

KINGS DEER NEWS

AUGUST 2003

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MERGER: The Classic HOA met recently to review options about the proposed merging of our two HOAs. Unanimous support for the merger was expressed by the 25 of us present. The attorney handling our business is working on the draft of a combined set of covenants which should be ready this summer. The plan is to circulate the revised covenants to all Classic owners with a ballot. A two thirds majority is required to complete the transaction. Highlands owners don't have to do anything as Classic would be merged into Highlands. Dues for Classic owners would go up to \$165/year; dues for Highlands owners would go down to \$165. The target date for completing the merger is January 1, 2004.

The advantages of having a single HOA are many, but in simple terms, we simplify our operation, e.g., one bank account, one board, one set of books, etc. We unify by coming together a single set of covenants, we become a more significant body of owners = more clout, we create a much more sizable budget and we create loyalty to one organization versus being split. It will be easier to manage and we can accomplish more.

NOXIOUS WEEDS: Be reminded that you are responsible for making sure your lot is clear of noxious weeds. The HOA RESERVES THE RIGHT TO MOW YOUR LOT AT YOUR EXPENSE IF YOU DON'T.

FIREWISE: Conditions are dry even though we've had some good rains. Please be attentive to these suggestions for protecting your property

- Thin trees and shrubs within 70 feet from your house
- Roof and gutters clear of pine needles and leaves
- Remove branches overhanging the roof and chimney
- Prune trees to 10 feet off the ground
- Firewood piles 30 feet from house
- Make sure house number can be easily seen from street night and day

NEPCO: This acronym stands for Northern El Paso County Coalition of Community Associations. Our HOAs are members. NEPCO represents homeowners in our area primarily to the county on matters relating to development and/or expansion. NEPCO recently responded to the Wal-Mart issue by recommending disapproval of their rezoning request and suggested the store be located in an appropriately zoned site. Concerns were expressed about the traffic, water consumption and drainage.

If one of you would like to serve on NEPCO's board of directors, please call Glenn Scott, 488-8808. Terms are for 2 years and the fiscal year is Oct. 1.

SAFETY: The Sheriff is encouraging us all to more attuned to our neighborhoods and to report any act of vandalism or suspicious behavior. The squeaking wheel will get greased ! Call 390-5555. Some suggestions from the Sheriff for minimizing the risk of burglary

- Insert sash pins in windows
- Use dowels to prevent sliding doors from opening
- Keep garage doors shut at all times
- Park cars in the garage
- Make a list of your property; photograph possessions; mark the items
- Use outside lights at night

The Sheriff also says that if we feel a street or intersection is dangerous that we should let county officials know. He said "Be a voice !" Talk to them ... talk to the County Dept. of Transportation (520-6460). He said "if enough of us talk to them about a problem, they are going to listen".

GOLF TOURNAMENT: 3rd Annual Kings Deer Tournament, at the Kings Deer course, Sunday, August 24, 1:00PM, shotgun start with prizes galore. RSVP 481-1518 or 487-8015. \$35 adults \$15 children.

MEN'S BREAKFAST: Sessions start up again in September. Next one is Sep. 13, Troon Tavern, 8 AM. Always on the second Saturday.

ANNUAL GARAGE SALE: The sale this year is scheduled for Saturday, September 6, 9 AM to 3 PM. We'll do the advertisements and post the signs. If you want to participate, just put a sign in front of your place or suspend balloons from your mail box.

NEIGHBORHOOD WATCH: The Sheriff's Department has recently assigned a person to oversee Neighborhood Watch. We will be scheduling an orientation session with this officer soon. We still need volunteers to be Block Captains for several areas. If you're willing to help. please let Glenn know, 488-8808.

Have a good summer !!