

## Outdoor Fire Prevention

by Jim Hazuka

*(Given low precipitation this past year, we thought it important to reprint last year's fire prevention article)*

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

*Continued on page 3 — FIRE*

## The HOA Lawyer

by Dan Rivers

For many years, Mr. Jack Scheuerman was our HOA attorney. Jack did a good job for us and when he retired in 2017, he recommended a couple of replacements, from which we selected Orten Cavanagh and Holmes, LLC ("OCH") a Denver law firm that specializes in HOA matters. Mr. Aaron Goodlock is the OCH attorney who now handles all general HOA legal matters for us, i.e. everything except water matters. He has already attended to a couple of different matters and we are happy to have his services.

Please be aware that OCH has been retained by the Board of Directors on behalf of the HOA. Over the past year there have been instances of King's Deer property owners contacting the HOA attorney directly. It is important to understand that the HOA attorney represents the HOA as an entity; he does not serve as personal counsel to HOA members. Individual HOA members who wish to communicate a concern or grievance to the HOA attorney may only do so through their personal attorney; the HOA attorney has been instructed not to respond directly to HOA members in order that HOA legal expenses be kept under the strict control of the Board. Any KD owners needing legal advice related to HOA matters, must retain their own attorney for such legal advice. 

## Securing Additional Water

by Dan Rivers

We had a Town Hall on the subject of purchasing additional water, and here we are 15 months later, - and nothing! What the Sam Hill is going on?!

The first thing to understand is that the KD developers, who have put all of their water rights into the entity Palmer Divide Water Company ("PDWC"), are very interested in selling additional water to KD owners interested in buying. The Board negotiated terms of such a sale with PDWC in March of last year, but such sales can only happen pursuant to a new decree by the State Water Court. The Court will require that the application for a decree include a solid water augmentation plan, and therein lies the difficulty. PDWC has now identified two sources of such augmentation and is in the process of negotiating a deal that will be acceptable to the Court. In addition, PDWC has promised to take into account all of KD's general augmentation needs for decades to come so we can put that issue to rest once and for all.

Please have patience as water contracting and legal processes move slowly here in Colorado, and kindly bear in mind that your HOA cannot "pressure" PDWC to act. They have to file the application with the Court, we cannot do so, but they have assured us that they will do so as soon as they have a workable solution to the augmentation problem.

For your information, KD's longtime water attorney, Mr. Hank Worley, retired in 2017. Hank recommended some replacements, from which the Board selected Mr. John Cyran of Hoskin Farina & Kampf PC, a Grand Junction firm with offices in Denver and specializing in water rights, environmental law, and natural resources law. We will only use Mr. Cyran as needed and remind our owner-members that no individual owner is authorized to contact the HOA Water Attorney directly. 

### All Fireworks Prohibited

Reminder: all fireworks are prohibited in King's Deer; this includes sparklers. Also, all open fires, except those in a fire pit approved by the Tri-Lakes Monument fire marshall, and the Architectural Control Committee, are prohibited.

These are essential restrictions because of the dry climate, windy conditions, and lack of fire hydrants.

## Tri-Lakes Area Events

by Jim Hazuka

There are a lot of significant outdoor events Kings 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, 2 June 2018, 8 – 11:30 am, at Palmer Lake

Tri-Lakes Lions Club is hosting the annual Tri-Lakes Kids Fishing Derby on 2 June (Saturday) at Palmer Lake in Northern El Paso County. The tournament will begin at 8 am and conclude with presentation of awards at 11:30 am. The fishing tournament is targeted for kids 4 through 14. The event is FREE, although kids are asked to bring a non-perishable food item for donation to Tri-Lakes Cares at registration. Colorado anglers of all ages can fish without a license on 2 June, so parents and other chaperons are encouraged to bring their fishing gear and join in the fun. The Colorado Parks and Wildlife is stocking the lake with trout for the tournament. Participants will need to bring their own fishing equipment and bait. For those who do not have fishing gear, there will be a limited number of rods, reels, and bait, that can be used on a "loaner basis" for kids participating in the Derby.

Tournament registration will be on the East side of the lake next to bathrooms and park pavilion.

**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 2<sup>nd</sup> and adjacent streets. There will be a family friendly beer garden and live music in Limbach Park. Note: Beer Garden hours 10:00 am - 6:00 pm - open to all ages but must be 21 and older to purchase/consume alcohol. Live music begins after the parade until 6:00 pm. Additionally, there will be live music at Palmer Lake beginning at 6 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, 18 August, 11am – 7 pm, at Limbach Park in Monument

Blue Grass Bands will be playing music from 11 am to 7 pm. Food vendors and beer will be available to purchase. Cost will be approximately \$15 per person.

**Bines and Brews**, Saturday, 22 September, 1 – 5 pm, in Monument

Nearly 20 local brewing companies will be presenting an assortment of their finest brews. Tickets will be \$25 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.

**Concerts in the Park**, Wednesdays, June 6, 13, 20, 27 / July 11, 18, 25 / Aug 1, 7-9 pm, at Limbach Park in Monument

Free music concerts featuring bands that play a variety of music styles. See Chamber of Commerce website for details.

**Art Hop Thursdays**, Third Thursday of the month beginning May and runs through September, 5-8 pm in Monument

One day a month, art and retail shops stay open late in the evening for patrons.

**Movie Nights**, June 15 by the Clocktower at Jackson Creek, June 29 at the YMCA, July 20 Clocktower, July 27 YMCA, Aug 24 YMCA

Free showing of popular movies. Attendees are encouraged to bring their own chairs, blankets, popcorn – whatever makes them comfortable to enjoy the show.

### Other Events

**Front Range Open Studio Tour**, Sept 8 & 9 <http://www.frontrangeopenstudios.com/>

**Monument Hill Farmers Market**, D38 Admin Building 66 Jefferson St. <https://www.facebook.com/monumenthillfarmersmarket/> Saturdays May 26 – Oct 13 8 am-2 pm

**Monu-palooza**, Sept 2, concert & beer garden in Limbach Park- (details still being worked out)

**Memorial Day Ceremony**, Monday, May 28, 10 am Monument Cemetery 800 Eight Street Town of Monument website

## 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** *continued from page 1*

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. 🐾

## King's Deer HOA Volunteers

King's Deer relies upon 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, to make King's Deer a better place to live. They are as follows:

**Architectural Control Committee** - Vern Kuykendall, Allen Alchian, Brett Kennedy, Carol Groesbeck, Dan Snelling, Jason Reynolds, Heather Cashman, Mark Lunsford

**Covenant Enforcement Oversight Committee** - Al Walters, Allen Alchian, Vern Kuykendall, Todd Brummond

**Water Resource Committee** - Dan Rivers, Allen Alchian, Steve Shurgot, Frank John, Kris Salo, Lorri Kresge, Derek Araje

**Neighborhood Watch** - Annette Araje, Ilanit and Yual Bennaim, Barbara Black, Kellie Boylen, Gary Cook, Nancee Delhousay, Jim Egolf, Carol Groesbeck, Michelle Groesbeck, Mick and Bev Hartley, Angela Huffman, Tom Hurford, Michiel Jackson, Laverne Kuykendall, Mary Laporta, Lianne Lodwig, 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** - Dan Rivers, Steve Shurgot, Jim Hazuka, Dan Snelling, Randy Wood, Ken Harris, Lorrie Kresge



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## Annual King's Deer Garage Sale

**Friday-Sunday, August 10-12**

Once again it is time to clean out that garage! As we have done for over a decade, the HOA is sponsoring a community-wide garage sale 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 1.

To include your address on the map, send an email not later than Monday, July 30 to [admin@kingsdeer.org](mailto:admin@kingsdeer.org) with "Garage Sale" as the subject. 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 let shoppers know by including a statement indicating the days or times you will be participating.

The HOA does not set any specific time to start or end each day, but experience has shown that Friday and Saturday are the most popular shopping days, and an 8 AM start is most common, with most shopping activity finished by 1 PM.

Start planning now to be included in one of north El Paso County's largest garage sale events! 

### King's Deer HOA Reference

#### IMPORTANT DATES

**Annual Lot Mowing Deadline:** Saturday, June 30

**Annual Community Garage Sale:** August 10-12

**Next KD Newsletter:** August 10

#### PLANNED OFFICE CLOSURES

Monday May 28—Memorial Day

Wednesday, July 4—Independence Day

Monday, September 3—Labor Day

#### MEETING DATES

Board of Directors: 3rd Thursday each month

ACC Meetings: 2d and 4th Thursday each month

CEOC Meetings: 1st Thursday each month

#### CONTACT US

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.*)

**19255 Royal Troon Drive**

**(King's Deer Golf Course Club House)**

Website: [kingsdeer.org](http://kingsdeer.org)