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Volunteer of the Year Awards Presented

At the September 13th PHA General Meeting, two residents were honored for their service to the community by being named Volunteers of the Year.

Deb Dieter established the Bird Sanctuary in 1998. She has worked tirelessly to provide an environment that would be safe and attractive to the native birds. With the help of several Eagle Scouts and other volunteers, the Bird Sanctuary is now filled with lovely wildflowers, trees and other plant life as well as benches, a pathway and new sign. Thank you, Deb for this great gift to the Pinery.



Ron Henkel has served the Pinery community well since 1999. His responsibilities as Landscape Chair included maintenance and upkeep of the entryway, Christmas lights, upkeep of pocket parks, repair and maintenance of the entryway signs and landscaping at the RV lot. He held the office of PHA Treasurer for many years and was key in starting the Security Coalition. Helped to facilitate the completion of the new RV lot. Ron has always been available to help out in a time of need. Thank you for all you have done for the Pinery, Ron.



January PHA Election

The 2007 January elections will be held to fill three (3) positions on the Community Services Committee (CSC) and two (2) positions on the PHA Executive Board. Please consider serving.

Candidate information should be submitted to the PHA office, 8170 Hillcrest Way, Parker, CO

Want to Get Email Reminders About Pinery Events & News?

The PHA is exploring the possibility of using Email as an additional means of distributing Pinery information to our community. If initiated, this program would be for Pinery or Pinery-related information only and the list would be for the exclusive use of the PHA for this purpose. If you are interested in receiving this type of communication, please go to our website www.pinery.org and complete the Email Address Request Form. If there is enough interest, this program will be implemented.

Attention Pinery Homeowner Advertisers

**Are you interested in advertising
on the back page in 2007?**

If you would like to advertise on the back page of the *Pinery Homeowner* in 2007, **please notify the PHA office in writing by December 4, 2006** (the deadline for the January 2007 issue). Send the dates you desire to the PHA, 8170 Hillcrest Way, Parker, CO 80134.

The back page can accommodate only half page ads. The cost is: \$225 for Pinery residents and \$400 for non-residents (10% discount does not apply). No one advertiser may be on the back page two issues in a row, unless there have been no other requests. After the 2007 back page schedule is complete, notification will be given to each advertiser. Any unfilled dates will be available on a first come, first serve basis.

**Would You Like to
Advertise in The Pinery
Newsletter?**

Advertising information
can be found at:
www.pinery.org.

or

by calling:
303-841-8572

Newsletter deadlines can be
found on the calendar page
toward the end of this
newsletter.

Pinery Picnic Survey



The Pinery Picnic this year was a wonderful success and great fun. The PHA would very much like to know what you have enjoyed at the Picnics and what suggestions you may have to improve the event.

What have you enjoyed at previous Picnics? _____

Would you prefer to have the Picnic on a date other then the second weekend in August? Yes no
If yes, what date would you suggest? _____

What type of food would you like to have at the picnic if not hamburgers? _____

What type of events would you like to experience at the picnic? _____

What suggestions do you have to improve next year's picnic? _____

Please complete and return to the PHA office in the lower level of the Fire Station, at 8170 Hillcrest Way, Parker, CO 80134.



Congratulations!

Pinery
"Yard of the Month"
Recipients

August 2006



Larson residence
Windwood Way

September 2006



Forget Residence
Lakeview Dr.

Pinery Trash & Recycle News

Thanksgiving week Trash Pickup days

Tuesday pickup- regular day because it is before the holiday
Thursday pickup- Friday.

Recycle tips & reminders:

If you are having trouble getting your recycle stickers to adhere to your container, try covering them with clear packing tape.

Don't forget to:

- remove lids from bottles & jars
- rinse cans & bottles before placing recycle bins.

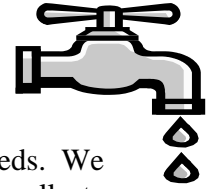
Waste Advantage

303-695-5436
www.wasteadvantage.com

PHA Executive Board Members

Joe Narracci	Chairman
Tom Kimball	Vice-Chairman
Susan Arnold	Secretary
Herb Warp	Treasurer
Don Reschke	Director
Kevin Beck	Director
Robert Emde	Director

NEWS FROM THE WATER BOARD



I would like to thank all Pinery residents who have participated in our various presentations and information briefings we have conducted over the last few months. As you can see from the chart below, the weather patterns have been a challenge over the last seven years. While the District has adequate water supply, we try to rely heavily on the renewable water that comes from the alluvium of the Cherry Creek basin. This valuable resource provides over 75% of our water needs, and is projected to do so for the future. We have spent a lot of time collecting and analyzing water needs data over the last ten years I have been on the water board. As presented at the

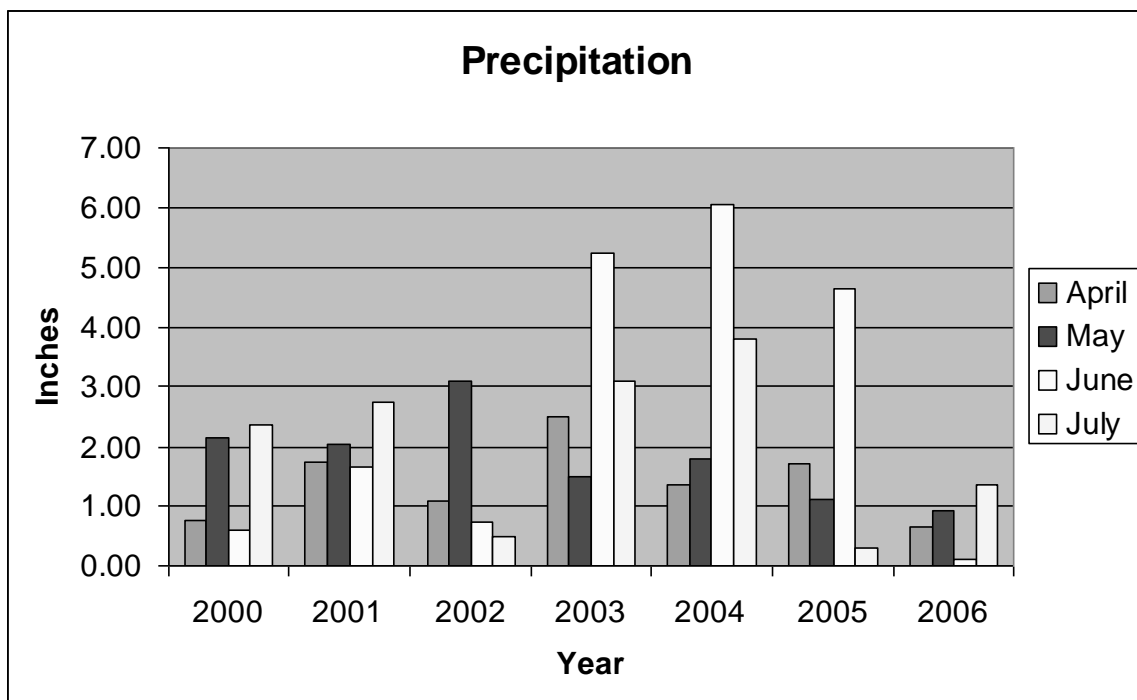
last PHA General Meeting. Water planning can be based on facts and documented history. Looking toward the next ten years, our ability to meet the water and sanitation needs of the District looks very good. A lot of this is due to the support that we have received from you, our customers.

While it is not easy to predict the future, we can see that from the last seven years, flexibility in meeting the water needs of customers is critical to our success. We have made an adjustment in our rate structure that should better meet this need for flexibility. We have reviewed many options and feel that these new rate schedules will better allow you, the customer, to determine when and how much water to utilize for

your specific needs. We will continue to collect usage data and adjust to meet the needs and demands of the district as a whole. This will help to ensure that this valuable resource will always be available for all our use.

You are cordially invited to attend our monthly meetings, for the second Wednesday of each month, at 6:00 p.m. at the District Offices. Please feel free to contact our office at 303-841-2797 if you have any questions about District operations and questions about the information presented here.

David C. Eyre
Civil Engineer, P.E., Director
Pinery Water and Wastewater



PROPOSED AMENDMENTS TO THE BYLAWS

The PHA Executive Board is pursuing the preparation of amendments to the Current Bylaws.

The Board has engaged a law firm to assist in the preparation of proposed amendments to the existing Bylaws. All Owners will have the opportunity to review and comment on the draft as soon as it is available.

Reasons to pursue amendments.

The Board has reviewed the existing Bylaws and determined that amendments are recommended for the following reasons:

1. State Law and the PHA as a "Common Interest Community." A Court ruled that the Pinery is a common interest community under the Colorado Common Interest Ownership Act. Yet, the current Bylaws are not consistent with the Court's ruling. The Board is proposing that all Owners in the Pinery Community (Filings 1 – 8A) continue to be designated as the Members of the Association, and that voting rights be recognized only in Members in good standing (those current in payment of dues). The Current Bylaws do not take advantage of nor are they consistent with beneficial state law provisions (i.e. the Colorado Common Interest Ownership Act and the Colorado Revised Nonprofit Corporation Act).

2. Dues and Assessments and Proposed Limitations. The Board has not changed and has no intention of changing the amount of the dues for 2007.

The current Bylaws do not address the dues as an assessment of the Association.

For 2008 and following years, the Board anticipates that cost of living or cpi-like increases may be made. [Yet, future budgets are for future Boards and/or Members to decide.] The Board proposes that the dues increases, based on cost of living or cpi-like adjustments, be allowed, if approved by the Board (and if desired, by the Members), on a year-to-year, basis.

The Board proposes a budget process be considered, based on a budget process that is only currently applicable, by State law, to new common interest communities.

Other limitations on dues/assessments may also be considered and proposed.

3. Update and Modernization. The current Bylaws should be updated and modernized, to keep pace with changes in the Pinery, changes in the law, changes in the HOA best practices and changes in the governance of the Community.

Approvals required to Amend the Current Bylaws. The existing By-

laws allow for amendment with the affirmative vote of at least a majority of the Members present and voting, in person or by proxy, at a regular or special meeting of the Members at which a quorum is present. The existing Bylaws also specify that before that vote and meeting, notice of the proposed amendments has been published for at least two weeks (in the newsletter of the Association or in a local publication); or notice has been sent to all Members. The notice for the meeting must also set forth that the meeting is being held for the purpose of amending the Current Bylaws.

Proposed Amendments are being Drafted. A working draft of an amendment has been prepared and has been reviewed by a special committee of interested Owners and also by the Board. The drafting process is ongoing and continuing.

The Board invites all Owners interested to review and comment on the next available draft.

Possible Vote on a Final Draft. A final draft or a proposed working draft (for further comment) may be approved by the Board for voting on by the Owners at the next Member meeting (January of 2007) or a subsequent Member meeting.

Once the draft is available, it will be posted on the website with notification on the entryway signs for review and comment prior to the January General meeting.

Pinery Trails Committee Moving Right Along!

The Pinery Trails Committee applied for a Colorado Trails Grant on November 1 to build the following trails:

a durable 8' wide hard-surface trail to Bingham Lake
the Pinery Connector to the Kinney Creek Trail

Grant awards will be made in May of 2007. If the Grant is awarded to the Pinery, there will be some tasks that will require volunteer assistance:

1. Design and construct a durable Pinery-style trail-head and retaining wall at the connector to Kinney Creek Trail.
2. Select a small one-picnic-table shelter kit, design, construct and landscape the shelter.
3. Re-seed and spread hay along the sides of the hard-surface trail after it's constructed in the Summer of 2007 or first half of 2008.
4. Design and prepare a short history of the Pinery for an educational sign.
5. Free loan and operation of Bobcat, post-hole diggers, and small earth movers will be needed for the trailhead and shelter construction.
6. Other ideas are welcome.

Watch the website and subsequent newsletters for more information.



ART WALK ORGANIZER OFFERS FREE DEER WARNING DEVICE

Due to the overwhelming success of The Timbers Art Walk open house in June, organizer Victoria Parsons is pleased to offer **free automotive deer warning devices** to all Timbers, Pinery and surrounding neighborhood residents. Art Walk was organized to raise funds primarily for the protection of our wildlife, residents, passengers and vehicles that travel along South Pinery Parkway where deer nibble on edge habitat and blindly migrate during dawn and dusk.

To date, the wildlife preservation effort has been suc-

cessful working with the Douglas County Department of Public Works in upgrading and installing new reflective deer warning signs along S. Pinery Parkway and now is able to offer these free automotive deer warning devices to our residents.

Briefly, the warning device is a small unobtrusive device and can be easily mounted in 5 minutes on the front bumper of your automobile where open air access is available. The deer warning is activated as air passes through the device and 2 unique sounds are generated to an audio

pitch level only the deer can hear. Once deer have detected the high pitch of the warning device they move away from the oncoming signal.

So to preserve the safety of our resident wildlife and families please contact Victoria Parsons at **(303) 699-2631** to obtain your free warning device. They will be distributed to residents on a first come first serve basis while supplies last.



Bird Sanctuary Ready for Winter!

By the time you read this article, the Bird Sanctuary will have been put to bed for the winter, weather permitting. I would like to thank those people ahead of time who helped- Connie Stephenson and Carol Kahn- and any others who are able to come: Thank You!! You may have noticed that we have new nesting boxes. This beautiful addition comes from the extra funds from Rob Steinhauer's Eagle Scout project. Thank you again, Rob.

Most encouraging, though, is the diminishing population of knapweed, and an incredibly healthy crop of native grass. Everything at the site is responding as we had hoped to our efforts! Recently I was able to visit founding volunteer, Mary Wiedemann, in North Carolina, who is bat-

ting a long illness. It was wonderful to be able to show her pictures of our thriving site- she was ecstatic!

We are still looking for bids for a drip system at the site, so if you know a sprinkler expert who might be interested, please have them contact the PHA office (303-841-8572). We are so thankful for the support from PHA for this project.

This is your site! Enjoy it, and let me know if you have any questions.

Deb Dieter
303.840.4360.



Use of the Pinery Logo

Because the Pinery logo is a registered trademark, it may not be used for any purpose by either an individual or corporation without written approval of the PHA Executive Board prior to use.



Home-
owner

**January 2007
Newsletter Deadline**

Bicycles Needed!

You can help disadvantaged children

Please donate your bicycles and helmets (in reasonably good condition) to disadvantaged children in Parker and the Denver metro area.



How will they be distributed?

Praying Hands Ranch and the Parker Firefighters will distribute these bicycles at their 19th annual Christmas party on December 9, 2006.

Where

would I deliver a bike?

Please deliver your bicycles by December 2, 2006, to any Parker Fire Station, the Treads Bicycle Outfitters in Parker, or call (303) 917-1401 to arrange for a pick up. Thank you.



Timbers Update

The Pinery Homeowners' Association strives to represent the interests of its residents. With 1800 homes, there are many timbers varying points of view. The Association's Development Committee tracks, researches and works with the PHA Executive Board to respond to development referrals where it seems appropriate. Individual residents are also invited and encouraged to submit input to the Douglas County Planning Department for proposals which impact their area. Douglas County is currently reviewing proposals from Plan West for development of the Timbers areas which will be adjacent to the most eastern areas of the Pinery. Following are two summaries of the September 26th meeting with Timbers, first from the PHA Development Committee followed by input from residents of the area.

Timbers 29, 30, 31 and 32

Current proposal Status

The Public Planning Process at Work

The build out of the Timbers at the Pinery development is now in its tenth year. The process began over a decade ago with the vision of the landowner, land use requirements, and guidelines established by Douglas County. The concerns of neighboring residents were considered and working together, a plan was produced that creates a viable development which meets the land use requirements of the county and strives to address the concerns of the community and surrounding neighborhoods.

With that process established and consensus on the outcome reached, the build out of the Timbers has progressed up to today. The development is now progressing closer to the back of the Pinery (i.e., Filings 29-30-31-32). As part of the county referral process, plans of the proposed platting of the Timbers as it abuts The Pinery were sent out to affected residents in August 2006. Comments were sent back to the county planning staff for review. In addition to the affected residents, the plans are sent out to

all jurisdictions, neighboring residents and adjoining service agencies that are tasked by statutory obligations to provide our community life-safety requirements, (fire protection and emergency response), engineering, road design, traffic, drainage, water and sanitation support, schools and bus routes, county road maintenance, parks and open space, wildlife preservation.

A community meeting was held on Sept 26th at Mountain View Elementary School to review a revised plan for filing 31 based on the input and concerns voiced by the residents of The Pinery. Staff members of the Douglas County Planning Department and representatives from Parker Fire District attended. A new and revised plan for filings 30, 31 & 32 was presented by Bill Howard, representing Plan West. The plan was heard and questioned by the approximately 100 residents in attendance. The proposal relocates lots to allow for a larger open space and buffer zone where the two neighborhoods meet. Roads were realigned within Filing 31 of the Timbers to allow for access from the south from De-

mocrat Road and Pinery Parkway. The current design of Powell Road does not meet life-safety requirements by today's standards. To meet emergency and life safety requirements, electronic gates proposed would be placed where Elizabeth Street and Powell Road currently end. These gates would be activated by fire trucks and emergency vehicles when needed in either direction. The attendees acknowledged this suggestion.

Residents voiced concerns with the new plan with regard to blending of the neighborhoods in style and scale. Mr. Howard said he would take these concerns under further advisement. Much of the discussion centered on the completion of Ponderosa Way to Majestic Way in Filing 29. Ponderosa Way is not designed to accept more traffic through the existing Pinery area. Part of the planning process includes traffic studies that establish potential impacts to existing neighborhoods and the new development.

Many in attendance reiterated the viewpoint that any additional traffic on Elizabeth Street or Powell Road would negatively impact their neighborhood

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and hoped that the Fire District would support limited access for emergency and fire vehicles. Decisions and recommendations on many of these issues ultimately rest with those tasked with the review of these issues and jurisdictions having appropriate authority.

CONCERNING PUBLIC SAFETY:

Ponderosa, Powell, and Elizabeth are very steep, narrow, winding chip-sealed roads with blind spots at the intersections of Powell and Ponderosa and Elizabeth and Ponderosa. There are approximately 5-10 school bus stops along these roads that are most exposed to automobile and truck traffic on winter mornings. These roads are dangerous today and would be made all the more dangerous with any increase in traffic from the Timbers, especially from young drivers or any driver inexperienced with these roads.

Roads in the Timbers have curb and gutter, are wider and are paved with asphalt. They are significantly different from Pinery roads and are designed to carry significantly more traffic than Ponderosa, Powell and Elizabeth.

The risk of a pedestrian or car accident would be significantly increased on Ponderosa, Powell, and Elizabeth by connecting them to roads in the Timbers, especially during rush hours and at school bus stops

during the winter.

Connecting these roads to the Timbers would diminish safety to walkers and joggers, because they must use the low-traffic roads because there are no sidewalks on the roads. These activities would be made much less desirable and more dangerous with increased traffic.

It is imperative to keep Pinery travelers on these roads as safe as possible every day by keeping separate Pinery and Timbers automobile and truck traffic with no through traffic at Ponderosa Way, Powell Road, or Elizabeth Way. This could be accomplished either by keeping the dead-end at Powell or by providing an emergency-only access gate where Powell dead-ends today.

Dead-ends at Powell, Elizabeth, and Ponderosa and cul-de-sacs within the Timbers are the preferred solution and would keep traffic safety at current levels, without increasing daily risk on these roads.

Pinery residents understand that emergency vehicle response time from police and fire to the back of Powell road might be slightly improved to some homes by connecting Ponderosa, Powell, and Elizabeth to the Timbers roadways, and would consider emergency gates if a good case could be made by Douglas County police and fire. So far, only a theoretical savings of a few seconds to a few homes at the back of Powell has been made by Parker Fire

Protection District. This theoretical advantage to Pinery residents of connecting Powell to the Timbers does not outweigh the increased danger of daily traffic increase on any of these roads. No Pinery resident at the back of Powell has complained about emergency vehicle response time over the past thirty years and no affected resident has spoken in favor of connecting Powell to the Timbers to gain shorter theoretical response time from police and fire services.

The only Timbers roadway connection that could be considered advantageous to Powell Road residents is via automatic remotely controlled emergency-only access gates. It is unclear if such emergency access would be worth the additional expenses of construction and ongoing maintenance of such a gate, since the response time improvements to homes on Powell and the additional expenses haven't been quantified and presented to Powell residents. If the fire department were to convince Douglas County to provide new emergency access to the back of Powell Road via the Timbers, Pinery residents would be happier with two additional provisions:

The emergency access road section should be narrowed down to approximately 20 feet.

The county would vacate the land adjacent to this so that it could not be widened in the future.

(Cont'd from page 9)

**CONCERNING
COMMUNITY SEPARATION**

Timbers marketing of new homes would be significantly enhanced without inter-connection of Timbers and Pinery roads.

Both Community Separation and contiguous, connected wild life corridors must be maintained between neighborhoods, according to the Douglas County Master Plan. Pinery Residents appreciate the open space buffer between the neighborhoods and the 50' building setbacks in lots adjacent to the Pinery proposed in the Sketch plan presented by Plan West at the public meeting on September 27. However, the open spaces are very narrow and insufficient in some places. A more complete open space buffer of at least 100' throughout would be consistent with the

spirit of the Master Plan and certainly appreciated by the residents bordering the Timbers, and presumably by the future residents of the Timbers bordering the Pinery.

Filing 29 is farther along in the process, but revised sketch plans for filings 30, 31 and 32 are expected very soon by Douglas County and will be referred for public and agency comment. It is expected that they will be

presented to the County Planning Commission prior to year-end. See www.pinery.org for any updates.

The PHA will continue to monitor the Timbers development process to work towards the best outcome for the Pinery community. The PHA will maintain an ongoing dialogue and if any additional information comes to us, we will communicate with the community to the best of our ability.



COVENANT CORNER

The Pinery Architectural Control Com-

**CertainTeed
Presidential TL Roofs**

We have been notified that there may be problems with some CertainTeed Presidential TL roofs installed in the 2002 time-frame. Given that many roofs in

the Pinery were replaced during that time, we felt it important to bring this to the attention of our residents. If you feel you have problems with your roof, please call 1-800-345-1145 or go to www.ctroof.com for instructions.



2007 Budget

The Executive Board is in the process of preparing the Pinery Homeowners' Association budget for 2007. The Board is inviting homeowners to submit ideas for projects or events that would go toward improving and/or benefiting the Pinery community. Please contact the PHA office to submit your ideas or if you have questions about the budget process no later than November 24th. Submissions can be made by email, dropping by the office, or through a hard copy mailed to PHA 8170 Hillcrest Way Parker, CO 80134.

"The Pinery Homeowner" is a publication of The Pinery Homeowners' Association (PHA), a private, not-for-profit organization of voluntary members. The PHA reserves absolute editorial discretion over the content of the Homeowner and may reject a submission for any reason. The Pinery Homeowner is the medium through which the PHA communicates with its members. It is not a forum for the views of individual members of the PHA or other individuals or groups.

**PHA, 8170 N. Hillcrest Way, Parker, CO 80134-6360.
E-mail address: ThePineryHOA@comcast.net**

November 2006

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 Northern Pinery Trash Pickup	3	4
5	6	7 Southern Pinery Trash Pickup & Recycle	8 <i>Pinery Water Bd. Meeting 6:30</i>	9 Northern Pinery Trash Pickup & Recycling  <i>CSC Meeting 6:30</i>	10	11
12	13	14 <i>ACC Meeting 6:30 p.m.</i>  Southern Pinery Trash Pickup	15	16 Northern Pinery Trash Pickup	17	18
19	20	21 Southern Pinery Trash Pickup & Recycle	22	23 <i>Thanksgiving</i> <div style="border: 1px solid black; padding: 2px; display: inline-block;">PHA Office Closed</div>	24 PHA Trash Pickup & Recycling <i>Holiday Schedule</i>	25
26	27	28 Southern Pinery Trash Pickup	29	30 Northern Pinery Trash Pickup		

December 2006

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 <i>January Newsletter Deadline</i>	5 Southern Pinery Trash Pickup & Recycle	6	7 PHA Trash Pickup & Recycling	8	9
10	11	12 <i>ACC Meeting 6:30 p.m.</i> Southern Pinery Trash Pickup	13 <i>Pinery Water Bd. Meeting 6:30</i>	14 PHA Trash Pickup	15	16
17	18	19 Southern Pinery Trash Pickup & Recycle	20	21 PHA Trash Pickup & Recycling	22	23
24	25 <i>Christmas Day</i>	26	27 Southern Pinery Trash Pickup	28	29 PHA Trash Pickup <i>Holiday Schedule</i>	30
31			PHA Office Closed			

January 2007

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 <i>New Year's Day Office Closed</i>	2	3 Southern Pinery Trash Pickup & Recycle <i>Holiday Schedule</i>	4	5 Northern Pinery Trash Pickup & Recycling <i>Holiday Schedule</i>	6
7	8	9 <i>ACC Meeting 6:30 p.m.</i> Southern Pinery Trash Pickup	10 <i>PHA General Meeting 7:30 p.m.</i> <i>Pinery Water Bd. Meeting 6:30</i>	11 Northern Pinery Trash Pickup <i>CSC Meeting 6:30</i>	12	13
14	15	16 Southern Pinery Trash Pickup & Recycle	17	18 Northern Pinery Trash Pickup & Recycling	19	20
21	22	23 Southern Pinery Trash Pickup	24	25 Northern Pinery Trash Pickup	26	27
28	29	30 Southern Pinery Trash Pickup & Recycle	31			