

## Securing Additional Water

*By Dan Rivers (HOA President)*

As reported in the May Newsletter, the original King's Deer developers and the HOA jointly submitted the application to the Colorado Water Court to enable sale of additional water to Kings Deer Owners. The legal process allows for comments from possible impacted water users, then a period of time is given to address and resolve any concerns that arise. Once issues are resolved, the Water Court is expected to approve the sales of additional water for lots. The needed duration for the court process is unsure, and the details and conditions of any sale are uncertain until the final court decree is issued. We hope that sometime late in 2019 details will be available and sale of water to interested homeowners may begin. The Board understands HOA members are concerned about the delays associated with this process. Know that we are doing everything we can to move things along as quickly as possible. 🦋

## King's Deer Financials

*By Lorrie Kresge (HOA Treasurer)*

As we approach the final quarter of the King's Deer fiscal year, our overall financials for the HOA are sound. The Board of Directors has decided to keep the 2020 annual assessment unchanged at \$300 for each property, but we will be billing each lot owner their portion of the overall HOA insurance premiums. This comes to \$16 per lot. Paragraph 9D of our covenants allows the Association to extend insurance costs directly to its members. Invoices for the annual assessment and insurance recoupment will be in the mail the first week of December and due the first business day of January 2020. If you will be out of town during this time, consider contacting the HOA office to arrange for early payment to avoid being delinquent. Delinquent accounts will accrue monthly late fees of \$50 plus interest charges.

During the past year, we spread our funds across three local banks to align our practices with the FDIC insurance limits. We also purchased an 18-month CD for our reserves, and this will garner the reserve fund over \$4000 annual interest instead of the \$660 we were accruing.

The budget for 2020 is now posted on the website. We have increased the annual Executive Director salary allotment (part of the administrative costs) in line with the new responsibilities of handling our water report, posting changes to the homeowner data base, and IT and project monitoring. For 2019, we may end up paying for some of the trail repairs out of our Reserve Capital account. Frequent summer storms have taken an erosion toll on our trails, and they have been hit hard. This fall, we will also be repairing the lake gazebo and the playground pergola.

We have not traditionally budgeted for fines or late fees. We don't want to be perceived as targeting members in order to increase the

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## Report Annual Water Meter Reading

*By Lorrie Kresge (HOA Director for Water)*

All King's Deer residents must report their water meter readings to the **King's Deer HOA any day during the month of October**. The water reporting **deadline is 31 October 2019**.

To report, follow the instructions in the upcoming September letter. Reporting is accepted via:

- Email or meter photo to [water@kingsdeer.org](mailto:water@kingsdeer.org)
- Hand delivered to HOA office at the King's Deer Golf Course Clubhouse
- Mailed to King's Deer HOA, P O Box 3143, Monument CO 80132.

**Remember: All readings have 7 digits to include any leading or trailing zeros. Some zeros are painted on your meter and must be included.**

**Why we must report.** The water decrees governing King's Deer require the HOA to report the aggregate amount of water pumped from King's Deer residential and golf course wells to the Colorado Division of Water Resources (DWR) annually. We then calculate how much water that we are required to augment back (pump into the ground water system).

Water allotments vary depending on your home location. Classic King's Deer residents have a consumption limit of .38 acre-ft (123,824 gallons) annually. Highlands King's Deer residents

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## King's Deer HOA Annual Meeting

*By Jim Hazuka (HOA Secretary)*

On 5 November (Tuesday), the King's Deer HOA will hold its Annual Meeting for King's Deer members. The meeting will be informational only; no voting will take place during the session. It will be held at the King's Deer Golf Course and will begin at 7 pm. There will be a cash bar and free finger foods available to members. In the last few years, attendance has been low. The Board would like to reverse this trend. Topics for discussion may include:

- Introductions
- Election Results
- Parking Covenant Change Results
- Director and Committee Reports
- Water Initiative
- Open Discussion
- Adjournment

This is an important meeting for members as it offers you an opportunity to gain insights regarding the condition of the Association. It also gives members the chance to ask specific questions on issues that may concern you. In addition, there has been significant progress associated with the water initiative, which will offer residents the opportunity to purchase more water for their properties. The latest information on the water initiative will be made available during the meeting. 🦋

## ACC Nov & Dec Schedule

*By Allen Alchian (ACC Member)*

The schedule for the Architectural Control Committee will change in both November and December 2019. In November, the ACC will meet only on Thursday, November 7. In December, the committee will meet only on Thursday, December 12.

If you are planning any project for your King's Deer property which require ACC approval, please be sure to note these meeting dates and submit your project application to the HOA office at least a full day prior to the scheduled meeting. The ACC does not review applications received on the day of the meeting.

ACC meetings begin at 5 PM and are held in the conference room at the King's Deer Golf Course Club House. Anyone who has an application being reviewed at an ACC meeting is encouraged to attend the meeting so that questions that may arise during the meeting can be immediately addressed, improving the likelihood of application approval instead of delaying for further information.

In January 2020, the ACC meetings will return to their regular meeting schedule: 5 PM the second and fourth Thursday of each month. 🦋

## Vacation Rentals by Owner (VRBO) Air Beds and Breakfast (Airbnb)

*By Jim Hazuka (HOA Secretary)*

The Association continues to receive inquiries from King's Deer HOA members regarding their responsibilities when transitioning properties to the VRBO/Airbnb rental markets. The following information is provided as general information on this topic. King's Deer covenants do not specifically prohibit the use of VRBOs and Airbnbs, thus property owners can leverage those rental markets to generate income. However, 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. The most significant covenant violations the HOA receives regarding rental properties are parking and noise. 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.

King's Deer property owners should also be aware that El Paso County officials are looking to implement changes for VRBO and Airbnb properties. Indications are that VRBO/Airbnb properties may be taxed at a commercial rate (4 times residential rates) and be required to maintain certain types of insurance similar to that used by hotels. 🦋

## Dead Trees

*By Jim Hazuka (HOA Secretary)*

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 possible. As the Director drives through the community, he is identifying properties with dead trees that have still not been removed so please take note. 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. 🦋

## Expenses *continued from page 4*

Accountant: \$70,000; Maintenance for Common Areas (mowing, trails, etc.) and Capital Items (e.g., lighting fixtures, pergola, etc.): \$45,000; Insurance: \$8,500; Reserve Account Contributions: \$10,000 (set aside as needed); Legal Fees: \$10,500; Information Technology Services: \$3,000; Administrative (storage fees, print, postage, annual meeting, dues and subscriptions, continuing education, etc.): \$9,500; Water Augmentation: \$3,000; Utilities (streetlights/monuments) and Trash: \$10,500; Portable Restrooms (playground area): \$1610. All these expenses equate to over \$176,000. In general, funding that is not expensed during the year will be placed in the HOA reserve fund. For those of you interested in more details concerning our 2019 and future budget (2020), you can review the King's Deer Financial article found within this newsletter. 🦋

## Water Meter *continued from page 1*

have a limit of .419 acre-ft (136,532 gallons) annually. Our HOA Executive Director, John Highhouse, can confirm your permit limit. Drop by the HOA office to see him, call 719 488 2840, or email him at [water@kingsdeer.org](mailto:water@kingsdeer.org). Your home's previous water consumption can be found on the [kingsdeer.org](http://kingsdeer.org) website. Sign in to the Owner Log-in and then click Water.

The water report, listing every property by address, is forwarded to the state in December by John Highhouse. If residents have exceeded their water consumption limit and have extenuating circumstances such as a water leak or a faulty meter he can annotate the file. **The state requires that you repair your meter within 2 months of finding it to be in disrepair.**

Owners who do not provide the requested information by the deadline (31 Oct 2019) could see covenant enforcement action, resulting in possible fines. Additionally, the State Engineer may direct punitive sanctions as they see fit.

Please make sure to send in your meter reading anytime in the month of October 2019. With the recent spate of afternoon showers, we encourage you to turn off your sprinkler systems as weather permits. Send along water questions anytime to [water@kingsdeer.org](mailto:water@kingsdeer.org). Either John Highhouse or myself, Lorrie Kresge, King's Deer Director for Water, will answer your questions. 🦋

## 2019 King's Deer Board Elections

*By Jim Hazuka (HOA Secretary)*

The balloting period for this year's vote-by-mail election begins Monday, September 16, 2019 and ends at the close of business, Wednesday, October 16, 2019. The 2019 election is to fill positions on the King's Deer Board of Directors that will become vacant at the end of the annual meeting on November 5, 2019. This year we have three candidates running for three director positions – Lorrie Kresge, Todd Brummond, and Steve Shurgot. You may cast a vote for one, two, or all three of the candidates on the ballot. Write-in candidates are not allowed and therefore will not be counted. For elected candidates to legally assume and perform the duties of the Board, we must receive enough ballots to constitute a quorum of HOA members. Thus, owners of at least 160 properties must return their ballots to the HOA office. If this level of participation is not achieved, the election will be invalid, and it will have to be repeated. This will drive costs not allocated in the HOA budget and delay the election process. It is therefore essential that you return this ballot to the HOA office not later than Wednesday, October 16, whether marked or not, so the ballot can be counted toward establishing a quorum in this election.

In addition to the director election ballot, Kings Deer residents will be asked to vote on a change to their respective covenants (Highland's and Classic subdivisions) regarding vehicle parking. Paragraph 23 in our community covenants address vehicle parking requirements within King's Deer. Residents should be aware that the current language in both covenants is different. Both are rather restrictive, requiring residents to store or park their vehicles in a closed garage or "other structures". The original authors of our covenants believed that driveway's clear of vehicles improve the overall appearance of the community. Over the years, many residents of King's Deer have expressed their preference that the community change these covenants to allow more flexibility. The Board recognizes there is interest within the community to make changes to our existing parking requirements. The changes reflected on the ballot (e.g., allowing up to two cars to be parked outside), would require an amendment to both the Classic and Highlands covenants. The Board unanimously agreed to enable King's Deer residents to decide this matter through a vote. Thus, we will insert a covenant change ballot measure in the same mailing with the director election ballot this fall. To amend covenants will require a significant increase in resident participation in the next election. Requirements for amending the covenants are outlined in paragraph 27 of Classic and Highland's covenants. For those living in the Classic subdivision, 99 votes for the proposed change must be received; 192 for Highlands. 🐾

## Noxious Weeds

*By the El Paso County Public Services Department and Jim Hazuka (HOA Secretary)*

August and September are the months where El Paso County survey's public and private lands looking for areas of noxious weeds. El Paso County Ordinance number 94-1 designates Canada thistle, musk thistle, yellow toadflax, common teasel, leafy spurge, Russian knapweed, diffused knapweed, and purple loosestrife, as undesirable plants in the county. Last year the county cited many homeowners in Kings Deer for having such weeds on their respective properties. The HOA also received a letter that indicated Canada thistle and Musk thistle were observed in common areas. Under the provisions of the Colorado Noxious Weed Act, we as property owners are required to eradicate the spread of noxious weeds by approved means. Paragraph 14 of the Association's covenants also require removal and compliance with county directives. Some of these eradication techniques include digging up the plants and/or the use of approve herbicides. 🐾

## Keep Your Address Updated!

*By John Highhouse (HOA Director)*

We would like to remind our non-resident owners, those building new homes and part time residents, to please remember to keep the HOA informed of your current mailing address. Several times throughout the year the HOA sends important information through the US Postal Service. A missed notice for annual assessment or water meter reading can lead to a late or missing required action, which can further result in a fine or penalty. The best way to update your contact information through the owner login section on the King's Deer website, [www.kingsdeer.org](http://www.kingsdeer.org) or you may directly contact the HOA office. 🐾

## Financials *continued from page 1*

budget. We usually still garner a few thousand from fines and late fees. If we do end up with excess amounts, they are apportioned to the Reserve Fund for our future Capital expenditure needs.

During last year, we had numerous playground equipment replacements. The costs were hardly noticeable since we gathered a \$700 submittal fee for each new build, and we had 24 applications. Our reserves, as of the end of July were \$252,900. They are appropriate when compared to the 2012 Reserve Study. All indications suggest we will continue to have adequate money to add to the reserve fund in 2019 and 2020. 🐾



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**

## So, what happens to all the HOA money that's collected?

*By Jim Hazuka (HOA Secretary)*

Most residents have a desire to know where their money goes regarding HOA dues, but don't typically understand balance sheets and other associated financial documents that the Board uses to manage our HOA. This article tries to distill the complexities down a bit to help illuminate for members what the HOA does with the money we collect.

First, let's explore the income side of things. HOA Dues for Kings Deer property owners are \$300 per year. There are 531 lots in the Classic and Highlands subdivisions, thus, if you do the math, the HOA takes in approximately \$159,000 annually. The HOA also receives approximately \$7800 a year in transfer fees. These are incurred by the buyer when a home is purchased within Kings Deer. In addition, the HOA receives approximately \$5,000 in bank interest on some associated accounts. Along with Architectural Control Committee building fees, our combined income is approximately \$181,500. (Note: income from fines and fees are not included in this number.)

**So, what happens to all the HOA money that's collected?** The following is a rough order of magnitude regarding average expenses. For simplicity sake, the following represent a "roll up" into expense categories. These expenses are "planning numbers" thus, actual execution may be slightly different. Labor costs for the Executive Director and

*Continued on page 2 — Expenses*

### King's Deer HOA Reference

#### IMPORTANT DATES

Annual Water Meter Reporting: Oct 1-31  
 Snow Fences May Go Up: Oct. 15

#### PLANNED OFFICE CLOSURES

Thurs-Fri Nov 28-29 (Thanksgiving)  
 Dec 24, 2018-Jan. 1, 2020  
 See website Calendar page for updates

#### MEETING DATES

**Annual HOA Membership Meeting:** Tues. Nov. 5<sup>th</sup>  
 Board of Directors: 3<sup>rd</sup> Thursday each month  
 ACC Meetings: 2<sup>nd</sup> and 4<sup>th</sup> Thursday in Oct;  
 1<sup>st</sup> Thursday in Nov; 2<sup>nd</sup> Thursday in December

#### 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