACC). The Board and ACC are made up of resident owners who want King's Deer to remain a premier community.

The Association's governing documents can be found in the Library section of the King's Deer HOA web site. The last thing the HOA wants is to initiate its formal process to require a homeowner to comply with a covenant violation. The covenants are not meant to lay undue burdens on residents. The following are some of the covenant violations associated with King's Deer property owners over the last year.

**Trash Cans:** Trash cans (and trash) should be put out no sooner than the night before the day of pickup. Trash cans should not be left out after the day of pickup. Secure trash can lids so that trash is not blown away by the occasional high winds. It is not unusual to see neighborhood bushes and trees "decorated" with blown plastic, paper, etc. because someone didn't put a rock or bungee cord on a trash can lid. In 2019, there were 8 trash can covenant violations.

**Dogs:** Some dogs like to bark, especially at passing wildlife, people, or other dogs. Unfortunately, some dogs seem to be excessive "communicators," and bark continuously. Excessive barking is considered a nuisance under the covenants and could lead to fines and/or visits from the Humane Society or Sheriff. Nothing is more obnoxious than a continuously barking dog, especially early in the morning/late at night when people are trying to sleep. If you have a dog that likes to bark, please be considerate (especially in warm weather when people's windows are open) and keep his/her

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## More Water for King's Deer?

*by Lorrie Kresge (HOA Treasurer/Water)*

As mentioned in the September newsletter, Palmer Divide Water Company and the King's Deer HOA submitted an application for approval of an augmentation plan to the Colorado Water Court on 29 March 2019. Statements of objection were filed by Woodmoor Water and Sanitation District and the City of Colorado Springs. After considering the above objectors' responses, a new draft decree should be submitted to the judge in late March 2020. The King's Deer HOA is monitoring the progress and is hopeful for a resolution and sale of new permitted water sometime this year. 

## 2020 Kings Deer HOA Board

*By John Highhouse (KD HOA Executive Director)*

As a result of the 2019 King's Deer HOA elections and subsequent Officer/Director Board nomination process, the following is the new King's Deer HOA Board for 2020. Jim Hazuka (President), Steve Shurgot (Vice President and Secretary), Lorrie Kresge (Treasurer and Water), Jan Sievert (ACC Liaison and Social Media), Todd Brummond (Common Area Maintenance), Ken Harris (Neighborhood Watch), and Bob Iverson (NEPCO Representative). 

## HOA Insurance Increase

*By Bob Iverson (NEPCO)*

In the August 15, 2019 Board of Directors meeting, the Board unanimously approved passing along the HOA insurance premiums, as outlined in the King's Deer Covenants paragraph 9D. The insurance charge is an allocated portion of the HOA insurance premiums. Our insurance package is a Commercial Package that is comprehensive and specifically tailored to HOAs. Information about this insurance premium billing was posted in the August 2019 Board meeting minutes, in the September King's Deer newsletter, as well as presented at the HOA Annual Meeting in the beginning of November.

Our HOA assessments last increased thirteen years ago, in 2007, to the current \$300 maximum. The insurance expense in 2007 was \$3485. For 2020, this expense is expected to be over \$8000. Early last year, the Board of Directors approached several insurance companies with requests for quotes. The result is a more comprehensive policy at a lower cost than would have otherwise been with our previous provider. 

## Annual Water Report

*By Lorrie Kresge, KD Director for Water and John Highhouse, KD HOA Executive Director*

The annual report on water usage from King's Deer residential wells has been completed and sent to the state. In Water Year 2019 (Oct 1 to Sep 30) the total draw was 73.36 percent of the maximum allowed for the community.

We thank everyone who kept their usage in compliance with their well permit. With our relatively wet year, only 15% of our properties exceeded their annual water allotment; down from 23% last year. These owners may receive a letter from the State Dept of Water Resources. If you have any questions about how to monitor your water usage during the year, or wish to have assistance in reducing your annual consumption, contact the HOA office and we will arrange for the Director for Water or the HOA Executive Director to review your usage and offer ways you may be able to reduce your consumption.

Each well owner can now review their 2019 water usage and compliance with their well permit limits by going to the King's Deer website—[kingsdeer.org](http://kingsdeer.org). Select Owner Log In. Once logged in to your account, select "Water" > "Review Water Use" > "Display consumption for selected property." You will then see your 2018 and 2019 meter readings, the total gallons drawn from your well for the year, the maximum gallons your well permit allows each year, and the percent of your annual consumption based on the amount allowed by your permit.

For reference, here are the allotment limits per subdivision.

**Classic Subdivision:** 123,824 gallons or .38 Acre-feet (1 Acre-foot = 325,851 gallons)

**Highlands Subdivision:** 136,532 gallons or .419 Acre-feet.

If you have any questions about your water consumption information, or have difficulty logging in to your King's Deer account, please contact the HOA office.

([admin@kingsdeer.org](mailto:admin@kingsdeer.org) or 719-488-2840) The preferred method for reporting your meter readings in October is by email. Please send all readings to [water@kingsdeer.org](mailto:water@kingsdeer.org) any time during October 2020. Thank you for your continued diligence in conserving water for all of us. 🐾

## Kings Deer Vehicle Parking

*By Jim Hazuka (HOA President)*

Paragraph 23 in our community covenants address vehicle parking requirements within King's Deer. The language 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 and minimizes property loss associated with vehicle theft and vandalism. For many years, the Board has received many complaints from residents that the parking covenant was too restrictive. In the summer of 2019, the Board unanimously agreed to enable King's Deer residents to decide this matter through a vote. Thus, we

added a ballot measure in the 2019 election that would allow two cars to be parked outside overnight. Requirements for amending the covenants are outlined in paragraph 27 of Classic and Highland's covenants. A change to the covenants requires an amendment supported by two thirds of lot owners that live in the Classic subdivision and a majority of owners who live in Highlands. For those living in the Classic subdivision, that translates into 99 votes "for" the proposed change must be received for the measure to pass; 192 for Highlands. Results from the 2019 election were that neither subdivision received enough votes thus, the ballot measure failed.

During the November monthly Board meeting, residents who attended the meeting were allowed time to express their concerns regarding the parking covenant. After listening, the Board stated that they must enforce the vehicle parking rules as set forth in the Covenants. When neighbors report perceived violations, the HOA has no choice but to investigate the issue. The Board offered a few suggestions that could help some homeowners to achieve compliance with the Covenants such as the use of decks and fencing. Residents indicated their preference was to pursue a covenant change to paragraph 23. Thus, the Board recommended a petition process, the framework of which is outlined in paragraph 27 of the covenants. Supporters of outside parking can organize on their own, develop new verbiage for vehicle parking and equipment section in each covenant (Highlands and Classic), then go door to door asking residents (one vote per lot) to sign a petition identifying their support for the new language. It was also recommended that the group present their proposed new language and petition sheets to the Board prior to starting the door to door process. It is unclear at this time whether these residents will follow through on this action. If so, don't be surprised if someone knocks on your door with a petition. 🐾

## Neighborhood Watch

*By Ken Harris (Neighborhood Watch)*

Brent Ambuehl, Crime Prevention Coordinator, El Paso County Sheriff's Office provided a discussion on home security tips and considerations, followed up with a Question and Answer session for our community at the December King's Deer Board of Directors meeting. The following are highlights from his discussion and from his December 2019 Neighborhood News.

### HOME SECURITY

Do not open doors to strangers. Verbally or visually identify the person/s. You can do this by installing peepholes or video doorbell systems which are very beneficial during these times. Video doorbells furthermore help deputies when trying to identify a suspect/s or obtaining vehicle information, ie. Porch pirates.

- Use external lighting for better visibility. Lighting is the cheapest and most effective method of deterring criminal activity. Leave your porch and patio lights on after dark.
- Have a home escape route

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## Neighbor *continued from page 1*

“communications” to a minimum. Dogs can be removed from the community based on noise complaints. Please don't let this happen to your pet. King's Deer is blessed with a well-maintained network of trails for the enjoyment of all residents. Nothing is a bigger “turnoff” than hiking a trail decorated with piles of dog poop. Not only is this unsightly, but it can pose a health risk for small children and other dogs that use the trail and attract unwanted wildlife looking for food. Please carry a poop bag/plastic bag and pickup after your pet. Dogs are not allowed to run loose in the community. This is for the dog's safety as well as the safety of people and other pets in the community. Occasionally, dogs will get loose. But that should be the exception rather than the rule. In 2019, there were 6 dog barking/off leash covenant violations.

**Dead Trees and Debris:** Conditions on the Palmer Divide are not ideal for growing many types of plants, shrubs, and trees. Even with tender care and lots of water the hardiest of trees can die. Please keep a watchful eye on your shrubs and trees and, if they die, King's Deer requires they be removed as soon as weather permits. Brown, dead trees are not only unsightly, but they don't do much for the value of your property or the quality of the neighborhood. In 2019, there were 32 dead tree covenant violations and 7 violations for slash and debris.

**Junk/Equipment Stored Outside:** The covenants are very specific regarding the outside storage of equipment, lumber, debris, building materials, etc. These items cannot be visible from public streets or other lots! Tucking junk behind your house/garage doesn't necessarily mean it isn't an eyesore to a neighbor who is adjacent to your property. Please consider your neighbors and pickup and properly store any materials or equipment you have stored outside. In 2019, there were 6 covenant violations for equipment being outside.

**Noisy Neighbors:** Loud noises can take many forms. For example, nearby home construction activities ongoing from dawn to dusk, 7 days a week. Early morning outdoor activities by your neighbor such as chopping wood, mowing the lawn, or reviving up the engine of a car or motorcycle. Neighborhood parties that go late into the evening with loud music. These situations can be annoying. Noise can be a nuisance violation as outlined in the covenants. Reason suggests that you should first attempt to address the source of the noise directly. Horses, trail bikes, minibikes, motorcycles, all-terrain vehicles, snowmobiles, or other such noise causing vehicles shall not be operated within the community other than on County roads and going to and from residences. In 2019, there was 1 noise covenant violation and 2 violations for ATV/dirt bike use in the development.

**Outdoor Lighting:** Outdoor lighting is permitted to the extent it does not create a visual nuisance to neighboring property. For exterior light fixtures without shielding, low voltage and frosted light bulbs are recommended. Spot

lighting should not be focused toward a neighbor's house. Rather, this type of lighting should be pointed downward toward the base of the owner's home. Lighted entry pylon and/or driveway lights will be of a type that can be turned on and off by the owner and placed so as to avoid annoying nearby lot owners. Normally, such lights shall be turned off when not needed. In 2019, there was 1 nuisance lighting violation.

**Vehicle Parking and Equipment:** Vehicles should be kept in a closed garage overnight. Community covenants do allow storage of trailers, boats, etc., to be stored outside provided they are hidden from public and neighbors' view by trees or underneath decking provided they are screened from view. No junk or abandoned vehicles are allowed. The intent of these requirements is to prevent clutter and enhance the natural appearance of the subdivision. In 2019, there were 19 vehicle parking and 16 RV/trailer covenant violations.

**Lot Mowing:** It is mandatory for King's Deer residents to mow their property once a year prior to 30 June. This means mowing your entire acreage, to include areas adjoining the street. Mowing reduces fire danger and mitigates the proliferation of noxious weeds. Many residents mow more frequently to enhance the appearance of their property and to mitigate the fire danger during the months of July through September. Although this practice is not mandatory, the HOA encourages it. In 2019, there were 22 covenant violations for lot owners not mowing their properties. 

## Snow Fences

February to through April is often when we see some of the heavier snow here on the Palmer Divide. Snow fences are allowed on King's Deer properties without having to get prior approval from the HOA. However, there are limits on those fences and they cannot stay up year-round. Each year, snow fences must be taken down and stored out of sight by the end of April. The details about snow fences, their limitations and when they can be installed and when they must be removed are available in the Library section of the King's Deer website. In the Library, select the Governance Documents link and scroll down to Snow Fences within the section titled "King's Deer HOA Standards and Policies." 

## Roads - Snow Removal & Road Repair

*By John Highhouse (KD HOA Executive Director)*

Residents are reminded that the roads in King's Deer are owned and maintained by El Paso County. We ask that you contact the road department directly for snow removal, road repairs, street signage and more. Service requests can be by phone at 719-520-6460 or submitted online at:

<https://citizenconnect.elpasoco.com/#/srCreate> 

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planned and know how and where you are going to reunite with the occupants of your home.

- Know your neighbors and community. Know what is normal for your community such as cars, kids, delivery persons, and patterns.
- As mentioned in previous newsletters, keep your garage door closed, even during daytime hours. Many garage related property crimes are opportunistic and easily preventable by simply keeping your garage doors closed.

**VEHICLE AND PARKING SAFETY**

- Keep your vehicle in good mechanical condition to avoid breakdowns.
- Use good common sense when driving through unsafe areas. Lock your vehicle doors and keep your windows rolled up.
- Report motorist assists, but do not stop unless you perceive there is an emergency. False vehicle breakdowns are common tactics criminals will use to bait people into bad situations.
- Keep your valuable items locked in the trunk. For example, if you are going to the mall to shop, pull over a couple blocks before arriving at the mall in a safe area and put your items in the trunk. Don't do it at the mall as criminals wait and watch who store those items in their trunk.

**CRIMES IN OUR NEIGHBORHOOD** (District 1):**HIGHLIGHTS FROM OCTOBER/NOVEMBER**

- Motor Vehicle Thefts (MVT) 3
- Burglaries 2
- Criminal Trespass Auto (CTA) 7
- Thefts 15
- Criminal Mischief 19

**FOR EMERGENCIES: DIAL 9-1-1**

- El Paso County Sheriff's Office Dispatch (non-emergency crime reporting): 390-5555
- EPSO Telephone Reporting System (for minor crimes without suspect information): 520-7111
- EPSO Traffic Hotline (for reporting problem areas or traffic violations): 520-7192
- EPSO Tip Line (for reporting suspicious activity or the location of wanted persons): 520-7777
- Always remember to report criminal activity or suspicious behavior promptly.
- For more information, contact the Crime Prevention Coordinator: 520-7151 

**Vacation Checklist**

*Provided by the El Paso County Sheriff's Office (ESPO)*

Going on vacation can sometimes be stressful. Let us help you relax a bit. The El Paso County Sheriff's Office provides a service in unincorporated El Paso County when Patrol Deputies or Citizen's Patrol volunteers are available. During these times, they will conduct directed patrol checks at your properties while you are away. To participate please go to [www.epcsheriffsoffice.com](http://www.epcsheriffsoffice.com) and under Services select Vacation Check Request Form.

Also, the Sheriff's Office provides the following checklist for people going on a vacation:

- Remove the automatic garage door, if applicable.
- Arrange to have your lawn cut or snow shoveled, as required.
- Securely store your expensive or dangerous items, such as furs, jewelry, heirlooms, guns, etc.
- Encourage trusted neighbors in your development to keep an eye on your residence and report any suspicious activity to the Sheriff's Office.
- Use a timer or photo electric cell that automatically turns a living room light on at dusk.
- Brightly illuminate all entrances, preferably with vandal-proof fixtures.
- Keep all shrubbery trimmed near your doors and windows.
- Don't provide concealment or climbing platforms for burglars.
- Leave a radio on with the volume turned low when leaving home, even for short periods.
- If installed, have your alarm system functionally checked before your departure.
- Set thermostats or air conditioners according to weather conditions.
- Make sure you have documented serial numbers on household and other important items.
- Avoid publicity about your upcoming trip to include on social media.
- Leave an itinerary with the person watching your house in the event you need to be notified of an emergency.
- Do not pack your car the night before your departure unless it is in a secured garage.
- Secure all ladders, ropes, or tools that could help a burglar enter your home.
- Lastly, check to make sure all doors, windows, and garages are locked, and all necessary keys are left with the person watching your home, if applicable. 

**ACC Leader Retires**

The Architectural Control Committee recently bid farewell to one of its longest serving members. Vern Kuykendall retired from the ACC after more than a decade on the ACC. He helped ensure our community developed according to the standards originally envisioned for King's Deer. He was directly involved in clearly documenting many of the policies and standards that are applied throughout the community. Most recently he filled the demanding role of Committee chairman, ensuring timely monitoring of active projects and uniform enforcement of architectural standards. We sincerely thank Vern for the many years of service to our community. 

## Annual Seedling Tree Program

Each year the Colorado State Forest Service conducts a Seedling Tree Program which provides native seedling trees and shrubs at very reasonable prices to owners of at least two acres of land. The program encourages landowners to plant new growth and create natural windbreaks that help reduce soil erosion, protect homes, produce natural snow fences, and enhance wildlife habitat. All King's Deer properties are eligible, and several King's Deer residents have taken advantage of the program to help re-establish native growth on their properties.

Now is the time to place orders for these plants—the deadline to order is March 30. The typical pickup date is in April or early May. Pick up the ordered plants is at the Woodland Park District office of the State Forest Service. Detailed information about the program and the order form is available on the Colorado State Forest Service web site (<https://csfs.colostate.edu/woodland-park>). Click on the Order Seedling Trees link. The web site has considerable information about the types of plants that are available, how to plant and care for the seedlings, tree selection and placement, plus much more.

Some seedlings come bundled in 30 seedlings for about \$100, and some are sold as single 12 to 24 inch trees for about \$14 each. Bundles of 25 bare root shrubs are also for sale. Quantities are limited so orders should be placed early to assure availability of your preferred species.

The Forest Service also sells accessory materials that can also be purchased with the plants to help enhance their survival. These include synthetic polymer, fertilizer tablets, tree guards, weed barrier, and shingles for wind and shade protection. Soil preparation is also extremely important to helping the seedlings survive, and should not be overlooked.

These plants are native to Colorado and once established should survive with minimal to no supplemental watering. Some drip irrigation is helpful in the initial few years, especially the first year or two, if nature does not provide periodic rainfall. However, the plants should also not be overwatered. If proper and conservative irrigation practices are followed, the amount of water needed should have negligible effect on the total residential annual water consumption. For example, 30 seedlings should not require more than 30 gallons of watering per month during a four month growing season, resulting in a total annual irrigation requirement of 120 gallons. Owners are reminded that compliance with the court imposed limit on our annual water consumption is mandatory and cannot be waived, even to accommodate irrigation needs. 

## Changes to the KD Website Log In

*By John Highhouse (KD HOA Executive Director)*

The King's Deer website—[kingsdeer.org](http://kingsdeer.org)—has recently been updated with some changes to its structure. Meeting minutes, such as board meetings, annual meetings, and the architectural control committee (ACC) are now located in the secure owner area, under Library. The monthly financials and annual budget are also in the secure area. These items and the newsletters are pdf downloads. When you select the item, a dialogue box opens asking if you want to open or save the file.

Governance documents such as covenants, design standards, various policies of the community, as well as the forms needed for obtaining ACC approval for projects are still available in the public area of the website by clicking the "Library" link.

Access to the secure owner area is gained by clicking on Owner Log In at the bottom of the left margin of the website. If you haven't logged into the owner area (select Owner Log In) or are having trouble doing so, contact the HOA office ([admin@kingsdeer.org](mailto:admin@kingsdeer.org) or 719-488-2840) to request assistance. A temporary username and password will then be assigned so you can login and reset both.

While in the owner section, please take a few minutes to make sure that your email address and phone number(s) are current. To improve communications with the membership, the HOA Board and administration will be using emails more frequently. We ask that even if you do not plan to use the owners web site, please provide the HOA office with your current contact information. 

## Street Lights

Please report any King's Deer street light outage or damage to the HOA office at anytime by sending an email to [admin@kingsdeer.org](mailto:admin@kingsdeer.org). Identify the cross streets and, for intersections with more than one light, the direction of which light that needs repair. Also please state if the light is out all the time or cycles on and off. The power company will usually repair the light within a few days to two weeks after the HOA office submits the work order. 



### King's Deer Men's Breakfast

King's Deer has a no-host men's breakfast once a month (usually the 2<sup>nd</sup> Saturday) at The Troon Tavern. It starts at 8 AM and it's a great way to find out what's happening not only in our development but around the Tri-Lakes area. If you are new to the community it is also an excellent way to meet your neighbors and make new friends. So come join us and enjoy the fellowship and fun. For more information contact Dennis Delhousay by email at [ddelhousay@comcast.net](mailto:ddelhousay@comcast.net).



King's Deer Homeowners Association  
 PO Box 3143  
 Monument, CO 80132

PRESORTED  
 STANDARD  
 U.S. POSTAGE  
**PAID**  
 MONUMENT, CO  
 80132  
 PERMIT NO. 57

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## We're On Facebook!

King's Deer has a Facebook page to compliment our website (kingsdeer.org) that you probably are familiar with. Our Facebook page is an informal supplement to the website, providing short term notices and reminders of interest to the community.

If you have your own Facebook page and "Like" our page, you will receive the notices we post. You can use the link provided above or also search for King's Deer HOA in the Facebook Search bar.

We will not use Facebook for commercial purposes, or to advertise things for sale.

If you have something that you believe fits our Facebook page for communication to King's Deer, give John a call (719 488-2840) or email your comments to admin@kingsdeer.org.

Find us on 

## King's Deer HOA Reference

### IMPORTANT DATES

Removal of Snow Fences: NLT April 30

### PLANNED OFFICE CLOSURES

February 17, 2020

May 25, 2020

See website Calendar page for updates

### MEETING DATES

Board of Directors: 3<sup>rd</sup> Tuesday 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

### 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

Facebook: www.facebook.com/KingsDeerHOA