

Outdoor Fire Prevention

by Jim Hazuka, President
(reprint from previous newsletter)

People often overlook the process of fire prevention when it comes to the outside of their home. Countless hours are spent making the inside of the home fire safe, but the outside of the home is an area that needs to be set up correctly to help ensure protection as well. Here are some tips on how to make the exterior of your house as safe as possible when it comes to fire.

Wooded Areas - If you live in a wooded area make sure that your home is at least 30 feet clear of the trees near your home. This will help prevent a fire from spreading from the woods to your home or from your home to the woods. It also improves fire department access to your home in case of fire. Removal of large trees (4 inches in diameter and above) on your lot no matter where they are, must be approved by the King's Deer HOA so please ensure you coordinate these types of fire mitigation efforts prior.

Within King's Deer, it is mandatory for all residents to remove dead, dying and diseased trees quickly as it reduces fire danger and inhibits the spread of disease to the healthy trees. Cut branches and other dead vegetation must not be left on the property. These are a fire hazard and are excellent "ladder fuels" to promote catastrophic forest fire that can endanger the entire development when a fire does occur.

Regular pruning of trees not only promotes tree health and appearance, but also is an excellent way to mitigate fire danger. The State recommends cutting off lower limbs of trees up to the 8 feet. This practice can reduce the risk of fire traveling from ground level to the tree crown. In a dense forested area, fire transferring from tree to tree can be extremely dangerous.

Grass Areas - 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.

Pine Needles - These are extremely flammable. In dense forested areas within the development, many residents leave them on the ground as the acidic attributes of the needles will kill off weeds and grasses. To mitigate fire danger, the HOA recommends residents rake up fallen pine needles around the vicinity of their home. Make sure that they are disposed of properly and are not kept too close to the house. Any kind of flammable material should be kept away from the house to help prevent fire from spreading. As a general rule, we recommend residents keep an area up to 200 feet around your home "lean, clean and green".

Outdoor Fires - Open Fires, such as wood burning fire pits, within King's Deer are prohibited. Residents can use outdoor gas fireplaces and grills throughout the year. Grease build up within your gas grill can create a fire hazard. The HOA recommends residents clean their gas grills once or twice a year to reduce the risk of grease fires.



Status of Additional Water Rights

by Lorrie Kresge, Director for Water

An application for approval of a plan for augmentation of the Palmer Divide Water Co and King's Deer Homeowner's association was filed with the Water Clerks of Water Division 1 and 2 on March 29, 2019. Statements of Opposition have been received from Woodmoor Water and Sanitation District No. 1 and the City of Colorado Springs. The latest draft and any further statements of opposition were due 29 May 2020 to the Water Referee.

The draft proposes an increase of .37 Acre Feet of water per year for 75 Classic lots and .331 Acre Feet of water per year for 200 Highlands lots. (1 Acre Foot = 325,851 gallons). This will bring the total water allotment for purchasers of water to .75 Acre Ft per year. The standard allotment is .38 Acre Ft for Classic and .419 Acre Ft for Highland's properties.

We are hopeful that the parties involved are nearing an agreement. No firm date for completion can be promised. When we receive the judge's decision on the augmentation plan, we will get the word out for the purchasing process.

Whether or not you purchase extra water rights, please be diligent in turning off your water systems during rainy periods. Check soaking systems for leaks and take some monthly readings of your meter to make sure that you don't seem to have a leak. For our new homeowners, make sure that your meter is A. working and B. is not installed in reverse.



Damaged Trees in King's Deer


By John Highhouse, Executive Director

We've received numerous inquiries regarding the brown evergreen trees in King's Deer. The response from the Colorado State Forestry Service (CSFS) is that the rapid and extreme temperature changes from warm to cold that we experienced last fall caused widespread damage throughout the area. CSFS stated that "Colorado Springs had a record-breaking cold snap late October 2019, the temperatures plunged from warm fall temperatures down to daytime highs of 17-23 degrees and single digits at night. Our trees may not have had time to become dormant which provides protection against cold winter temperatures." Colorado State University Extension Office further states that, "Such freeze

Roads in King's Deer

By John Highhouse, Executive Director

Residents are reminded that the roads in King's Deer are owned and maintained by El Paso County. In our county, there is a disconnect between funding and the need for road repair. Often road repairs are based upon the "squeaky wheel". Thus, we ask our residents to contact the road department directly for road repairs, snow removal, street signage and more. Service requests can be submitted either by phone at 719-520-6460 or you can submit online at: <https://citizenconnect.elpasoco.com> then "Create A Service Request".

Over the years, our community has had a point person to keep tabs on El Paso County road work in King's Deer. That individual no longer performs this task. The Board would welcome a volunteer from within the community to serve in this capacity. 

Architectural Control Committee (ACC)

By Jan Sievert, Director for ACC


Applications for new home construction in King's Deer appears to have taken a hit in 2020. The year started out similar to 2019 with one application approved in the first two months. However, unlike 2019 when seven new home construction applications were received in March through May, this year in the same period only two have been received and approved. The COVID-19 situation likely is the major reason for the drop, but we also need to note that with all the new homes that have been constructed since the Great Recession, King's Deer is getting pretty much built out; only ten percent of King's Deer lots remain vacant. So, a decline new home construction is to be expected.

On the other hand, the pace at which our residents are upgrading or repairing homes has not slowed from 2019. We had 21 miscellaneous project applications by May 2019. These include a wide variety of tasks, from repainting or installing a trampoline, to adding additional space on an existing home. For 2020 through May we have again approved 21 miscellaneous projects.

If you are having interior work done on your house, such as refurbish a bathroom, replace flooring, etc. or expanding or refreshing your landscape, we highly recommend that you submit a miscellaneous project application to the ACC. The ACC isn't concerned with what you're doing in your house, but rather with the impact such work has outside your house. For landscape projects the primary concern of the ACC is the total amount of sod and that you do not exceed the amount of irrigated land as allowed by the Colorado Water Court. With any of these projects there are typically multiple contractor vehicles parked at the house for the duration of the project, materials are stored outdoors, and often a dumpster is brought to the site. These types of applications, especially those for indoor projects, are usually approved by the Executive Director when received without having to wait for the ACC meeting, and they provide a record for the HOA to acknowledge exceptional outdoor activity that might otherwise result in an unnecessary covenant violation notice.

The ACC has transformed to electronic meetings, like most all other governing bodies. The meetings are still held twice a month but are conducted on Zoom. Owners whose applications are being considered at an ACC meeting will receive a meeting invitation so they can be present to answer questions during their portion of the ACC meeting.

After several years of serving on the Architectural Control Committee, Carol Groesbeck stepped down from her participation citing needs to focus more on family. Carol has been an invaluable member of the committee, adding to her duties the monitoring of projects to ensure the ACC accomplishes timely site visits, when needed. During meetings she was a stabilizing emotional force when occasionally emotions started to become passionate. Her years of contribution to the community are sincerely appreciated and we reluctantly acknowledge her departure with great gratitude.

If you might be interested in becoming a member of the ACC, we invite you to contact John Highhouse, HOA Executive Director. The basic criteria are that you be a member of the HOA (i.e. a King's Deer property owner), that you familiarize yourself with the Design Standards and covenants, and that you participate in the majority of meetings. You will need to attend at least two ACC meeting as an observer before the Board of Directors will consider you for appointment to the ACC. And of course, these days you'll need to be able to attend by using Zoom on the Internet. 

Annual King's Deer Garage Sale Friday-Sunday, August 7-9

By John Highhouse, Executive Director

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 web site by Saturday, August 1. To include your address on the map, send an email not later than Thursday, July 30 to 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 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!



Damaged Trees *continued from page 1*

injury leaves crippling marks on trees and shrubs for years and serves to eliminate many plants with borderline hardiness." Additional damage from winter scorch also occurred.

By now, homeowners should have seen some buds when these trees came out of dormancy. The trees and growth may be sparser this year as these trees recover. If your tree shows no signs of recovery, you may wish to seek the advice from a professional or to replace the tree or shrub. Keep in mind that fire season is upon us, so dispose of the dead trees, shrubs, and needles as soon as possible.



Vehicle Parking

By John Highhouse, Executive Director

The Board of Directors has recognized the difficulty many residents have in complying with the safer-at-home orders and with the parking restrictions in the King's Deer Covenants. During this time, the Board has given direction to temporarily ease enforcement of the parking rules for passenger vehicles only. It was further stated that these vehicles must be parked on the driveway and not in the yard. RVs, boats, trailers, etc., are still subject to regular covenant enforcement.

The Board recognizes there is still an interest within the community to make changes to our existing parking requirements. The changes would require an amendment to both the Classic and Highlands covenants. Last year, the community voted on this matter. While the majority of returned votes were in favor of a change, there was not enough total participation to achieve the threshold needed to amend the covenants. To amend covenants, it will require a significant increase in resident participation (67% for Classic and 50% for Highlands). Requirements for amending the covenants are outlined in paragraph 27 of Classic and Highland's covenants. Prior to the COVID 19 outbreak, interested homeowners planned to canvas the neighborhood door to door to obtain signatures. The current social distancing environment has impacted this initiative. We will continue to provide updated information as it becomes available to us.



Changes to HOA Meetings

By Jim Hazuka, President

Due to COVID 19, the HOA Board and ACC meetings are now conducted through a ZOOM video teleconference. For those residents who wish to attend these meetings, please notify the HOA office for more information on how to do this. ACC applications should still be submitted to the HOA office as usual. Please contact the HOA office at admin@kingsdeer.org if you have questions.

As for the HOA Annual Meeting which is normally the first or second week in November, the Board has not determined a way ahead. Unless the COVID 19 situation changes substantially, it is unlikely there will be a physical meeting at the King's Deer Golf Club. More to follow on this.



Candidates for the King's Deer Board of Directors

Fall elections are just around the corner. There will be four 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 is also a need for volunteers to serve on the Architectural Control Committee. The ACC is vital to the administration of the King's Deer HOA. Please consider volunteering.



All Fireworks Prohibited

Reminder: all fireworks are prohibited in King's Deer. This includes sparklers, bottle rockets, fountains, roman candles, and any other combustible device that causes an explosion when ignited. The purpose of this policy is to minimize the chances of fires. The El Paso County Sheriff Office has recently issued a media release that we are under Stage 1 Fire Restrictions and that the use of fireworks is illegal, including Unincorporated El Paso County.

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. 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.



The King's Deer Board of Directors wishes everyone a happy and safe summer.



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

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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

Mowing Deadline: 30 June
 Annual Garage Sale: 7-9 August

PLANNED OFFICE CLOSURES

Independence Day—July 3
 Labor Day—September 7
 See website Calendar page for updates

MEETING DATES

Board of Directors: 3rd Tuesday each month
 ACC Meetings: 2nd and 4th Thursday each month

CONTACT US

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 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