

Kings Deer Rent/Lease Policy

By Jim Hazuka

The Association has received several inquiries from King's Deer HOA members regarding their responsibilities when transitioning properties to the rental market. Discussions occurred on this topic at several recent Board meetings where it was determined that there were shortfalls with the Association's guidance to property owners as well as our own awareness of rentals within our community. In consultation with our attorney, the Board has developed a rent/lease property policy that pulls from several sources to develop one document that hopefully provides clarity for property owners regarding requirements associated with rentals in King's Deer. The policy itself is still in draft. We ask residents to comment on this proposed policy over the next several weeks using the *contact us* option on the website. The draft policy is as follows:

There are restrictions on the use and occupancy of property within the community. Our community covenants state that each residence shall be used solely for single family residential purposes. More specifically, Classic Subdivision Covenants (reference page 2, paragraph 3, BUILDING TYPE AND USE) state "all building and improvements shall be used solely for single family residential purposes and shall not be used for commercial purposes or in violation of zoning and other laws and regulations; and Highlands Subdivision Covenants (reference page 2, paragraph 3, BUILDING TYPE AND USE) state "all buildings and improvements shall be used solely for single family residential purposes and should not be used for trade, business or commercial purposes as defined by the Board in its reasonable discretion, or in violation of zoning or other laws or regulations". Additionally, the El Paso County land use development code, which applies to Kings Deer residences, defines family as "an individual, or 2 more persons related by blood, marriage, adoption, or as guardian and ward, or a group of not more than 5 persons, excluding servants, who are not so related, living together in a dwelling unit."

Currently, the King's Deer HOA has no restrictions on the duration of a lease. Property owners who transition their homes to a rental property, must provide a copy of the lease agreement and current contact information of renters to the Association within 10 days of the lease effective date. This includes the renter's full name(s), telephone number(s), email address(es) and the number of occupants that will reside on the property. The owner shall furnish the Association a copy of any lease changes to include,

Continued on page 4 — POLICY

Our Water, Your Well

By Lorrie Kresge

During October 2018, King's Deer HOA collected water meter readings from 110 of our Classic and 338 of our Highlands homes. Here are the annual water allotments for the two subdivisions:

Classic Subdivision: 123,824 gallons or .38 Acre-feet (1 Acre-foot = 325,851 gallons)

Highlands Subdivision: 136,532 gallons or .419 Acre-feet.

King's deer currently must augment (pump water back into the water system) 3 per cent of the annual water drawn from the Classic subdivision. (according to the '93 Water Decree found in Library on kingsdeer.org.) We currently pay the Woodmoor Water and Sanitation District about \$3000 per year to accomplish this for us. Additional augmentation for Highlands will commence in 2028.

Any properties that exceeded their water allotment can expect a letter over the winter from the State Dept of Water Resources. They are mostly concerned with violations for 3 consecutive years of over-pumping. The King's Deer HOA currently has no punitive actions for over-pumpers. The main reason for overuse seems to be a leak in sprinkler systems, usually from drip lines. Periodically take readings from your meters to see how much water each sprinkler cycle uses. This may identify possible leaks. Animals and landscaping mishaps can cut into the rubber drip lines making them gushers.

23% of the properties in King's Deer were over the annual allotted limit. This is slightly higher than last year's numbers. Do your best to turn off your water when we have a rainy spell or lessen the number of days of watering. Our current water use is manageable, let's keep it that way.

Mark your calendars to report all seven digits of your water data any time in the month of October to water@kingsdeer.org. Actual pictures of your meters really increase the accuracy of your data. Send any further water meter questions to the above email anytime. Thank you for your continued diligence when using OUR water. 🐾



Facebook

King's Deer is on Facebook. If you are a Facebook user, you can find us at King's Deer HOA. "Like" it to start the sharing.

Local Roads

by Steve Shurgot

During a recent NEPCO meeting, we were informed that a 43% growth was expected in areas encompassing zip code 80132. If the growth rate is realized, there would be an addition of 10,000 residents to the Tri Lakes region by 2020. El Paso County is working on a water master plan to address this growth. Roads have always been a problem for current residents. A 43% growth rate will only make things worse. Current status of highway improvement projects in Northern El Paso County important to King's Deer HOA members.

Monument Hill Road from Woodmoor Drive. The 2.4 mile corridor provides access to local residents while significant traffic is using this route as a frontage road for I-25 and collector access to Monument. This road is the main access to Palmer Ridge High School and has many safety issues and a high accident history. Construction is ongoing. Estimated completion date is sometime in 2019.

Highway 105. This project will widen and improve the current Highway 105 from I-25 to State Highway 83. The study was completed in late 2012. There have been delays associated with this project due to obtaining easements. Those issues have apparently been resolved. The expectation is that this project should begin in 2019.

Beacon Lite Road. This project would pave an existing gravel access road from County Line Road West of I-25 to Highway 105 within the city limits of Monument. It was supposed to be completed years ago but was delayed for various reasons. According to Jennifer Irvine, El Paso County Engineer for transportation projects, the County currently has this project scheduled to begin in 2019.

Jackson Creek Parkway. This project would extend the existing 4 lane road from Leather Chaps Drive to Higby Road which runs East and West in front of Lewis Palmer High School. This project is supposed to start in 2019.

Interstate 25 Gap expansion. The Gap is an 18-mile stretch of Interstate 25 from south of Castle Rock to Monument. It is the only four-lane section of I-25, connecting Colorado's two largest cities, Denver and Colorado Springs. Over the years, congestion, crashes and delays have grown due to population growth and more people using the road. Project is scheduled to be completed by 2022. 🐾

Neighborhood Watch

By Ken Harris

The HOA Board is looking for residents within the community to serve as Block Captains for the Kings Deer Neighborhood Watch program. If you are interested in serving in this capacity, please notify the HOA office through the following methods: Phone: 719 488-2840 or Email: admin@kingsdeer.org. 🐾

Securing New Water

By Dan Rivers

Good progress is being made on the effort to provide more water to those King's Deer residents who want to purchase it. Palmer Divide Water Company (PDWC, the KD developer's company that owns their extra water) is now drafting an application to the Water Court for a decree under which it can sell us the extra water.

The difficulty has been to identify an augmentation plan for the new water that would be acceptable to the court and to all other affected entities. It appears that PDWC now has a good plan. By agreement with PDWC, the draft will be reviewed by the HOA before being submitted to the Court. The KD Water Resource Committee will do the detailed review and will then make recommendations to the Board.

Please remember that the legal process is slow, so even if the Court approves the PDWC plan, actual sales may not happen until the second half of this year. 🐾

Retirement of Pat Wasson

By Jim Hazuka

Pat Wasson has been the King's Deer HOA Executive Director for nearly 13 years. During her tenure, the management of our HOA has improved dramatically thanks in part by her overall management effectiveness and congenial personality. Pat has plans to retire this summer so we wanted to provide the community with a little something about her.

Pat is originally from a town in central Nebraska called Grand Island. Upon graduation from High School, she joined the Navy and served her country until 1969. After her time in the Service, she graduated as a Cosmetologist and worked in that profession for several years. Pat was married in the 1970's and had two boys. She currently has five grandchildren. Pat's boys and grandkids all still live in Nebraska.

Pat got into the HOA management business over 23 years ago. Initially she worked for the Woodmoor Improvement Association (WIA). After 9 or 10 years there, she took on the Executive Director position at King's Deer. The transition from Woodmoor to King's Deer was not an easy one for her. During the first several years, Pat had to recreate a management office due in large part because the company who managed the HOA prior, did not make the transition easy. Additionally, there was significant tension within the community between the Board and the community's residents over several major issues. The HOA did go through a contentious period between 2006 and 2007, yet Pat and the King's Deer HOA persevered.

For many years, Pat Wasson has been the focal point for our community – the person you see most. She has done an outstanding job and will be missed. Pat is not leaving until this summer, so we encourage residents to come by the office and thank her for a job well done. She plans to reside in Colorado for the foreseeable future. 🐾

Be a Thoughtful Neighbor

(reprint from Jan 2018 newsletter)

Folks living in King's Deer are understandably proud of their community. We have a lot going for us. The area is still relatively rural and quiet, with open spaces, trails, a great golf course, mountain views, well-kept homes, nearby shopping, eating and recreational opportunities, and so much more! Although these all contribute to making King's Deer a great place to live, what truly makes a neighborhood are the people who live here and how they interact with each other. What makes a great neighborhood are people who are thoughtful of their neighbors and consider how their actions might affect the quality of life of those living around them.

As with any community governed by a Homeowners Association (HOA), residents agree to follow certain governing documents when they purchased/built a home in King's Deer. Although not perfect, these documents were established to maintain property values and a certain standard of living. The HOA is administered by the Board of Directors and various committees. The Board and committees are made up of residents who want King's Deer to remain a premier community. One committee, the Covenant Enforcement Oversight Committee (CEOC), is responsible for addressing complaints and alleged violations of, among other things, the Association's covenants and associated policies. The Association's governing documents can be found in the Library section of the King's Deer HOA home page. The last thing the CEOC wants is to initiate its formal process to require a homeowner to comply with a covenant violation. The covenants are not meant to lay undue burdens on residents. In fact, the CEOC typically receives complaints that could easily be handled by neighbors themselves. The following are matters that can be easily resolved by being a thoughtful neighbor:

Trash Cans: Trash cans (and trash) should be put out no sooner than the night before the day of pickup. Trash cans should not be left out after the day of pickup. Secure trash can lids so that trash is not blown away by the occasional high winds. It is not unusual to see neighborhood bushes and trees "decorated" with blown plastic, paper, etc. because someone didn't put a rock or bungee cord on a trash can lid.

Dogs: Some dogs like to bark, especially at passing wildlife, people, or other dogs. Unfortunately, some dogs seem to be excessive "communicators," and bark continuously. Excessive barking is considered a nuisance under the covenants and could lead to fines and/or visits from the Humane Society or Sheriff. Nothing is more obnoxious than a continuously barking dog, especially early in the morning/late at night when people are trying to sleep. If you have a dog that likes to bark, please be considerate (especially in warm weather when people's windows are open) and keep his/her "communications" to a minimum. Dogs can be removed from the community based on noise complaints. Please don't let this happen to your pet.

King's Deer is blessed with a well-maintained network of trails for the enjoyment of all residents. Nothing is a bigger "turnoff" than hiking a trail decorated with piles of dog poop. Not only is this unsightly, but it can pose a health risk for small children and other dogs that use the trail and attract unwanted wildlife looking for food. Please carry a poop bag/plastic bag and pickup after your pet. Dogs are not allowed to run loose in the community. This is for the dog's safety as well as the safety of people and other pets in the community. Occasionally, dogs will get loose. But that should be the exception rather than the rule.

Dead Trees: Conditions on the Palmer Divide are not ideal for growing many types of plants, shrubs, and trees. Even with tender care and lots of water the hardiest of trees can die. Please keep a watchful eye on your shrubs and trees and, if they die, King's Deer requires they be removed as soon as weather permits. Brown, dead trees are not only unsightly, but they don't do much for the value of your property or the quality of the neighborhood.

Junk/Equipment Stored Outside: The covenants are very specific regarding the outside storage of equipment, lumber, debris, building materials, etc. These items cannot be visible from public streets or other lots! Tucking junk behind your house/garage doesn't necessarily mean it isn't an eyesore to a neighbor who is adjacent to your property. Please consider your neighbors and pickup and properly store any materials or equipment you have stored outside.

Noisy Neighbors: Loud noises can take many forms. For example, nearby home construction activities ongoing from dawn to dusk, 7 days a week. Dogs barking at all hours of the night. Early morning outdoor activities by your neighbor such as chopping wood, mowing the lawn, or reviving up the engine of a car or motorcycle. Neighborhood parties that go late into the evening with loud music. These situations can be annoying. Noise can be a nuisance violation as outlined in the covenants. Reason suggests that you should first attempt to address the source of the noise directly.

Outdoor Lighting: Outdoor lighting is permitted to the extent it does not create a visual nuisance to neighboring property. For exterior light fixtures without shielding, low voltage and frosted light bulbs are recommended. Spot lighting should not be focused toward a neighbor's house. Rather, this type of lighting should be pointed downward toward the base of the owner's home. Lighted entry pylon and/or driveway lights will be of a type that can be turned on and off by the owner and placed so as to avoid annoying nearby Lot Owners. Normally, such lights shall be turned off when not needed.

Vehicle Parking and Equipment: Vehicles should be kept in a closed garage overnight. Community covenants do allow storage of trailers, boats, etc., to be stored outside provided they are hidden from public view by trees or underneath decking provided they are screened from view. No junk or abandoned vehicles are allowed. The intent of these requirements is

Continued on page 4— NEIGHBORS



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

PRESORTED
 STANDARD
 U.S. POSTAGE
PAID
 MONUMENT, CO
 80132
 PERMIT NO. 57

RETURN SERVICE REQUESTED

Policy *continued from page 1*

but not limited to, extensions and lessee changes.

Kings Deer homeowners should be aware that if they decide to rent their property, they are ultimately responsible to ensure their renters comply with the HOA covenants and policies. For a comprehensive source of governance documentation, we refer you to <http://www.kingsdeer.org/governance.php>. This website contains information such as Kings Deer architectural standards, covenants, policies, by-laws, and water requirements.

Property Managers and Real Estate professionals are encouraged to leverage the content of this policy where applicable to prospective owners and in the creation of lease agreements that may provide clarity to prospective renters. 

Neighbors *continued from page 3*

to prevent clutter and enhance the natural appearance of the subdivision.

Don't wait for your neighbor(s) to approach you about these matters or for them to file a complaint with the HOA! Be a thoughtful neighbor and take care of these matters before the problem escalates into hard feelings or an unnecessary confrontation. It's not worth losing a friendly neighbor over something that you can easily fix. 

King's Deer HOA Reference

IMPORTANT DATES

Annual Assessment Due: 7 January 2019
 Late fees will be assessed 1 February 2019

PLANNED OFFICE CLOSURES

18 February, 2019—President's Day
 See website Calendar page for updates

MEETING DATES

Board of Directors: 3rd Thursday each month
 ACC Meetings: 2nd 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

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

Facebook: www.facebook.com/KingsDeerHOA