

KINGS DEER KRONICLES

February 8, 2004

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HOA Board Activity : The merged board of directors, now 7 members, is meeting regularly, no less than monthly. They are tackling all the issues put before them at our annual meeting last fall.

Committees and accounting have been consolidated. Bank account merging is underway. Covenants remain separate for the time being, but are being addressed in a unified manner, i.e., standard interpretation and enforcement.

The combined Architectural Control Committee is activated. Meeting twice a month, this committee reviews all plans, including new building starts, remodels and landscaping. Plans for your projects may be left at the Kings Deer sales office located at the Kings Deer Golf clubhouse.

Consistent maintenance of our common areas has been a concern so to get a head start, requests for proposal from maintenance vendors have been submitted. Selection will be made by mid-March. Suggestions for potential vendors are welcome. Please contact Tony Aguero at 559-0170 or by e-mail, tonagu@msn.com.

Covenant Enforcement Committee: Without question, the most difficult area of managing a homeowner's association is that of assuring covenants are ascribed to by owners. As has been said many times, the covenants are constructed to protect the value of our properties, maintain a quality living environment and help keep us all safe.

Chuck Hoffman has taken on the onerous task of coordinating the activities of this important area of HOA work. The strategy is for the committee to be active, apply the rules in a consistent manner, be fair and treat all issues with a neighborly approach. The fact is though, that the board has a fiduciary responsibility to you as an owner to uphold the covenants. In order to balance that duty with a reasoned procedure, the committee will serve a series of notices for obvious infractions, each becoming more firm in its demeanor:

First Notice : Intends to be friendly giving the neighbor the benefit of the doubt. In most cases this is all that will be required. The owner may have been unaware of the problem. The tone here is " Love Thy Neighbor !"

Second Notice : Sent when the first notice yields no action. Might have been an oversight but now, we really want the infraction cured and the homeowner is firmly asked to fix the problem. The approach now becomes " Trust But Verify !"

Third Notice : Used when the owner refuses to take action. The HOA Board, acting on behalf of all owners to protect our values and maintain a harmonious community, advises the homeowner that the HOA will act with all necessary means. The message is " Peace Through Strength !"

The board feels that most everyone will understand and support this approach. The committee does not seek confrontation but a reasonable , timely resolution of covenant violations. The most common violations presently being observed are :

- Cars always not garaged
- Garage doors open for no apparent reason
- Trailers, trucks left out on the property
- RV's parked long term without approval
- Tree houses and forts on the property
- Commercial snow fences (planted fences are ok)
- Dogs running loose

- Motorized vehicles on the trails
- Lack of weed control
- Dead trees not removed

Your understanding will be very much appreciated. Covenants are available on the HOA web site www.kingsdeerhoa.com. Owners, of course, have the right to appeal the committee's decisions at any time during the process.

Neighborhood Watch : Two new neighborhoods have been organized bringing the total to 23 blocks having captains. We strive to have a means of communicating by neighborhood to report incidents and suspicious behavior. Any such activity should always be reported to the Sheriff's Office. Everyone needs to be aware that our number one issue in Kings Deer is vandalism criminal mischief. However be aware that we have had 2 instances lately of car break-ins while the cars were in the owners driveway ! Be advised to lock up even when gone for short periods of time.

NEPCO : This is an organization of homeowner's associations covering north El Paso county. Kings Deer is a member. You are all invited to attend their meetings held bi-monthly, usually at the Tri-Lakes Library. Topics covered include covenant enforcement issues, long range development issues, water, HOA common problems, fire mitigation, public safety and highways. Next meeting is Saturday, February 7 at 9:30 AM at the library.

Kings Deer Golf Club : Plenty of moisture promises to afford some nice golf this spring. Season passes are now on sale..... \$100 off for new holders 'til Feb. 22. \$1600 for unlimited green fees, cart and range use, advance tee times + 2 free guest rounds. Punch cards for 10, 15 or 20 rounds at 20% off regular rates are also available as are 20% discounted tickets for range balls.

Troon Tavern Restaurant has a great new manager. You can book your special event there and enjoy a 50% discount off the room rental charge as a Kings Deer resident. Will open in early spring for regular business Call Brenda @ 559-0105.

Men's Club cranks up mid-spring Saturday mornings. Prizes, games, \$10 off regular green fee + restaurant specials all for \$130 entry fee (\$100 for season pass holders).

Lady's Club starts up this year. Tuesday evenings. Check with Kathy Torrez at ktorrez@aplus.com or the golf shop. \$70 entry fee includes prizes, games, \$20 9 hole green fee plus restaurant specials.

Meet our great pro, Dave Talaba. You'll like him !

Kings Deer Men's Club : Come have breakfast with your neighbors and meet some new folks. We meet the second Saturday of the month, 8:00AM, Troon Tavern. Talk to Dennis Delhousay for more info ... 488-0072.

Kings Deer
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