

Water Resource Committee

by Daniel D. Rivers, WRC Chairman, KD Board VP

King's Deer homeowners may draw 0.4 acre-feet of water per year from the Dawson aquifer, well below the 0.6+ acre-feet typically allocated to similar properties in nearby areas of El Paso and Douglas Counties. The Colorado Division of Water Resources is now threatening to impose fines on the 20% of King's Deer owners who exceed their allocations. Consequently, last September your Board of Directors ("BOD") formed a Water Resource Committee ("WRC") to seek opportunities for interested owners to purchase additional water.

After thoroughly researching the issue, the WRC concluded that the best opportunity for additional water lay with the Palmer Divide Water Company ("PDWC,") an LLC owned by the original King's Deer developers that holds substantial water rights in our area. PDWC is willing to sell 0.6 acre-feet of water to King's Deer owners for \$5,950 provided that the HOA handle annual reporting and water augmentation.

The WRC hosted a "water town hall" on February 28 to discuss the water situation. We gave a slide presentation and took notes during the subsequent Q&A session. These materials are available on the HOA website. Go to www.kingsdeer.org and click on Library, Meeting Minutes, 2017, Town Hall Slides and Town Hall Summary.

Following the town hall, the BOD signed a Memorandum of Understanding ("MOU") with PDWC spelling out terms on which owners may buy water and the HOA administrative functions, including annual reporting and water augmentation. The HOA will also impose some modest fees on owners who purchase water.

Water sales require two new decrees from the Colorado Water Court. PDWC's water lawyer is currently drafting the decrees. The WRC will continue to support the BOD by taking necessary actions to ensure that the draft decrees adequately protect the interests of the HOA and its members. We expect that the Court will approve the decrees, and pave the way for water sales to King's Deer owners, toward the end of 2017.

Buying additional water can be an excellent way for you to protect your property value if you are currently exceeding your annual allocation due to the size of your house, your family, or your irrigation requirements. You may also want to consider that a future sale of your property may be to a buyer with greater water requirements than yours. However, if you are not interested in purchasing additional water rights, the BOD intends that you incur no additional dues or expenses when other owners buy water. 🐾

Tri-Lakes Area Events

by Jim Hazuka

There are a lot of significant outdoor events King's Deer residents can take advantage of over the next few months. Several of the larger activities are as follows:

Tri-Lakes Kids Fishing Derby, Saturday, 3 June 2017, 8 am - 12 noon, at Palmer Lake. Tri-Lakes Lions Club is hosting the annual Tri-Lakes Kids Fishing Derby on 3 June at Palmer Lake. The Derby is for kids 4 thru 14. The event is FREE, although kids are asked to bring a non-perishable food item for donation to Tri-Lakes Cares at registration. The Colorado Parks and Wildlife is stocking the lake with trout and providing a limited number of rods, reels, and bait at no charge while supplies last. Tournament prizes will be awarded for the longest fish in multiple age categories. For more information you can go to the following link: http://trilakeslionsclub.org/tri_lakes_lions_club-flier-kids_fishing_derby.pdf

Hooked on Palmer Lake, Saturday, 3 June 2017, 11 am - 2 pm, (west side of the lake). The fun continues on the West side of Palmer Lake along HY 105 with music, food, vendors and contests. Proceeds from these activities go toward the fireworks display at Palmer Lake on the evening of the fourth of July.

Tri-Lakes Fourth of July Celebration, Tuesday, 4 July, 7 am - 9 pm, Activities in Monument and Palmer Lake. Formal activities begin at 9:30 am with the kid parade followed by the adult parade at 10 am. Food and other vendors will be set up along 2nd and adjacent streets. There will be a family friendly beer garden and live music in Limbach Park. Note: Beer Garden hours 10:00 am - 7:00 pm - open to all ages, but must be 21 and older to purchase/consume alcohol. Live music begins after the parade until 7:00 pm. Additionally, there will be live music at Palmer Lake beginning at 7 pm. Fireworks will begin at dark. For more information you can go to the Town of Monument website, and look under community events.

Pickin' on the Divide, Saturday, 19 August, 11 am - 7 pm, at Limbach Park in Monument. Chile cook off competition 11 am - 2 pm. Blue Grass Bands will be playing music from 1 - 7 pm. Cost will be approximately \$15 per person.

Bines and Brews, Saturday, 23 September, 1 - 5 pm, in Monument. Nearly 20 local brewing companies will be presenting an assortment of their finest brews. Tickets will be \$30 per adult. Designated driver tickets are \$10. For more information you can go to the Tri-Lakes Chamber of Commerce website, and look under events. 🐾



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Candidates for KD Board Sought

This year, in September, the King's Deer membership will be voting for three new directors for the King's Deer Board of Directors. The term of office runs two years.

Nominations for Board candidates will be solicited by letter from the HOA to all members in early August. Candidates must be members of the King's Deer HOA, i.e. own a KD property.

If you, or someone you know, is interested in serving the community as a Board member, be sure to watch for the letter announcing when the nomination period opens and ends, and get the nomination submitted during that time.

King's Deer Annual Garage Sale

Friday-Sunday, August 11-13

Once again it is time to clean out that garage! As we have done for over a decade, the HOA is sponsoring this Community-wide event for an entire weekend. The association will place advertisements in The Gazette and local newspapers. All you have to do is put out a sign or balloons at your mailbox and get your valuables organized for display.

The HOA will again produce a guide map to each participating residence. The map will be available for download from the King's Deer web site by Wednesday, August 2. To include your address on the map, send an email not later than Monday, July 31 to admin@kingsdeer.org with "Garage Sale" as the subject. Be sure to include in your email your name, the property address of your sale, an optional short list of the types of items you will be selling and a contact phone number in case we need clarification on something; names and phone numbers will not be included in the map. If you plan to only participate in one or two of the three days, it is helpful to shoppers to include a statement in your map entry indicating the days or times will be participating.

The HOA does not set any specific start or end time for each day, but experience has shown that Friday and Saturday are the most popular shopping days. An 8 AM start time is most common, with most shoppers done by about 1 PM. Start planning now to be included in one of north El Paso County's largest garage sale events! 🐾

We're On Facebook!

King's Deer has a Facebook page to compliment our website (kingsdeer.org) that you probably are familiar with. Our Facebook page is an informal supplement to the website, providing short term notices and reminders of interest to the community.

If you have your own Facebook page and "Like" our page, you will receive the notices we post. You can use the link provided above or also search for King's Deer HOA in the Facebook Search bar.

We will not use Facebook for commercial purposes, or to advertise things for sale. While the Facebook page is not currently intended to deal with lost pets, if that is something you would like to see, let the office know so the Board can consider it.

If you have something that you believe fits our Facebook page for communication to King's Deer, give Pat a call (719 488-2840) or email your comments to admin@kingsdeer.org.



King's Deer HOA Volunteers

by Jim Hazuka

April was National Volunteer Month which makes this a good time to recognize all King's Deer residents that volunteer their time to support our community. For more than 22 years, King's Deer has relied on volunteers to administrate the association's responsibilities. Past and present boards, committee members, and others, have enabled the HOA to manage its resources, establish and enforce building design standards, create and maintain the association's common areas, clarify and enforce the community's covenants, and help keep us safe.

King's Deer has three chartered committees, neighborhood watch volunteers, and seven board members that enable the association. Residents that make up these activities freely volunteer their time because they are passionate and dedicated to the community they serve. Each brings skills, ideas, and unique experiences, in an effort to make King's Deer a better place to live. They are as follows:

Architectural Control Committee

Allen Alchian, George Panoncillo, Vern Kuykendall, Kris Salo, Carol Groesbeck, Dan Snelling

Covenant Enforcement and Oversight Committee

Al Walters, Allen Alchian, Vern Kuykendall, Todd Brummond, Jim Hazuka

Water Resource Committee

Dan Rivers, Allen Alchian, Steve Shurgot, Frank John, Kris Salo, Lorri Kresage, Derek Araje

Neighborhood Watch

Annette Araje, Ilanit & Yual Bennaïm, Barbara Black, Kellie Boylen, Nancee Delhousay, Jim Egolf, Carol Groesbeck, Michelle Groesbeck, Tom Haddan, Mick & Bev Hartley, Angela Huffman, Tom Hurford, Michiel Jackson, Denise Jacobs, Laverne Kuykendall, Mary Laporta, Lianne Lodwig, Barry Martin, Randy Meadows, Barbara Nicholas, Steve Palmer, Teresa Pester, Dan Snelling, Jacqueline Timura, Tim Towne, Heather Twesme, George Van Tiem, Joe Willis, John Witsken, Randy Wood

King's Deer HOA Board of Directors

Joe Willis, Dan Rivers, Steve Shurgot, Jim Hazuka, Dan Snelling, Patrick Staffieri, Ken Harris

The Bureau of Labor Statistics cites several reasons why people volunteer. Volunteers live longer and are healthier, establish strong relationships working alongside others, and have a greater sense of purpose. If other King's Deer residents are motivated to volunteer in our community, they should notify the association office at 719-488-2840. Volunteering in support of King's Deer brings huge dividends to our association while saving us money. There are many ways to volunteer and no position is too small. The saying "it takes a village" of volunteers to be successful is definitely true for King's Deer. 🐾

Flag Retirement Ceremony

The Tri-Lakes American Legion Post 9-11 in Palmer Lake is accepting worn US flags for proper disposal. Drop off your American flag at the Post Home in the Depot Restaurant at Palmer Lake. The Post will conduct a proper retirement and disposal ceremony for all flags. This is a free service.

Outdoor Fire Prevention

by Jim Hazuka

People often overlook the process of fire prevention when it comes to the outside of their home. Countless hours are spent making the inside of the home fire safe, but the outside of the home is an area that needs to be set up correctly to help ensure protection as well. Here are some tips on how to make the exterior of your house as safe as possible when it comes to fire.

Wooded Areas If you live in a wooded area make sure that your home is at least 30 feet clear of the trees near your home. This will help prevent a fire from spreading from the woods to your home or from your home to the woods. It also improves fire department access to your home in case of fire. Removal of large trees (4 inches in diameter and above) on your lot no matter where they are, must be approved by the King's Deer HOA so please ensure you coordinate these types of fire mitigation efforts prior.

Within King's Deer, it is mandatory for residents to remove dead, dying and diseased trees quickly as it reduces fire danger and inhibits the spread of disease to the healthy trees. Cut branches and other dead vegetation must not be left on the property. These are a fire hazard and are excellent "ladder fuels" to promote catastrophic forest fire that can endanger the entire development when a fire does occur.

Pine trees can be highly flammable. Regular pruning of these trees not only promotes tree health and appearance, but also is an excellent way to mitigate fire danger. The State recommends cutting off lower limbs of trees up to the 8 feet. This practice can reduce the risk of fire traveling from ground level to the tree crown. In a dense forested area, fire transferring from tree to tree can be extremely dangerous.

Grass Areas It is mandatory for King's Deer residents to mow their property once a year prior to 30 June. This means mowing your entire acreage, to include areas adjoining the street. Mowing reduces fire danger and mitigates the proliferation of noxious weeds. Many residents mow more frequently to enhance the appearance of their property and to mitigate the fire danger during the months of July through September. Although this practice is not mandatory, the HOA encourages it.

Pine Needles These are extremely flammable. In dense forested areas within the development, many residents leave them on the ground as the acidic attributes of the needles will kill off weeds and grasses. To mitigate fire danger, the HOA recommends residents rake up fallen pine needles around the vicinity of their home. Make sure that they are disposed of properly and are not kept too close to the house. Any kind of flammable material should be kept away from the house to help prevent fire from spreading. As a general rule, we recommend residents keep an area up to 200 feet around your home lean, clean and green.

Fireworks Fireworks are not allowed in King's Deer. In the interest of public safety and for purposes of fire mitigation, the "lighting", "setting off" or activation of fireworks, or any other form of pyrotechnic displays or pyrotechnic ordnance are prohibited.

Outdoor Fires Open Fires within King's Deer are prohibited. Residents can use outdoor gas fireplaces and grills throughout the year. Grease build up within your gas grill can create a fire hazard. The HOA recommends residents clean their gas grills once or twice a year to reduce the risk of grease fires.


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Fly Fishermen in King's Deer

by Jim Hazuka and Dan Snelling

On the 20th of April, the King's Deer HOA Board approved the use of several common areas within the King's Deer community as practice areas this summer to help disabled veterans to learn how to fly fish. Fly fishing activities will be conducted at the multi-use field and pond area within King's Deer. Although dates are not known at this time, fly fishing practices will likely be scheduled for 2 or 3 Saturdays this summer. Please check with the HOA Office for specific dates and times.

This activity is in support of the Project Healing Waters Fly Fishing program which is dedicated to the physical and emotional rehabilitation of disabled active military service personnel and disabled veterans through fly fishing and associated activities including education and outings. The program provides basic fly fishing, fly casting, fly tying and rod building classes, along with clinics. Participants ranging from beginners who have never fished before, to those with prior fly fishing and tying experience who are adapting their skills to their new abilities. All fly fishing and tying equipment is provided to the participants at no cost. Fishing trips, both one day and multi-day, are also provided free of charge to participants.

King's Deer residents currently serve as volunteers for the Project Healing Waters Fly Fishing program or participate in program activities as disabled veterans. Residents who wish to find out more about this program, either as a volunteer or a participant, can visit the local Project Healing Waters web site, phwffcoloradosprings.org, or the national site, phwff.org. 


Residence Vacation Check

The El Paso County Sheriff's Office will conduct vacation checks of homes in El Paso County for residents who are on vacation. This is a great way to add security to your home when you're away for multiple days. Either a deputy or trained volunteer will visit your home while you're away and check it periodically. To add your home to their schedule, visit the El Paso County Sheriff's Office website, <https://www.epcsheriffsoffice.com>. On the home page is a link, under Services, to their downloadable Vacation Check Request Form. Or, enter "vacation" into the search box at the top right of the website.

Fire Prevetion *continued*

Water Having hoses connected to your home can help reduce the risk of a fire spreading. There are a number of spray nozzles available commercially that can maximize the areas you can reach in case of fire. Outdoor fires can quickly get out of hand thus calling 911 is the preferred course of action.

The Driveway Make sure that your driveway is clear for fire department vehicles to access your home as directly as possible. Vehicles parked on or along the side of the driveway can inhibit access making it more difficult for the fire department to put out the fire.

Conclusion Outdoor fire prevention efforts in forested areas such as King's Deer is extremely important. It is a community responsibility and as such, we must all do our part to minimize our fire risk. Taking time to assess potential fire dangers on your property and doing something about it, is a good way to start. 



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King's Deer HOA Reference

IMPORTANT DATES

- Annual Mowing Deadline: Friday June 30
- King's Deer newsletter publication: Thurs. Aug 10
- Annual Community Garage Sale: Fri-Sun, Aug 11-13
- Annual Water Reporting: Oct 1-31
- King's Deer Directors Election: Sep 15-Oct 16
- Annual HOA Membership Meeting: Tuesday, Nov 7
- Newsletter Publication: Thurs, May 25; Thurs, Aug 10
- Planned HOA Office Closures: May 29, Jul 3,4
 (See website Calendar page for updates)

CONTACT US

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