

From the President

by Jim Hazuka, President

Fellow residents, in November my time serving on the HOA Board will come to an end. During my tenure, I've been fortunate to work with many professionals on the Board and our Architectural Control Committee (ACC). You should know that residents that participate in one of these groups, past and present, are dedicated and essential in running the HOA and moving our community forward as we continue to grow. King's Deer would not be the premier community it is without residents that decided to "step up" and contribute their time and effort to directly support the HOA. I encourage residents who may be thinking about volunteering for one of these groups, to do so without hesitation. Our community needs you!

Finally, I wanted to acknowledge three specific HOA volunteers who in my opinion, have served the community with great distinction. One is Dan Rivers who no longer lives in our community. He served on the Board for many years and most of that time, he served as our President. Dan was a Board member during the earliest period of our development and his leadership helped immeasurably to move our community forward during a difficult period. His primary focus in the last few years has been to spearhead efforts to secure new water for residents of King's Deer. Second is Lorrie Kresge who is your current Treasurer and Water Director. Lorrie stood out as a leader on our Water Committee and continued as an effective leader when she transitioned to the Board. Without question she has been one of King's Deer's most effective Treasurers. She picked up the new water responsibilities from Dan Rivers when he left and has done an outstanding job in that capacity during a critical period of negotiations. Finally, there is one member who stands out from all the others, Allen Alchian. Over the past 20 plus years, Allen has served in every capacity associated with the HOA. He served with Dan Rivers on the Board during the earliest beginnings of the HOA. He has been a member of every HOA committee and continues to serve on the ACC and as a senior advisor to the Board of Directors. Allen has written many of the HOA governance documents and policy's which have enabled our community to align with CCIOA requirements. He has authored many of the HOA's design standards which have maintained King's Deer as a premier community. Frankly, I can't imagine where this community would be without the selfless efforts of Allen Alchian.

In closing, I wish to thank the residents of King's Deer in allowing me the opportunity to serve. It's been a pleasure.

KD Annual Meeting

by Steve Shurgot, Secretary

Annual HOA Membership Meeting (virtual): Tues. Nov. 10

This year's annual HOA Membership meeting will be a virtual Zoom meeting. Please watch the KD website and social media for the Zoom meeting information and times.

Reporting of Annual Water Meter Reading

By John Highhouse, Executive Director

All King's Deer residents must report their water meter readings to the King's Deer HOA **any day during the month of October**. The water reporting **deadline is 31 October 2020**.

To report, follow the instructions in the upcoming September letter. Reporting is accepted via:

- Email your meter photo to water@kingsdeer.org (preferred)
- Mailed to King's Deer HOA, PO Box 3143, Monument CO 80132
- Hand delivered to HOA office at the Kings Deer Golf Course Clubhouse

Remember: All readings have 7 digits to include any leading or trailing zeros. Some zeros are painted on your meter and must be included.

Why we must report. The water decrees governing King's Deer require the HOA to report the aggregate amount of water pumped from King's Deer residential and golf course wells to the Colorado Division of Water Resources (DWR) annually. We then calculate how much water that we are

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2020 King's Deer Board Elections

by Jim Hazuka, President

The balloting period for this year's vote-by-mail election begins Monday, September 14, 2020 and ends at the close of business, Friday, October 16, 2020. The 2020 election is to fill positions on the King's Deer Board of Directors that will become vacant at the end of the annual meeting on November 10, 2020. This year we have six candidates running for four director positions – Ken Harris, Jan Sievert, Bob Iverson, Eric Paulik, Gary Bonneau, and Karl Falk. You may cast up to four votes out of the six candidates on the ballot. Write-in candidates are not allowed and therefore will not be counted. For elected candidates to legally assume and perform the duties of the Board, we must receive enough ballots to constitute a quorum of HOA members. Thus, owners of at least 160 properties must return their ballots to the HOA office. If this level of participation is not achieved, the election will be invalid, and it will have to be repeated. This will drive costs not allocated in the HOA budget and delay the election process. It is therefore essential that you return this ballot to the HOA office not later than Friday, October 16, whether marked or not, so the ballot can be counted toward establishing a quorum in this election.

In addition to the director election ballot, Kings Deer residents will be asked to vote on a change to their respective covenants (Highland's and Classic subdivisions)

Architectural Control Committee (ACC)

By Jan Sievert, Director for ACC

King's Deer continues to experience robust growth in both the number of homes built and the number of exterior projects that the Committee has approved this year. Of the 531 lots in King's Deer, 478 have completed homes on them. There are currently 11 properties classified as under construction, and 42 unimproved lots in the development.

Due to the seasonal reduction in the number of projects, the schedule for the Architectural Control Committee will again change for November and December 2020. In both months, the ACC will meet only on the 2nd Thursday of the month. Then in January 2021, the ACC meetings are scheduled to return to their regular meeting days on the 2nd and 4th Thursday of each month.

If you are planning any project for your King's Deer property which requires ACC approval, please be sure to note these meeting dates and submit your project application to the HOA office at least two full days prior to the scheduled meeting. The ACC does not review applications received after this submittal deadline.

ACC meetings begin at 5 PM and are held via Zoom teleconference. Anyone who has an application being reviewed at an ACC meeting is encouraged to attend the meeting so that questions that may arise during the meeting can be immediately addressed which improves the likelihood of application approval instead of delaying for further information.

You can access the ACC Project Application in the King's Deer website, www.kingsdeer.org, in the Library under the ACC tab. Also, the Project Guidelines are under the ACC tab to help you plan your project prior to ACC submittal. Some examples of projects for existing homes that need ACC approval are changing existing exterior stucco/paint color, deck redesign, additional patios and gazebos, and playset/sports court installations. This list is not inclusive so check with the HOA director to see if your project needs to be submitted to the ACC.

Common Area Maintenance

By Todd Brummond, Common Area Coordinator

We have the privilege of living in one of the most beautiful states in the country. Many of us live here due to the climate and the abundant outdoor recreational activities afforded us. For those of you who have had the opportunity to spend time participating in many of those activities over the past 6 months you likely encountered record crowds. Every piece of our state from the Maroon Bells to Palmer Lake has experienced heavy use. Although the trails and recreational areas of the Kings Deer neighborhood have not had to deal with the same level of traffic, the use of our trails, playground and fields is up significantly. It is fantastic to see so many residents out and I hope it continues for years to come.

Similar to our state and local parks this added use has put a strain on the upkeep and maintenance of our trails. We have over 55 acres of Common Areas or Open Space in the development and a trail

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regarding mailboxes. Paragraph 13E Architectural Design and Requirements, subparagraph 11 in our community covenants address mailbox requirements within King's Deer. Residents should be aware that the current language in both covenants is different. Classic requires Masonry mailboxes only; Highlands requires a specific metal mailbox approved by the HOA. During the August HOA Board meeting, the Directors voted for a ballot initiative that gives both Highlands and Classic two mailbox options: metal (HOA approved) or masonry (requirements outlined in the language). If passed, this change gives Classic residents a lower cost option if their mailboxes require replacing. Conversely, it will give Highlands residents a more majestic masonry entryway option with a mailbox inserted into the design if they wish. Additionally, the change would clean up some of the ambiguous language in both covenants and removes El Paso County language that states they are not liable to replace mailboxes if they damage them. Thus, the Boards unanimous decision during the August Board meeting enables King's Deer residents to decide this matter through a vote. We will insert a covenant change ballot measure in the same mailing with the director election ballot. 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. For those living in the Classic subdivision, 99 votes for the proposed change must be received; 192 for Highlands.



Letter to King's Deer Board Concerning Noise in the Community

By Karin McWhorter, King's Deer Resident

During this time of cancelled schools, cancelled sports, and the governor's recommendation to socialize outside, our community needs to give their neighbors some grace with respect to noise. We all need to understand that children will be outside more during the day than during a typical Fall season. This time outside, laughing and playing is essential, and should not be penalized by complaints to local law enforcement! Our neighborhood has seen a recent increase in noise complaints, and I want to ensure that the board is aware of this issue.

Ideally, I would like them to reiterate their commitment to our family-friendly neighborhood and ask all homeowners to be understanding during this challenging time.



Noise Complaints in the Community

By Jim Hazuka, President

The Board heard Karin McWhorter and others express her position during our August Board meeting. We all agreed that the dangers associated with COVID 19 have created a difficult situation for residents, especially for children. The Board also understands that many residents leave their windows open during the day and evening and desire a more tranquil environment. Our dilemma is how to accommodate both kids laughing and playing and residents that are searching for quiet time. The covenants do give specific guidance on excessive noise associated with dogs or other animals, but they are not a great deal of help for kids being kids. El Paso County has an ordinance regarding excessive noise that provides measurable specifics to identify violators, but the HOA is not bound to enforce the laws of our county.

During the August meeting, the Board concluded that the best way to handle this issue is to ask residents to be good neighbors and try to be sensitive to each other's concerns. Thus, residents that are concerned about the excessive noise from children should realize that this is normal behavior for kids. Once winter comes, the windows will close and there will be fewer kids outside thus, these occurrences will decrease. Parents can also be more sensitive to their neighbors by instructing their children to move their play activities indoors during the evening hours thus giving a break to their neighbors and allowing them some quiet time.



Water Readings *continued from page 1*

required to augment back (pump into the ground water system).

Water allotments vary depending on your home location. Classic King's Deer residents have a consumption limit of .38 acre-ft (123,824 gallons) annually. Highlands King's Deer residents have a limit of .419 acre-ft (136,532 gallons) annually. Your home's previous water consumption can be found on the kingsdeer.org website. Sign in to the Owner Log-in and then click Water.

The water report, listing every property by address, is forwarded to the state in December by the HOA. If residents have exceeded their water consumption limit and have extenuating circumstances such as a water leak or a faulty meter, we can annotate the file. **The state requires that you repair your meter within 2 months of finding it to be in disrepair.**

Owners who do not provide the requested information by the deadline (31 Oct 2020) could see covenant enforcement action, resulting in possible fines. Additionally, the State Engineer may direct punitive sanctions as they see fit. Please make sure to send in your meter reading anytime in the month of October. As this growing season comes to an end, we encourage you to reduce your watering time or turn off your sprinkler systems. Send along water questions anytime to water@kingsdeer.org. Either Lorrie Kresge, King's Deer Director for Water, or myself, John Highhouse, will answer your questions.



Common Areas *continued from page 2*

network of more than 7 miles. Approximately 22 of those acres require continuous maintenance. For the past several years the HOA has contracted with Landscapes Unlimited, the company that maintains the Kings Deer golf course, to maintain our Common Areas. They are tasked with mowing, weed control, trail repair, tree pruning and sprinkler system upkeep just to name a few of the responsibilities in our Common Areas, including the entrances to the development.

The time constraints placed on the Landscapes Unlimited maintenance staff, due to the added use of the golf course and the lack of available trail material caused some of our projects to be delayed in completion over the past couple of months. However, the current condition of our trails is excellent. Although we have contracted maintenance in place, it is also our responsibility to participate in the upkeep and basic maintenance of our trails, playgrounds and fields. Please be a good neighbor by properly disposing of your trash and cleaning up after your pets.

As the fall season begins, we will be completing a few additional maintenance items at the playground and will be extending the trail that begins at the parking lot leading to the playground equipment. Currently this trail ends before the playground equipment, requiring users to walk through the grass or dirt area.



King's Deer Budget 2020

By Lorrie Kresge, Treasurer

What are the primary sources of income that feed the Kingsdeer HOA Budget and the major expenditures that must be covered every year?

The Kingsdeer HOA fiscal year runs concurrent with the Calendar year but is voted on the previous July. The budget can be viewed in the kingsdeer.org website after you sign in as an owner and click on library, then financial reports.

Without a covenant change, we are limited to the \$300 assessment per lot (531 lots) and any additional user fees or insurance premiums. Currently that adds up to \$159,300 + \$8496 = \$167,796. We also currently budget on 26 homes being bought / sold bringing in \$300 per transaction (\$7800) and 8 new homes being built at \$700 apiece(\$5600). As we build out our lots, this number will shrink. Over the last year, we received almost \$5000 in interest on our Reserve accounts (mostly from CD's). With the CD's coming due this fall, this resource may essentially dry up for a few years. We do not budget on fines or violations. Our latest budget is figured on \$187,846 of income.

Our administrative costs run about \$89,000. This includes the rental of the office at \$500 / month and a storage locker for older files and supplies such as mail boxes for \$150 / month along with our Executive Director salary, printing costs, stamps, office supplies and computer subscriptions such as quick books. We allocate \$15,900 for professional fees for legal advice and accounting. About \$40,000 goes toward maintenance of our common areas, entrances and the trails. We have to pay electricity costs for our street lights. That runs about \$750 a month or \$9000 annually. Liability insurance for

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the HOA runs about \$8300 and increases annually. Last year we paid out \$3240 to augment water back into Monument creek. This will increase gradually as lots fill up and take a jump as we have to augment for Highlands starting in 2029. Our budget for 2021 projects that we place at least \$16,679 back into our Reserves by the end of the year.

We currently have \$285,400 in our Reserves. The board is comfortable with our current financial standing. I sincerely hope to keep it that way.



Political Signs

By John Highhouse, Executive Director

It is the intention of the King's Deer Board of Directors with the "Signage Policy" to minimize the number of signs in the subdivision by carefully balancing the needs and rights of our property owners with the restrictions of the covenants and provisions of Colorado law. As election season descends upon us, we remind our residents of the Signage Policy regarding the posting of political signs in our community. The following excerpt is from the King's Deer "Signage Policy":

Political signage is allowed providing they comply with the following provisions:

1. Political Signs may be displayed only in accordance with provisions of Colorado law and during a period forty-five (45) days prior to the election day and until seven (7) days after the election day.

2. A maximum of one Political Sign per political office or ballot issue that is contested in a pending election is permitted on each Lot.

3. Political Signs are permitted only on Owner's property and shall not be placed in any common areas, road ROW, or other areas of the Project.

4. Political Signs shall not exceed four (4) feet in any dimension and shall not exceed twelve (12) square feet in area.

5. If mounted in the ground, the Political Sign shall not be higher than five (5) feet above ground.

6. If attached to the residential structure, the Political Sign shall not be higher than the living space of the house on which it is mounted.



Facebook

King's Deer is on Facebook. If you are a Facebook user, you can find us at King's Deer HOA. "Like" it to start the sharing.

Noxious Weeds in King's Deer

By John Highhouse, Executive Director

Late summer and early fall are when El Paso County is looking for areas of noxious weeds. El Paso County Ordinance number 94-1 designates Canada thistle, musk thistle, yellow toadflax, common teasel, leafy spurge, Russian knapweed, diffused knapweed, and purple loosestrife, as undesirable plants in the county. Last year the county cited many homeowners in Kings Deer for having such weeds on their respective properties. The HOA also received a letter that indicated Canada thistle and Musk thistle were observed in common areas. Under the provisions of the Colorado Noxious Weed Act, we as property owners are required to eradicate the spread of noxious weeds by approved means. Paragraph 14 of the Association's covenants also require removal and compliance with county directives. Some of these eradication techniques include digging up the plants and/or the use of approved herbicides. Follow the link to the El Paso County website providing more detail on the types of noxious weeds in the area and methods to control them: <https://communityservices.elpasoco.com/environmental-division/forestry-noxious-weeds/>



King's Deer HOA Reference

IMPORTANT DATES

Annual Water Meter Reading: Oct 1-31

Snow Fences may go up: Oct 15

Ballot due: Oct 16

Annual HO Membership Meeting: Nov 10

Annual HOA Assessments: Dec 1-31

OFFICE CLOSURES

Oct 12, Nov 11 (Federal Holidays)

Thurs-Fri Nov 26-27 (Thanksgiving)

Dec 24-Jan 1, 2021

See website Calendar page for updates

MEETING DATES

Board of Directors: 3rd Tuesday each month

ACC Meetings: 2nd and 4th Thursday in Oct

2nd Thursday only in Nov & Dec

CONTACT US

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