



## Great News! Congratulations PHA residents!

**Y**ou overwhelmingly approved the merger agreement and adopted bylaws that will hold us in good standing for years to come. We had an exceptional response in ballots received.

What this vote means is that we now have a single corporation that represents all functions of our HOA. In addition you approved bylaws that provide for residents to have much more representation in the functioning of our association for the benefit of the community.

Because we are a volunteer-run organization, all we need now are volunteers to create new programs and to enhance those that we are already doing. For example, we need folks who are willing to help with the Pinery picnic, Pinery cleanup, resurrounding the art show, Bird sanctuary, developing history center, enhancing our entryway, and to perhaps expand activities in general throughout our community. Another big project is the development of connector trails so that we can access recreation in our area.

Many of you have voiced concerns about our antiquated covenants. We have heard you loud and clear. Your Executive Board has already started the process of reviewing our current covenants and we welcome everyone's involvement in updating them.

To participate in any of these areas, please contact our office at 303-841-8572, Monday through Friday, 8 a.m. - 3 p.m.

The Pinery Board of Directors

### Bylaws Set New Quorum Requirements

Previously the number of households required to be present at PHA General Meetings was 20. The new Bylaws have changed that number to 40. It is stated as follows: "The presence at a meeting of Members, in person or by proxy, of 40 Members in good standing shall constitute a quorum ..." If you are unable to attend the January 9th meeting, see Directed Proxy on page 9 for guidelines to provide your preferences so that your vote can be counted.

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### PHA General Meeting January 9, 2008

Mountain View Elementary

Cafeteria 6:30 p.m.

Agenda:

Election

Budget

Jack Hilbert, County Commissioner  
Will be present to answer questions  
about Parker Intergovernmental  
Agreement (IGA)

## Covenant Updates - Please Participate

**F**or a number of years the people who live in the Pinery have asked for an update of the covenants that guide our community. Your Board of Directors took the first step in that direction when we proposed a name change from Architectural Control Committee to Architectural Review Committee. This name change is significant because the current covenants were one of the first attempts in the state at establishing a covenant-controlled community. Over time as we

have tried to work with our residents, we've come to appreciate how truly responsible and considerate people are of their neighbors. It seemed prudent that we rename the committee as a first step with a view towards encouraging residents to participate in developing covenants that meet the needs of those of us who have chosen to live here in the Pinery.

The hardest work is yet to come as we bring our covenants up to the modern day needs of our community. Your Board is asking for your help to accomplish this

and we look forward to communicating with many of you on this issue. There will be numerous surveys and opportunities for everyone to participate so please take advantage of this process. You can begin by attending the January 9<sup>th</sup> General Meeting and you can always submit your responses through our website to any of the surveys we've conducted so far.

Sincerely,  
Your Architectural Review Committee (ARC)



**Seasons Greetings  
From the Bird Sanctuary**

*Thank you to all the volunteers and those who have contributed to the Sanctuary. We look forward to an exciting year ahead. Our best wishes to you and yours throughout the holiday season!*

*Teresa Lennon  
303-906-7550*



### Classic Pinery Filings - Covenants Available Online

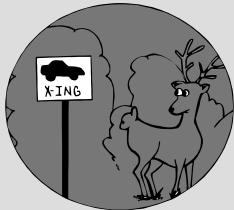
Covenants for Pinery Filings 1-8A can now be found on our website, [www.pinery.org](http://www.pinery.org). From the menu on the left of the screen, select 'Covenants'. If you don't know your filing, there are instructions to help you determine which filing you are in.

*"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. Advertisement in *The Pinery Homeowner* should not be construed as an endorsement of products or services by The Pinery Homeowners' Association. 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.

## What's New at Bingham Lake?



A mallard pair keeping company with new arrivals at Bingham Lake. Thanks to Pinery resident and woodworker Charles Rosmorduc (with the help of the Douglas County Parks department for installation). Bingham Lake now boasts these lovely sculptures of two pelicans. Look for them as you enjoy the lake.



### Free Deer Alert Devices Still Available at PHA Office

We are all aware of the dangers posed by deer crossing the roads in the Pinery, especially on the North and South Pinery Parkways. In an effort to help protect those driving and the wild-

life, free deer whistles are being made available to Pinery area residents at the following two locations:

- **The PHA office** at 8170 Hillcrest Way (the lower level of the fire station)
- **The Timbers Sales Office** (Timbers residents only)

(Devices attach easily to the front bumper of your car.)



### Thank You!

The deer and residents thank Timbers resident, Victoria Parsons (Victoria Parsons, Fine Art Gallery) for providing the free deer whistles.

## Emergency Telephone Numbers

### Ambulance

24 Hour Line—911

### Sheriff

Emergency only—911

Administration  
303-660-7505

### Fire Dept.

Emergency Only—911

Administration  
303-841-2608

### IREA (Electricity)

24 Hour Line 303-688-3100

### QWEST (phone)

(service & repair)

24 Hour Line—800-573-1311

### Xcel Energy (Gas)

(North Pinery area)

24 Hour Line—303-623-1234

### AQUILA (Gas)

(South Pinery Area)

24 Hour Line—800-303-0357

### Pinery Water District

(water & sewer)

24 Hour Line—303-841-2797

### Comcast (Cable)

24 Hour Line—303-930-2000

### Animals & Wildlife

#### Douglas County

#### Animal Welfare

303-660-7529

#### Colorado Division of Wildlife

303-291-7227

#### Utility Locator

1-800-922-1987

Call before you dig!

## Winter Driving: Don't Get Caught Unprepared



**N**o matter how good of a driver you think you are, how familiar you are with the road, or how big of a 4x4 you own, it only takes one wrong turn, black ice on the road, or an avalanche to put you in a life-threatening situation. Now is the time for you to prepare your car, yourself, and your family to travel this winter season. Packing a small travel kit for emergencies takes only a few moments but can provide you with several days of comfort and well-being increasing your chances of survival before rescuers can find you.

To better safeguard you and your family when traveling this winter season the Parker Fire District urges you to take a few moments and do the following:

### Prepare Your Car

1. Check the Fluids: Oil, Anti-freeze, Brake and Steering Fluids, Windshield Washer Fluid. Read owner's manual to check change intervals
2. Check Tire Condition: Purchase all-season or winter-specific tires if you travel in the snow or across mountains in the winter
3. Check Tires: Use a penny (place penny upside down into tread, if you can see all of Lincoln's head you need new tires)

4. Check Windshield Wipers: Replace if worn
5. Get a windshield scraper to clean windshield of ice
6. Weight down the rear of cars/truck with bags of sand or cat litter
7. Carry an extra quart of oil and a 50/50 antifreeze/water mix
8. Keep the gas tank near full
9. Check to see if the roads in your itinerary require snow chains or 4x4 vehicles
10. Maintain your car with regular maintenance checks.

### Prepare Yourself

1. Get plenty of sleep before driving long distances
2. Try to avoid driving in the snow at night
3. Do not drive intoxicated
4. Do not drive while using medications that cause drowsiness/dizziness
5. Wear or bring cold-weather clothing; don't forget boots, a hat and gloves
6. Stay hydrated; bring extra water
7. Stay nourished; bring extra healthy food
8. Make sure you plan out your travel route.
9. Find out the road conditions for your route.

### Prepare Your Family

1. Let your family know where you are going, how you are getting there and when you are leaving
2. Bring a cell phone and make sure it is charged
3. Check in with your family at regular intervals
4. Call your family when you arrive

### Prepare a Kit

1. Blanket or sleeping bag
2. Flashlight or light sticks

3. First Aid Kit
4. Knife or Multi-tool
5. Small shovel
6. Road map or GPS of travel area.
7. Tow Rope
8. Power Bars or Granola Bars (High-protein food)
9. Bottled Water
10. Personal medicinal or nutritional needs.

The size of your kit will depend on the size of your family and their specific needs (i.e. baby items). Also, if you travel with pets, don't forget to bring extra food and water for them. Always carry this kit in your car whether you are driving across the state or across town to work.

For more information contact the Parker Fire District at 720-274-3701.

To check Colorado road conditions before you travel go to: <http://www.cotrip.org> and click "road conditions".

Also, if it's been a while since you've driven on snowy or icy roads or you just want to build your confidence behind the wheel, the Parker Fire Safety Foundation is offering Adult Winter Driving Skills classes. Register online at [www.parkerfirefoundation.org](http://www.parkerfirefoundation.org)



Homeowner

**March 2008  
Newsletter Deadline  
February 11, 2008**



# PHA Trash Program Enrollment Form

If you are not in the Pinery Trash Program, you might want to consider joining with the over 1400 other participating homeowners. The program offers state of the art trash service for its participants that includes Single Stream Recycling. This provides you, the homeowner, with the opportunity to put the paper and other recyclables together into the same labeled container (we provide the labels) of your choice. Recyclable items still must be separated from your regular household trash, but the recycling center now separates the paper from bottles, cans, and other items. You may choose to use a container with wheels and a lid for ease of handling. No more lugging awkward and uncovered recycling bins to and fro or

coming home to newspapers strewn all over the neighborhood from the wind.

In addition, our program includes the pick up of one Large or Bulk Item every month. Just set the item out with your regular household trash and say goodbye. Restrictions are listed below for items regulated for this program. That's twelve times a year you can get rid of a sofa bed, mattress, chair or other item without additional charges. If you have more than one item in a month we offer low rates to get rid of them. Why not join your neighbors in the Pinery Trash Program. You have everything to gain and nothing to lose...but your trash.



**YES, I would like to join the Pinery Trash Program. Please begin my trash collection and billing under PHA's program as of the date checked below. I understand that the normal cycle will be billed in advance, quarterly.**

<u>Starting Month</u>	<u>Please pay</u>	<u>Paid Thru</u>	<u>Starting Month</u>	<u>Please pay</u>	<u>Paid Thru</u>
<input type="checkbox"/> January	\$45.00	March	<input type="checkbox"/> July	\$45.00	September
<input type="checkbox"/> February	\$32.50	March	<input type="checkbox"/> August	\$32.50	September
<input type="checkbox"/> March	\$65.00	June	<input type="checkbox"/> September	\$65.00	December
<input type="checkbox"/> April	\$45.00	June	<input type="checkbox"/> October	\$45.00	December
<input type="checkbox"/> May	\$32.50	June	<input type="checkbox"/> November	\$32.50	December
<input type="checkbox"/> June	\$65.00	September	<input type="checkbox"/> December	\$65.00	March

**I understand that my next quarterly billing will be \$45.00 which includes trash collection and program fees. I understand that I am responsible for canceling any other service arrangements I may have.**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

## AGREEMENT

By submitting this enrollment form with initial payment, the above Pinery resident and/or homeowner ("Homeowner") hereby authorizes The Pinery Homeowners' Association, Inc. ("PHA") to engage its contracted trash service to collect and dispose of Homeowner's normal household waste materials at the above described Pinery residence. Homeowner warrants that all waste materials offered for collection will not contain any hazardous, toxic or radioactive wastes or substances as defined by applicable federal, state or local laws or regulations. Homeowner agrees to pay PHA in advance within 15 days of billing for quarterly trash service at the PHA's then current rates until such time as Homeowner notifies PHA of Homeowner's termination from the PHA trash program. Homeowner shall be solely responsible to the contracted trash service for any additional services requested which are not included in PHA's normal trash program. Homeowner acknowledges that PHA is merely acting as a billing agent for the contracted trash service. Homeowner acknowledges and agrees that PHA will not be liable for any act or failure to act on the part of the contracted trash service, including, without limitation, violation of laws or regulations, injury or death to persons or animals and loss or damage to property or the environment.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**PLEASE NOTE: This form must be signed prior to participation in the PHA trash program.**

**MAIL WITH PAYMENT TO: PHA, 8170 Hillcrest Way, Parker, CO 80134.**

### Status of Kinney Creek Trail

**T**he Kinney Creek Trail, accessed on the northwest side of North Pinery Parkway just east of Pinery Pointe and the Pinery Water District pump station is **NOT** yet open despite signage present stating trail rules. The Colorado Golf developer has notified us that at times, the trail is currently being used by construction vehicles, therefore, hiking or biking could be hazardous. We will keep you updated to let you know when safe access will be possible.



### Who is eligible to vote in the PHA Election?



If you are a member in good standing for the year 2008 you may vote. A member in good standing lives in Pinery filings 1-8a and has paid the 2008 \$30 membership fee in one of the following ways: directly; or as a Pinery trash member; or as a Pinery RV Lot lessee.

### How do I vote?

You may cast your vote in one of the following ways:

- Come to the January 9th meeting at 6:30 p.m. (Mountain View Elementary School cafeteria)
- Drop by the office by January 9, 2008.
- Mail or deliver your proxy to: PHA, 8170 Hillcrest Way, Parker, CO 80134 so that it is received no later than January 9, 2008. Or give it to the PHA member to whom you grant your proxy. (See page 9.)

Between now and the Annual Meeting, additional candidates may come forward. Contact the PHA Office prior to voting for updated candidate information.

## Mountain View Kindergarten Registration 2008-2009



All Pinery residents may attend Mountain View Elementary which is located at 8502 N. Pinery Parkway.

**January 22**  
9 a.m. to 3 p.m.

**January 23**  
9 a.m. to 3 p.m.

**January 24**  
9 a.m. to 7 p.m.

**January 25**  
9 a.m. to 3 p.m.

Kindergartners must be 5 before October 1, 2008 in order to enroll for the 2008-2009 school year;

### **Please bring:**

1. Proof of residence (lease agreement or warranty deed)
2. Child's state certified birth certificate
3. Immunization records.

**The Pinery Homeowners' Association, Inc.  
Proposed Budget Summary - 2008**

## 2007 Carry Forward:

Trails Program	7,025.00
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## 2008 Income:

ARC Income	900.00
Trash	258,210.00
Storage Lot	131,000.00
General Revenue	48,370.00
Trails Program	120.00
North Entry Pky	3,840.00
Newsletter Program	26,300.00

Total Revenue & Carry Forward	475,765.00
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## Expenses:

Trash	169,210.00
Storage Lot	7,100.00
General	14,180.00
Trails Program*	7,025.00
North Entryway	45,000.00
North Park	9,072.00
Lake Park	9,420.00
Newsletter	23,626.00
ARC	6,472.00
Operating Expense	103,206.00
Payroll	76,292.00

Total Expenses	470,603.00
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Contingency, Replacement and Capital Improvement Allotment	5,162.00
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Total Expense & Allotment	475,765.00
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\* Trails Program Carryover and Expense are the balance anticipated to be remaining 12/31/07 on the contract awarded for construction of a trail segment along North Pinery Parkway from the RTD Parking Lot to the Northeast Elementary driveway.

Please note that these figures represent a newsletter press-time draft which may be adjusted prior to year-end 2007. Please check [www.pinery.org](http://www.pinery.org) for the latest information or contact our office at 303-841-8572.

**2008  
PHA Executive  
Board Candidate**

**Mike Rue**

Mike Rue and his wife Sue moved to the Pinery from Arizona in May 2007. Mike would like to become involved in the community through service on the Executive Board. Mike's experience and education are very diverse. Currently, he is semi-retired from selling life insurance and financial planning. In his business career, Mike has been an accountant and financial administrator along with selling real estate. In addition to an MBA, he holds a CLU (chartered life underwriter) designation for insurance. Mike also retired as a Lt. Colonel in the US Air Force Reserve and he was an Air Force Supply Officer.

**2008  
Community Services  
Committee (CSC)  
Candidates**

**Travis Dieringer**

Travis and his pet snake, Miya are new residents to the Pinery as of 2007. When looking for places to purchase a home, nothing stood out to him quite like the Pinery. The quality and beauty of the area makes this a very unique place to be in Colorado. Travis has lived all over the country, including California (northern and southern), Virginia, Massachusetts, Oregon, and Washington. Having moved from state to

state for years, he has finally settled down in Colorado, finding it to be an incredibly peaceful and beautiful place. As a resident of this lush community, Travis wants to do everything he can to assist and participate in the growth and prosperity of the Pinery and its residents.

Travis is an administrator of enterprise-level business networks and servers, and has been working with technology solutions of all kinds for over 10 years, consulting for home, small business, and large corporations. His goal is to help people understand technology, and teach them how to work with it to simplify their lives. He is excited to bring to the table many years of project management experience to help with Pinery programs and events, and is very proud to be a part of this community.

**Earl V. (Bill) Hedeem**

Bill and Carolyn Hedeem joined the Pinery neighborhood in 2004. Retiring as the Chief of Police in Macomb, Illinois after 31 years with the Department, they realized their dream of living in Colorado.

They love the Pinery where the trees are taller than the houses, the houses are all different and blend into the landscape, the views are breath-taking, the neighbors are great and the deer nap in the back yard.

Bill works part time as an investigator for the Arapahoe County Sheriff's Office, teaches at a law enforcement academy and volunteers in emergency ser-

vices. Carolyn divides her time between artistic pursuits and keeping up with family.

Bill has been serving as a member of the Pinery Community Services Committee and hopes to continue serving in that capacity.

**Christine Hopkinson**

Christine, her husband, Steve Smith, and daughter Caitlin (12) moved to the Pinery in May of 2004. They really enjoy the lifestyle here and hope that it will be their home for many years. They moved back to Colorado on a permanent basis, from Australia in 2000, having lived in Denver during the years 1992 and 1993. They were very proud to be granted US citizenship in June of 2006.

Christine has enjoyed serving on the CSC committee for the last two years and being involved in various community events such as the annual picnic and "Adopt-a-Highway" clean up days. She hopes that she can continue serving on the committee for another term and assist in any way to enrich the lives of our members. Christine feels lucky to be able to work from home running her own company, as this allows her the flexibility to be available for any CSC activity that may need to take place during normal working hours.