

**President's Corner**

by John Highhouse

Spring is officially upon us, and summer is rapidly approaching. Our area has seen a great amount of winter kill over the harsh, dry winter. Now is the time to remove and replace dead trees, and to clean up downed limbs and slash. Removing these ladder fuels helps reduce the risk of a grassfire bridging the gap to the tree canopy. Another reason we require dead vegetation to be removed is to reduce the insect and pest infestations, especially the destructive Mountain Pine Beetle.

Common area maintenance has many projects this year to help beautify and extend the useful life of the trails, pond, recreational field, playground area, and open areas. Our Director in charge of this maintenance, Penny Dyer, has done a terrific job the past several years. Penny will explain some of these projects in more detail later in this newsletter.

The Architectural Control Committee (ACC) has some good news for us regarding the continued increase in homebuilding activity. Please contact the HOA office if you are planning ANY building activities. Besides being well versed in the building requirements within King's Deer, the members of the ACC will often provide valuable suggestions drawn from their combined experiences.

In our February newsletter we reported the Palmer Divide Water Company was pursuing court approval of a water augmentation plan which is needed to sell usable water rights to King's Deer property owners. We have requested updates from the Palmer Divide Water Company on the status of this activity but have not received any response. Typically it takes a year or two to get a water augmentation plan approved by the Colorado Water Court, so the lack of new information since January should not necessarily be interpreted as a bad sign. The Board will continue to seek updates from Palmer Divide Water Company on the status of the water augmentation plan, and will provide updates to the King's Deer membership when meaningful information is received.

One last item to mention, communication. This newsletter, the *King's Deer Kronicles*, is a major means of communication to our membership. We ask that you discuss the topics with your family and neighbors and then provide us with your comments by calling the HOA office, sending us a letter, or simply going to the "Contact Us" section of the King's Deer HOA web site and submitting a short message. Speaking of the web site, this is another important means of communication. The "Library" section in the public area contains meeting minutes, governance documents, forms and applications.

We hope that everyone has a safe and enjoyable summer! 🦌

**Welcome New Residents!**

Our community association lifestyle attracts all kinds of residents; varying in age, income, career, and family status. Overall, community associations offer a broad spectrum of lifestyle choices for many people in today's society.

The Executive Director tries to meet in person with new members upon notification of change of owner, and encourage them to become involved

*Continued on page 5 — WELCOME*

**ACC So Far in 2011** by Rich Paul

As with everything else in this current economy, there seems to be a mixed-bag when it comes to housing issues in the HOA. While nationally, new housing starts have fallen to a new low, new start-ups in King's Deer have actually increased. During the first quarter of 2011 the ACC has approved 3 new home projects, with 1 pending and word has it that there may be another new construction project presented for approval shortly.

On the other side of the coin, existing home sales in King's Deer have been sporadic and when they do happen, more often than not, the difference between the asking price and selling price have been tremendous and in some extreme cases differences of over \$100,000 have occurred. Foreclosures are still on the upswing in the community and are creating much of this disparity.

The up side of this (if you could characterize it as a positive) is that the new County assessments have been mailed and the average reduction on property values have dropped 7% to 8% since the last assessment adjustment two years ago, thereby reducing annual property taxes between \$250 to \$500. This coupled with interest rates still holding at historic lows (although there has been some slow up-tick in rates in recent months) and the glut of inventory currently on the market (which has continued to suppress market values) has created openings for limited new construction opportunities.

**Snow Fences.** Although we are just coming out of winter and the last thing on most of our minds are snow fences, the fact is, approvals for wooden snow fences are temporary and only good for 5 calendar years from the date of approval. The 5 year time frame is given to allow a homeowner to determine the optimal location for the planting of a "permanent" living snow fence, which obviously requires planting during the spring and summer. In light of this, the ACC would like to again remind those of you that have been given approval for a snow fence and have yet to begin planting, this spring may be a good time to begin.

Speaking of landscaping, as many of you are aware, King's Deer has a unique set of growing conditions which makes growing trees and shrubs in the area a challenge. Briefly stated, King's Deer is in a USDA Zone 4 region but at an elevation of 7,400 feet above sea level. For those of you that have been mystified and reluctant to do much landscaping because of this enigma, the HOA has developed a general

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**FLAG RETIREMENT CEREMONY**



The Tri-Lakes American Legion Post 9-11 will conduct a Flag Disposal Ceremony on Flag Day, 14 June, at 7 PM at the Post Home at the Depot Restaurant in Palmer Lake. This is an opportunity to properly dispose of old and tattered American Flags. It is not necessary to attend the ceremony, as flags may be dropped off at the Depot Restaurant any time before the event. This service is provided free to the public. 🦌

## Smoke Detector/Alarm Replacement

by Vern Kuykendall

Most of us know to test our smoke alarms and to replace the batteries on a regular basis. I did not know until recently that smoke alarms are not lifetime units; but are only good for 10 years and need to be replaced. Having just replaced mine, here are a few lessons learned.

Many homes have smoke alarms that are connected to your home electricity (120V hardwired) providing primary power for the smoke detector. Batteries are used to provide backup in the event of power outage. This results in longer battery life for those homes and alarms. Additionally, hardwired alarms are generally interconnected so if one alarm goes off, others are triggered in the home for safety. The alarms in my home were designed so that multiple alarms would go off, but only the unit detecting the smoke would flash a red light, helping to locate the alarm source. I was advised by the fire department that some new alarms might not be compatible with some older alarms if interconnected. I assume replacement of all detectors at the same time would avoid this problem, but be aware.

When replacing smoke alarms, take one of your existing alarms to the store with you to compare to new units. If they are hardwired, replacement might be more complicated. My existing alarms were wired with a special electrical plug to simplify replacement. However, I found that new alarm units used a different electrical plug than our old alarms. I was able to find one alarm model at Lowe's (Kidde Hardwire Replacement Model i12060) that came with adaptors for some existing installations. Store comparison avoided repeated trips and exchange.

I also found at Lowe's a ten year rated battery for the smoke alarm. I purchased one of these for a detector located where it is difficult to replace the battery. With this, I will just replace the whole detector and battery in ten years.

The Tri-Lakes Monument Fire department will help senior citizens with replacement of batteries and detectors. You must provide the batteries and alarms. Note: if rewiring is required, you will need an electrician. Call 719-484-0911 to coordinate fire department help.

While shopping for new alarms, be sure to check out the various carbon monoxide detectors for home use. 🐾

## Director Election By Mail in 2011

It is still five months before the November 8 King's Deer Annual Membership Meeting, (mark your calendar!) but already we have started the extensive planning process. Like the last two years, this year the election for directors to fill three board vacancies will be conducted entirely by US mail prior to the annual meeting.

In August we will send a "Call for Nominations" letter to King's Deer members. That will begin the nomination period during which nominations of candidates will be accepted. Then, ballots will be mailed in September and the election will be finalized in October. The new directors will begin serving on the board the day following the November 8 annual meeting.

So, be thinking of who you would prefer to serve the King's Deer community by a two year term on the Board of Directors. If you have a candidate, be sure to confirm with that person that they will accept a nomination. You'll then be ready to reply when you receive the "Call" letter in August. 🐾

## King's Deer Garage Sale Weekend

It's still about two months away, but this gives you plenty of time to gather up all those things you've been wanting to sell!

**Saturday and Sunday, August 13-14, is King's Deer Community Garage Sale Weekend.**

As in the many years past, the association will place advertisements in *The Gazette*, *Our Community News*, and the *Tribune*. All you have to do is put a sign or balloons on your mailbox the mornings of the event and get your valuables organized and priced for sale. We do not set a start or finish time for the sales. Experience has shown 8 AM a popular start but some shoppers might arrive as early as 7 AM. Most of the activity is over by 1 PM.

Also as in the past, we will produce a guide map to the garage sale locations. The map will be posted on the King's Deer web site for public download prior to and during the event. **To include your address on the map, send an email to [admin@kingsdeer.org](mailto:admin@kingsdeer.org) before Friday, August 5 with "Garage Sale" as the subject. Be sure to include in the email body your name, the property address of your sale, and a contact phone number in case we need clarification on some details.** Names and phone numbers will not be included in the map; it is for our use only as we prepare the map. You may include a short description (not more than three lines of type on a standard size page) of the types of items you will be selling to help shoppers locate the types of merchandise they are seeking.

Start planning now to take advantage of this annual King's Deer event. 🐾

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### MAINTENANCE *continued from page 6.*

snow plowed and piled on them, and occasional vandalism. The fixtures are expensive; therefore we are considering options that will enable the lights to better withstand this abuse.

The thistle should be emerging now and I'd like to ask our homeowners to yank it, chop it, hack it, or mow it. Don't let it bloom. One seed=1000 weeds.

Have a great summer. 🐾

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## HOA Volunteer Opportunities

The Homeowners Association (HOA) is always in search of individuals who may have some extra time that they could devote to the community and wish to serve. The community has many needs in various levels of the HOA.

If you have an eye for architecture, The Architectural Control Committee (ACC) is a perfect place for you to get involved. The committee approves what is built and seen in the community. Additionally, it is the responsibility of the ACC to ensure that the projects are built as approved.

Do you have a concern for the safety of your family and neighbors? The Neighborhood Watch Program needs Block Captains to help build it into an active resource for the King's Deer community.

Perhaps your interests are more in line with ensuring your property values do not decline and the appearance of your home and the community is a point of pride for you. The Covenant Enforcement Oversight Committee (CEOC) would love to have you on their team. The CEOC was established to assist the HOA with covenant issues. The CEOC is tasked with ensuring fair and consistent covenant enforcement, ensuring enforcement efforts are focused on meaningful issues, reviewing active violations with the Executive Director, and advising the HOA Board of Directors on covenant issues.

Or maybe your interests lie in oversight of the "big picture" of the community and its day-to-day operations. There is a vacancy on the Board of Directors as well. Serving on the Board of Directors typically involves attending one board meeting a month and accepting overall responsibility for one or more programs of the HOA. It is entirely likely that the director will be involved in additional meetings or activities each month related directly to the programs for which they are responsible. Usually, the more successful directors are those who have flexible personal schedules so they are able to attend HOA business during the day and evening.

As the Marines, the Homeowners Association is always looking for "*The Few, The Proud, The Volunteer*".

If you wish to be considered for appointment to any of these volunteer opportunities to serve your community, please email, fax, or deliver a brief note to the HOA office stating your interest and summarizing how you believe you can contribute to the HOA.



Palmer Lake Historical Society Presents

## Annual Father's Day Ice Cream Social

Sunday, June 19, 2-4 PM, Village Green at Palmer Lake Town Hall

Join the Palmer Lake Historical Society in its annual salute to fathers. Each year the Historical Society provides ice cream, fruit pie, and music to bring families together in a celebration of "Dads" on Father's Day. This year we look forward to great entertainment, scrumptious ice cream from the Rock House, and plenty of delicious apple and cherry pie from the Village Inn and others. So be sure to show up for free ice cream, pie, and music.

This year, the Jessum Bud Band will be performing gospel music with a bluegrass twist. Don't let Dad sit home and watch TV—bring him to the Father's Day Ice Cream Social!

## Manage the Water Use

If you've lived in King's Deer for more than a year, you probably know that King's Deer wells are strictly limited by the state in the amount of water that can be pumped from the wells during the course of a year, measured from October to October.

Plants are finally coming out of the winter dormancy and we're seeing some pretty blossoms. By now you probably have charged up your irrigation system, or are about to do so. Before you start pumping water out to the plants, do you know how much water you've used in your house since October? You should, because if you're going to comply with the water limits imposed on your well by the Water Court you need to be monitoring the quantity of water that your pump draws each month.

Irrigation causes a dramatic spike in monthly consumption. If your in-house consumption from October to the present is near or above about 60 percent of your annual allotment, then you should reconsider turning on that irrigation system because you probably will exceed your annual allotment by irrigating.

A well designed landscape will have plants that do well in King's Deer once they are established after being transplanted—about two growing seasons. These plants can tolerate dry periods and will survive on the natural rainfall, needing only an occasional watering—once a week or less—to pull through drought periods that run a couple of weeks or longer.

Manage your water supply smartly and don't irrigate your yard just because the calendar says it's spring or summer. With careful planning most King's Deer residents can have a nice looking yard and still comply with the water consumption limits.

If you have any questions about your water consumption or the water limits, please contact the HOA office at 488-2840. 

## Covenant Enforcement Oversight Committee

by Dixie Schull, Chairman

It's summertime! And once again there are covenants that must be observed to ensure all of our residents enjoy life in King's Deer.

**Mowing:** Lots must be mowed by June 26, 2011. Mowing helps control the noxious weeds and the voles. When your grass is mowed, the voles are easily seen by raptor birds, coyotes and foxes.

**Trees:** Seasonal planting of shrubs, trees and grasses are upon us. Please be sure that if you remove a dead tree, your property still has the requisite number of trees required under your covenants. The number of trees required vary between the King's Deer Classic Subdivision Covenants and the King's Deer Highlands Subdivision Covenants.

**Trails:** King's Deer has a wonderful trail system for all our residents and guests to enjoy. Please remember that horses and motorized vehicles are not allowed on the trails.

**Parking:** During the summer months, many residents welcome home college students and visitors. The parking policy in King's Deer requires for all vehicles to be parked inside your garage. Please contact the HOA office if you are having overflow vehicles during the summer months. Also, keep in mind motor homes, fifth wheels, boats—all are classified as recreational vehicles in the *Rules on RV Parking and Use in King's Deer*—are only allowed to be parked outside your garage for 72 consecutive hours and are limited to a maximum of 7

*Continued on page 4 — CEOC*

## Neighborhood Watch

by Sharon Kuykendall [sekuykendall@comcast.net](mailto:sekuykendall@comcast.net)

Emergency Notification System, Reverse 911 Alerts

With the recent evacuation of homes in the Santa Fe Trail subdivision of Monument, due to the railroad hazardous spill, as well as the evacuation of 8,500 people in Douglas County with the Burning Tree fire, I felt this was a good time to inform you about the Reverse 911 Emergency Alerts. Homeowners with land-line phones automatically receive Early Warning Notification related to emergency events happening in their area. The problem has been that many people no longer have land-line phones and use only cell phones. You can register your cell phone number and address with the county in order to receive the Reverse 911 alerts. Unfortunately, many of us were not aware of this until the recent events. To register your cell phone, go to [www.elpasoteller911.org](http://www.elpasoteller911.org). You are allowed to register two cell phone numbers per address. The Emergency Notification system has recently been updated so they can also send email and text alerts, plus they can now accept cell phone numbers with *any* area code.

A few reminders:

With summer right around the corner many of you will be going on vacation. Please don't forget to ask a neighbor to keep an eye on your house as well as cancel the delivery of your newspapers and mail.

For those of you who are new to our neighborhood, Welcome! Please email me at the above email address with your contact information so we can add you to our contact list in order for you to receive alerts/information sent out by our Neighborhood Watch. You can also go to [www.kingsdeer.org](http://www.kingsdeer.org), sign into the owner's log in, then click on Neighborhood Watch. You will be able to view a map of King's Deer to find out what block you are in and who your block captain is.

For those of you who may not have been receiving alerts/information from the Neighborhood Watch, it is because we don't have current contact information for you and/or, we do not have a block captain for your area. Please consider volunteering to become a block captain. Contact me at the above email address. 

## Sixpenny Trail by Penny Dyer

This portion of the trail system, starting at Sixpenny Lane and running down to the golf course path, has been very difficult and expensive to maintain, and treacherous to use. It follows a steep grade allowing the water runoff to keep it deeply rutted. After requesting input from the community and receiving no negative feedback we proceeded to remove the lightly-used trail, reseeded it, and now it is beginning to sprout grass. 

## **CLEAN WINDOWS**

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## CEOC *continued from page 4.*

calendar days during a 30 day period. You can obtain an Extended Parking Permit to allow parking of an RV at your property for up to 7 consecutive calendar days by contacting the HOA office in advance. Extended Parking Permits are limited to one every 120 days. Popup campers are also considered a recreational vehicle. However trailers of the type used to haul equipment or items, whether just a flatbed or enclosed, must be kept in the enclosed garage; they may not be parked in view of other King's Deer properties. If you have an active construction or landscape project that requires the use of these types of trailers, you should submit the project to the ACC for approval which will then allow the outdoor parking of that equipment for the duration of the project.

And finally – Fireworks! Fireworks are not permitted in King's Deer. King's Deer is located in an area of very low humidity and dry native grasses which are conducive to wildfire. Without fire hydrants in King's Deer, water for fire suppression must be trucked in to extinguish any fires.

If you have any questions regarding the covenants please contact the HOA office or drop by a CEOC meeting! Meeting dates are posted on the Calendar page of the King's Deer web site.

You can also download all the covenants, rules, and other governance documents from the King's Deer web site, under Library > Governance Documents.

Enjoy your summer! 

## ACC *continued from page 1.*

landscape reference document. This document consolidates all the various information from the covenants and the *Design Standards* as well as includes helpful professional advice. The result is a reference manual with all information located in one single, logical place. The informational landscape document includes:

- The minimum landscaping requirements for each subdivision. (*These requirements are the same as they have always been; no changes here.*)
- Excerpts of specific sections of the King's Deer *Design Standards* as they apply to landscaping.
- Helpful tips and useful facts concerning landscaping in our area.
- Resource contacts for further specific information concerning any additional questions you may have.
- And yes!!! The document also includes helpful information on controlling the proliferation of the worst nemesis that plagues the individual King's Deer homeowner.... the infamous voles and pocket gophers of King's Deer!

The document can be downloaded from the King's Deer website: [www.kingsdeer.org](http://www.kingsdeer.org) Library > Governance Documents > Landscape Guide.

In summary, the ACC looks forward to reviewing your spring and summer projects and is here to assist you in anyway possible. All we ask is that you keep in mind the following ACC point of view, "*It is always easier to ask for permission than to ask for forgiveness*". Be sure to get approval before starting that project! Doing so may save you unnecessary heartache and money. 

**WELCOME** *continued from page 1.*

within the community, i.e. serving on the Board of Directors or other various committees.

The association also, has a number of covenants and policies that we ask you to observe so we can all maintain our property values and quality of life. We always try to be reasonable with our policies as we abide by our governance documents which can be found on the King's Deer Homeowners Association web site [www.kingsdeer.org](http://www.kingsdeer.org). There you will find information about the association, its activities, events, policies, covenants, and information about the surrounding area.

On the home page, the main menu key "Library" will show you the governing documents, policies, maps and meeting minutes for the Board and different committees. "Services for Hire" and the "Useful Links" keys will lead you to pages that include names and phone numbers of people who can help you with maintenance, mowing, utilities, trash removal and other items to help maintain your property here in the subdivision.

The HOA office is located at 707 County Line Road in Palmer Lake. Please feel free to call (719-488-2840), email ([admin@kingsdeer.org](mailto:admin@kingsdeer.org)) or mail (P O. Box 3143, Monument, CO 80132) for any further questions or concerns about the HOA. The office is open from 10 AM to 5 PM, Monday through Friday. 🐾

**Mandatory Annual Mowing**

As the summer months approach, the dreaded annual mandatory mowing looms on the horizon for all lots, This year the mowing deadline is Sunday, June 26<sup>th</sup>.

Besides being required by the covenants, mandatory mowing of properties is mainly for fire safety reasons; winds and dry air produce ideal conditions for wildfires. Properties that have unmowed native grasses are more at risk and susceptible to the hazards of wildfires than properties that control their native grasses.

Additionally, cutting the grasses helps to control your pest problems. Most of us are well aware of the gopher and vole population in King's Deer. These creatures do not like mowed wide open spaces. They are more vulnerable to the hawks, coyotes, and fox in the area when out in the open.

Keeping your property mowed and clear of tall grasses and potential hiding places will aid in reducing the number of "unwanted" residents moving onto your property. 🐾

**Pet Control**

The association has been investing heavily in improving the trails and the members are encouraged to get out and enjoy them. Please remember, however, if you take your pet along, be sure it is under your control at all times and it stays on the trail.

The association office has received complaints of pets running loose, across private properties, sometimes interfering with other owner's pets, or leaving messes that are not cleaned up by the dog's owner.

The trail system crosses private property on a series of trail easements. Please respect the privacy of those property owners by ensuring your dog stays with you on the trail and clean up after your dog.

Most owners abide by the covenant obligations to maintain control of their pet, but a few don't seem to get the message. When the association receives complaints that can substantiate the identity of the owner, a covenant violation notice is often sent. Repeated violations can become the basis for imposing penalties.

Please keep control of your pet and clean behind it. The neighbors are watching and they will greatly appreciate your efforts. 🐾

CLEAN CLOTHES DELIVERED



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**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*. The breakfast begins 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). 🐾

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**RETURN SERVICE REQUESTED**

**Maintenance Report** *by Penny Dyer*

This year we were able to do repairs almost all winter. We replaced a couple of light poles that were destroyed by vehicles. Twenty-two trail culverts were replaced to help with the water runoff and one was removed along King's Deer Point.

The trail at Royal Troon and County Line Road got a small makeover by installing a retaining wall to correct a dangerous grade. Ultimately that portion of trail could have sent bikers or walkers into the ravine should they lose their balance. It is level now and we hope you will enjoy it.

We ask our homeowners to please be mindful that the trails are designed for the use of walkers and bicycles only. Heavier motorized vehicles such as four-wheelers and motorcycles cause damage by scattering trail material which accelerates erosion and clogs culverts, and their heavy weight damages the trail culverts, all which require costly repair. If you see this activity we ask that you call the HOA office and report it so that we can inform the individuals of the damage it causes.

The pond will soon have an aeration system installed to help with everything. It is necessary to reduce the algae (which has been prolific), balance the eco system, and hopefully allow us to eventually introduce some fish. Nothing is a fix all, but this is a step in the right direction.

Finally, the lights along the wall at Highway 105 are still a work in progress. These lights illuminate the wall and are located in the right-of-way of Highway 105. They are subject to the heavy amounts of

*Continued on page 2 — MAINTENANCE*

**King's Deer HOA Reference**

**Important Dates in King's Deer HOA**

- Lot mowing deadline: Sunday, June 26
- Annual King's Deer garage sale: Sat.–Sun. Aug 13–14
- First day to erect snow fences: Saturday, October 15
- Report water meter reading: October 1–31
- Annual Membership Meeting: Tuesday, November 8

**Office Closure**

- Monday, July 4
- Monday, September 5
- Thursday and Friday, November 24–25
- December 24 – January 2
- (See web site Calendar page for updates)

Office phone: 719 488-2840

Office fax: 719 488-2949

Office email: [admin@kingsdeer.org](mailto: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.*)  
 AEV Building; 707 County Line Road; Palmer Lake

Web site: <http://www.kingsdeer.org>