

What is Fiduciary Duty?

Fiduciary duty simply means the Board has an ethical and legal obligation to make decisions in the best interests of the entire association. That is a simplified explanation for a very big responsibility.

Fiduciary duty includes a duty of loyalty to the association, which means that board members should never use their position to take advantage of the association. They should never make decisions for the association that benefit themselves at the expense of the association and its members.

Fiduciary duty also includes the duty to exercise ordinary care. This means board members must perform their duties in good faith and in a manner they believe to be in the best interest of the association, with such care as an ordinary prudent person in a similar position under similar circumstances would use. The following individuals are your 2016 Board members.

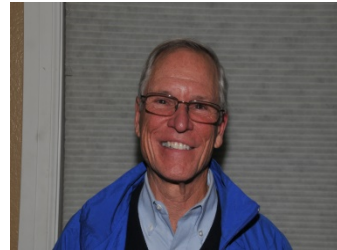


Stephanie Waltman – President

Stephanie was the Vice President of the King's Deer Board of Directors in 2015 and made a natural progression to President. She is still supporting a positive home value system and a strong future for King's Deer and will support all of the Board members in their endeavors to manage our community.

Office closures for the Year 2016

New Year's Day	Thursday, December 31 open until 3:00 PM and Friday, January 1, 2016
Memorial Day	Monday, May 30, 2016
Independence Day	Monday, July 4, 2016
Labor Day	Monday, September 5, 2016
Thanksgiving Day	Thursday, November 24 and Friday November 25,
Christmas Day	Friday, December 23 open until 3:00 PM and Monday, December 26, 2016



Joe Willis – Vice President

His wife Debbie and he fell in love with Kings Deer when they were moving back to Colorado in 2008 as a retirement location. It became the standard by which they compared every other option until they discovered the home they have enjoyed living in for the last 7 years. Others have volunteered their time to keep King's Deer as unique and desirable as it was then and is to this day and I am honored to serve.



Joe Carlson – Treasurer

This is Joe's second year on the King's Deer Homeowners Association Board of Directors. Joe has lived in King's Deer with his wife Kathy, for the last 5 years and the Woodmoor area for more than 20 years.

As the Treasurer he will make sure that all monies are accounted for, all relevant financial reports like budgets, balance sheets and income statements are produced correctly and in a timely fashion. He will also ensure that The BoD's financial obligations are met.



Kathy Carlson – Secretary

A native Oklahoman, she and her husband Joe, have lived in Woodmoor and King’s Deer for 22 years. She watched as King’s Deer was developed and it was love at first sight!

She and Joe have three children who attend Prairie Winds Elementary School in King’s Deer. Retired, Kathy has been an elected official, a business owner, and a general manager of an imaging/indexing software system. She has been a board member of a credit union, and an assistant to a hospital board. She currently volunteers at PWES, teaches Sunday school at TLUMC in King’s Deer, and is President of the VFW Auxiliary in Monument



Kris Salo – Director at Large

Kris and her family have been residents of King’s Deer for a little over one year. As a retired Army family, they are grateful to have been able to end their service here and live in the King’s Deer community. Kris appreciates King’s Deer’s obvious pride in community and is interested in serving on the HOA in order to connect in a positive way to the people who live here.

Kris volunteers her time to the Kings Deer Architectural Control Committee, Tri-Lakes Little League, Merit Badge Counselor for Boy Scout Troop 17 in Monument and Colorado Wyoming Vizsla Rescue Group. The Salo’s also are proud sponsors of seven Air Force Academy cadets and she and her husband love to run Ragnar Relay races and other distance races as well.



Patrick Staffieri – Common Area Maintenance

Patrick is a retired Lieutenant Colonel in the United States Army, Corps of Engineers and has over 30 years of experience in high level management positions. He has extensive knowledge in facility and construction management, contracting, logistics, personnel management and operations and holds a BS degree in Civil Engineering and an MS in Military Science



Dan Snelling – Architectural Control Committee

Dan is a second-generation Colorado Springs native and has resided with his family in King’s Deer since May, 2011.

After more than 20 years of active service, he retired from the Air Force and began a 25 year career with Walmart. Dan is currently an Instructional Designer for United Health Care Military & Veterans supporting

TRICARE Health Insurance for our active duty and retired military members and their families. Dan has assumed the Chairman duties for the King's Deer Architectural Control Committee (ACC), a Neighborhood Watch Captain around the Dorncliffe area and is interested in the King's Deer Common Areas and their maintenance.

Are you a responsible dog owner?

Dogs left alone all day get bored and restless they have no job to direct their energy to and some respond noisily to any and all activity by barking, yapping and/or howling. Please consider some bark abatement ideas to keep the noise down in your area.

Also, dogs are pack animals: they need companionship by leaving your dog outside without constraints they will go looking for somebody and/or something to discuss world events with. Options available to your neighbors for a loose dog on their property is to notify the HOA office and/or call animal law enforcement whenever the dog is currently at large, an officer will then patrol for the dog. If the dog is not currently at large and the pet owner's location is known your neighbor can request a warning letter from Animal Control to be sent, or the neighbor may sign a complaint against the pet owner and a penalty assessment could be issued.

We all live in a great community, please be courteous to your neighbors and train your dog to be a good neighbor.

2016 Annual Assessment

The 2016 Annual Assessment notices were mailed in early December. If you have not received your invoice please notify the HOA office for a copy to be sent to you. The amount of the assessment is \$300.00 and if it has not been received by January 5, 2016 will be considered late. Late fees and interest will be charged each month the

account is delinquent beginning February 1, 2016.

E-Mail Notification Request

This year the Board of Directors requested that the King's Deer homeowners authorize the HOA to use an email address for association-related communications. They are hoping to use this information to better communication between the HOA and the homeowners. Please if you have not already completed the authorization form feel free to mail, scan and/or fax it to the HOA office.

Architectural Control Committee

by Dan Snelling

The Architectural Control Committee, more commonly referred to as the ACC, is made up of volunteers who review project applications and perform site visits to ensure projects are completed in accordance with the application and the applicable Design Standards.

One of the functions of the ACC is to monitor new construction projects beginning with the application process by the property owner/builder where a set of detailed blue prints are reviewed to ensure they meet the Design Standards and ending with a final landscaping visit by the ACC. This entire process may take 18 months or more. In the past two years the ACC has monitored more than 20 new construction projects.

New construction projects are not the only responsibility of the ACC. We also monitor landscaping projects, remodeling, ancillary buildings, fences, snow fences, installation of yard ornaments, pergolas, gazebos and more. All of this is to ensure the King's Deer Community maintains the "Custom" look that our residents want.

The ACC meets the 2nd and 4th Thursday each month, except November and

December where we meet the 2nd Thursday of the month only. Meetings are at the HOA Office at 5 p.m., we encourage attendance by anyone submitting an application so that questions may be answered immediately. The meetings are open to the public and if you would like to volunteer your services we invite you to attend a meeting or two.

Water usage tips

Even though we use water every day, it's easy to take it for granted. Just imagine how you would function without clean water. It's everyone's responsibility to conserve and protect water resources. The decisions and actions you make today truly affect our water resources for the future. The following suggestions will help you get in the habit of saving water in the great outdoors:

- Get a rain gauge to measure rainfall. One inch of rain per week is generally sufficient for lawns and gardens. Supplement only when rainfall is inadequate.
- Use mulch around landscape plantings. Mulch will help eliminate weeds and hold moisture in the soil.
- Select hardy plants that don't need much water. Native plants that are well adapted to your climate and soils will survive well without supplemental watering.
- Water during the cool part of the day to avoid rapid evaporation.
- Raise the mowing heights on your lawn mower. This promotes healthier grass that can better survive dry periods.
- When watering is necessary, water slowly and thoroughly. If you notice puddles or runoff, turn water off and wait for water to soak in. Also be sure your sprinkler puts

water where you need it—not on driveways or sidewalks.

- Wash cars efficiently. First give the car a quick rinse, and then turn the water off. Wash one section of the car at a time and rinse that section quickly. Turn the water off each time.

Visit www.auduboninternational.org for more conservation tips.

A Community Manager

Our association employs a highly-qualified professional community manager, and we think residents should know what the manager has—and has not—been hired to do. The manager has two primary responsibilities: to carry out policies set by the board and to manage the association's daily operations.

Some residents expect the manager to perform certain tasks that just aren't part of the job. When the manager doesn't meet those expectations, residents naturally are unhappy. Since we want you to be happy, we're offering a few clarifications to help you understand what the manager does.

- The manager is trained to deal with conflict, but he or she will not get involved in quarrels you might be having with your neighbor. However, if association rules are being violated, the manager is the right person to call.
- While the manager works closely with the board, he or she is an advisor—not a member of the board. Also, the manager is not your advocate with or conduit to the board. If you have a concern, send a letter or e-mail directly to the board.
- Although the manager works for the board, he or she is available to residents. That doesn't mean the manager will drop everything

to take your call. If you need to see the manager, call and arrange a meeting.

- The manager is always happy to answer questions, but he or she is not the information officer. For routine inquiries, like the date of the next meeting, please read the newsletter or check the association website.
- The manager is responsible for monitoring contractors' performance, but not supervising them. Contractors are responsible for supervising their own personnel. If you have a problem with a contractor, notify the manager, who will forward your concerns to the board. The board will decide how to proceed under the terms of the contract.
- The manager inspects the community regularly, but even an experienced manager won't catch everything. Your help is essential. If you know about a potential maintenance issue, report it to the manager.
- The manager does not set policy. If you disagree with a policy or rule, you'll get better results sending a letter or e-mail to the board than arguing with the manager.
- The manager has a broad range of expertise, but he or she is not a consultant to the residents. Neither is he or she an engineer, architect, attorney or accountant. The manager may offer opinions, but don't expect technical advice in areas where he or she is not qualified.
- Although the manager is a great resource to the association, he or she is not available 24 hours a day. Getting locked out of your home may be an emergency to you, but it isn't an association emergency. An association emergency is defined as a threat to life or property.

How to be a Good Neighbor

A little consideration goes a long way. Read the following tips on how to be a good neighbor beyond just a smile and a wave.

- Welcome any new neighbors with a personal note or pop by for a personal introduction.
- Make sure that the outside of your home—along with the grounds—is well-kept and complies with our association's CC&Rs.
- Be mindful of noise—loud music, barking dogs, power tools—that may disrupt the neighborhood beyond a reasonable hour.
- If you have a large party, consider your neighbors when directing your guests where to park, end the party at a reasonable hour and invite your neighbors to join in the fun.
- Return anything you borrow from your neighbor promptly, in the same condition they lent it to you, and express your thanks.
- Replace anything of your neighbor's that you, your children or your pets break or soil.
- Respect your neighbor's privacy.
- Offer to take care of mail pick-up, plants or pets while your neighbor is on vacation.
- Be social! Inviting a neighbor over for coffee and conversation can promote open communication and a friendly neighborhood environment from which all neighbors can benefit.



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

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 80132
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CONTACT INFORMATION

Office phone: 719-488-2840

Office Fax: 719-488-2949

Office email: admin@kingsdeer.org

Office mailing address:

King's Deer HOA

P O Box 3143

Monument, CO 80132

Office Physical address:

19255 Royal Troon Drive

Monument, CO 80132

King's Deer Board of Directors

Meet 4:30pm 3rd Thursday of each month

Architectural Control Committee

Meet 5:00pm 2nd & 4th Thursday each month

Covenant Enforcement Oversight Committee

Meet 3:00pm 1st Thursday of each month



2016

New Member Special!

Now through March 31st, 2016, King's Deer residents can take advantage of our extended pre-pay membership rates!

\$1,350 Single for unlimited golf w/cart.

Call the golf shop at 719-559-4500 or visit www.kingsdeergolfclub.com for more information.