



2017 Pinery Picnic, and Kids' Fishing Derby

Saturday, August 12, 2017

8-10 a.m.—Kids' fishing Derby

10 a.m.—2 p.m.—Picnic

Lunch served 11:30 a.m. to 1:30 p.m.



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The annual Pinery Picnic is here! Come to Lakeshore Park for food, games and fun!

The games: A variety of carnival games and inflatable rides, horse rides, music, and this year, adult trikes! Children, teenagers, and adults are all encouraged to play and have a great time.

Enjoy the food! Hot dogs, burgers, mouth watering boneless chicken breast, vegetarian sandwiches, and all the trimmings! There will be a variety of drinks, with gourmet cookies for dessert.

The Kids' Fishing Derby provides the opportunity for kids to participate in the fishing experience. The fun begins at 8 a.m. You may sign-up at the Bingham Lake Shelter (see the map on page 8) upon arrival or on the registration form found on page 9 of this newsletter.



Volunteers Needed!

Please consider giving one or two hours of your time to help make this a successful event for our community. If you are interested, please complete the Volunteer Sign Up sheet on page 11 and return it to the PHA office by July 25.



Promote Your Business and Get a Free Ad by Sponsoring the Pinery Picnic!

If you are interested in sponsoring any of the Picnic activities, call the PHA office, 303-841-8572.

Sponsors will be given a free business card ad in the September issue of the Pinery newsletter and a sign with your business name will be placed at the sponsored activity.



**PHA Board of
Directors**

Bob Husson
President

Sonia Eyre
Vice President

Ray Guth
Secretary

Ronnie Johnson
Treasurer

Jay Colas
Director

Jim McGannon
Director

Cyndi Mumm
Director



Homeowner

**September 2017
Newsletter Deadline
August 7, 2017**

2017 Slash/Mulch Site Opening

Saturdays ONLY April 1 - October 28

8 a.m. - 5 p.m.

To help residents clear their properties of dead tree branches and shrubbery, a slash/mulch site will be open through October 28. The site will be open from 8 a.m. and 5 p.m., Saturdays only and is located at 1400 Caprice Dr. in Castle Rock. In case of inclement weather, please call 303.663.6274 to confirm the site is open.

Acceptable items: tree branches and shrubbery with a maximum length of 6 ft. and maximum diameter of 12 inches. All loads when brought in must be covered and tied down.

Not Accepted: lumber, railroad ties, grass, dirt, household trash, appliances and weeds.

A separate pile has been designated for the disposal of loose pine needles.

- Needles can be unloaded only in this area and must not contain limbs, branches, pine cones, weeds, grass or trash.
- Needles must be separated from branches.
- Needles in garbage bags must be emptied into the pile. Residents are required to take empty bags with them from the site.

Free wood chips are available to homeowners for use as mulch. An equipment operator is onsite to load wood chips. Material can be picked up anytime during the season the site is open to accept slash.

The County respectfully requests that residents **DO NOT** leave materials anywhere on the site when it is closed/unattended.

Douglas County and the Wildfire Mitigation Specialists encourage property owners to use this opportunity to perform mitigation work and reduce hazardous fuels on their land. Douglas County Wildfire Mitigation Specialists offer free site visits to determine the safety of a property at no cost, upon request. Call 303.660.7497 to request a consultation for information on Wildfire Mitigation.

"The Pinery Homeowner" is a publication of The Pinery Homeowners' Association, Inc. (PHA), a private, not-for-profit organization. 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.

Douglas County Household Chemical Roundups

9 a.m.—3 p.m.

Open to residents of Douglas County

Acceptable Items: oil-based paint and paint products, automotive fluids, antifreeze, vehicle and household batteries, house and garden chemicals, fluorescent light bulbs, CFLs, fuels, items containing mercury, propane tanks, and car and pickup truck tires (remove from rim).

Unacceptable Items: business and commercial waste, radioactive waste, electronic waste (computers, TVs, etc.), explosive waste, smoke detectors, scrap metal, oil drums, asbestos, medical waste or any compressed gases other than propane.

You will need: a driver's license, water bill, utility bill or phone bill as proof of residency.

Cost: A contribution of \$25 per vehicle is requested to help offset the high cost of hazardous waste disposal.

**Saturday
August 12, 2017**

Shea Stadium
3270 Redstone Park Cir.,
Highlands Ranch

**Saturday
September 30, 2017**

Town of Castle Rock Utilities
175 Kellogg Ct.,
Castle Rock

For more information, call:
Roundup Hotline
720-200-1592
or visit
[www.tchd.org/
250/Home-Chemical-Waste](http://www.tchd.org/250/Home-Chemical-Waste)

Douglas County Emergency Notification System—CodeRED

Life can change in a moment - make sure you are connected to the CodeRED emergency notification system in Douglas County! The system, CodeRED, is a high-speed telephone emergency notification service allowing public safety agencies the ability to deliver pre-recorded information to targeted areas within the county.

Douglas County's public safety agencies encourage everyone to register their contact information in the CodeRED system (reverse 911). Registration is not automatic, but it may be critical to your safety and that of your family.

Please register online at
douglascountycodered.com

Ben's wiper caught at the lake.



Classic Pinery Filings Covenants Available Online

Covenants for Pinery filings 1-8A can be found on our website, 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.

COVENANT CORNER

The Pinery Architectural Review Committee



ARC Election results

Congratulations to Jay Colas, John Emig, Gerry Kuka who were elected to the Architectural Review Committee during the May election.

Our thanks to Paul Brown and Jess Martinez for their service on the committee these past years.

If you're interested in serving on the Architectural Review Committee, there is currently an opening for a term which runs until May of 2018. It would be a good way to try out the ARC without the typical 2-year commitment. Contact our office at 303-841-5305 or ARC@pinery.org if you would like to be considered.

Lighting

One of the amenities which creates the unique atmosphere in the Pinery is our neighborhood lighting. The Pinery was designed to be a rural neighborhood without streetlights. As a long-standing Architectural Standard, most houses built in the Pinery have a yard light with a photo sensor to ensure nighttime illumination. Also, several filings within the Pinery have within their Covenants require that a yard light be present and working. This low level of lighting gives us security while still allowing much of the night sky to be visible. Please check to make sure your yard light is working!

Also, as a reminder, any addition to your exterior lighting must be approved by the ARC. This is to ensure that Covenants regarding lighting are met. Covenants require that any lighting be reflected away from adjacent residences and away from the vision of passing motorists.

2017 ACH Trash Payment Schedule

Following is the schedule for the ACH billing. Since you will not be receiving any kind of billing, please keep this schedule for your reference so that you are aware of when the monies will be paid out of your bank account to the PHA. These dates can also be found on our website, at www.pinery.org.

\$64.50 will be paid out of your bank account on the following dates:

2017

September 6
December 6

Please be sure to inform the PHA office if your account changes for any reason, or if you wish to discontinue your ACH payment.



Anonymous Complaints

Reminder: The Architectural Review Committee is unable to address anonymous complaints.

Voluntary Water Restrictions

Pinery Residential & Commercial Customers



Even addresses: Tuesdays, Thursdays and Sundays

Odd addresses: Mondays, Wednesdays & Saturdays

Fridays—No watering

No watering between 10 a.m. and 6 p.m.

*Hand Watering allowed anytime

Pinery Water and Wastewater District

Customer Service: 303-841-2797

Unincorporated Douglas County - Fire Restrictions

As this newsletter goes to press, there are no fire restrictions in place. However, with less moisture and increased heat, the vegetation will dry out and become a fire hazard.

During periods of high/extreme fire danger, Douglas County will enact fire restrictions for unincorporated areas. There are two stages of fire restrictions:

Stage 1:

- No open burning of any kind.
- No use of fireworks.

Stage 2:

- No open burning of any kind.
- No use of fireworks—including professional firework displays.
- No use of fire in chimineas, other portable fireplaces or patio fire pits
- No campfires at developed campgrounds or picnic area.

Violation of these fire restrictions is a Class-2 Petty Offense, punishable by up to a \$1000 fine and a \$10 surcharge.

You may want to check the Douglas County website <http://www.dcsheriff.net/sheriffs-office/divisions/emergency-management/fire-restrictions/> periodically to see if fire restrictions are in place.

Fireworks Guidelines

Please remember that any personal fireworks in unincorporated Douglas County:

- must not explode
- must not leave the ground
- must not produce a loud bang

**Have a fun and safe
4th of July**

Thank You Cyndi!

After almost a decade as a dedicated volunteer CSC Member, CSC Chairperson, Executive Board Member and Pinery HOA President, Cyndi Mumm will be moving away from the Pinery Community. In addition to all the typical duties which come with the positions Cyndi has held, she has been instrumental in initiating the Master Plan for the Pinery Nature Park, where many residents can be seen on a quiet stroll to enjoy the plantings along with birds and butterflies it attracts. Cyndi has also been integral part of the Pinery Art Show, allowing our residents and nearby artists to share their beautiful artwork as part of the Pinery Picnic. Cyndi's helpful husband Howard has been very supportive hauling and installing Art Show display racks and other equipment through the years.

Thank you from The Pinery Community -
Cyndi and Howard, we will miss you!



Trash Program News

Rolling Trash and Recycle Bins

If you participate in The Pinery Homeowners' Association trash program, you can now get rolling trash and recycle bins at **no charge** while you are in the program. These bins come in the standard 96 gallon size and a smaller 64 gallon size. These bins make getting the trash out to your curb easier and are more efficient for trash pick-up. As with all trash containers, they must be stored out of view, other than on service day per our covenants. You may of course continue to use your own trash bins if you prefer.

If you would like Waste Management to deliver trash bins to your home, you may do so in one of the following ways:

- Email: fchoa@wm.com
- or Call 303-797-1600

and tell them you are with The Pinery Preferred Hauler program. Please specify the size and type (trash and or recycling) of bin you would like.



Special or Large Items

If you have any special or large items such as furniture or appliances, please call the WM

office at: 303-797-1600 or email fchoa@wm.com at least 48 hours in advance of your pickup day to arrange for a special curbside pickup. **Customers will be permitted to have "one large item" removed monthly at no additional charge.** Additional large items will be charged to the resident for special pickups. (Refrigerators and freezers require certification of freon removal prior to disposal.)

Landscape waste material

This time of year, many of us are cleaning up our yards. Your trash program provides for pickup of yard waste such as leaves and grass which should be bagged or in containers that weigh less than 40 pounds each. All brush must be tied in 4 foot long manageable bundles.

General trash reminders

A total of 10 containers or bags are included with trash service, plus up to 4 bundles of brush can be picked up. If you have extra yard waste please contact Waste Management at the contact information above for a special pickup. You will be billed by Waste Management for special services.

Please **do not** put rocks or bricks in with your trash as they can damage the truck mechanisms. Additionally, all hazardous materials such as paint, gasoline and pesticides should not be put in your trash. See information on the Tri-County health Hazardous Waste Roundup in this newsletter.

Recycling Reminders

Recycling gets picked up every other week. The following can be included in your recycling:

Aluminum and Steel: aluminum cans, pie tins, aluminum foil, steel/tin cans, empty aerosol cans

Glass: food and beverage grade glass only. Please remove lids and rinse containers.

Paper: magazines, office paper, newspapers (including all inserts), junk mail, phone books, brown paper bags, envelopes (with and without windows), paperboard (i.e. cereal boxes), paper cardboard, dairy & juice containers

Cardboard: Cut and flatten cardboard into 2 feet by 2 feet squares. Make sure that all cardboard fits inside your recycling bin.

Plastic: Plastic containers number 1-7. Please **DO NOT** put plastic bags or Styrofoam in the Recycle. Plastic bags or other "sheet" plastic can get tangled in the machinery that sorts recycle materials. Plastic grocery bags can be taken to Target or grocery stores and put in a container they usually have near the front of the store. Styrofoam peanuts and plastic bubble wrap can be taken to UPS stores.

If you have something else to recycle you may be able to find a place to take it by looking at www.Earth911.org.



PHA Trash Program Enrollment Form

If you are not in the Pinery Trash Program, you might want to consider joining with the over 1500 other participating homeowners. The program offers state of the art trash service including Single Stream Recycling. This provides you, with the opportunity to put paper and other recyclables together into a labeled container (we provide the labels) of your choice. Recycling must be separated from your regular household trash, but the recycling center now separates the paper from the bottles, cans, etc. You may choose to use a container with wheels and a lid for ease of handling.

In addition, our program includes the removal of one Large or Bulk Item every month. Give Waste Management a call, set the item out with your regular household trash and say goodbye. 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 low rates are offered.

Go to our website, www.pinery.org for more details.

All trash starts must be received in the PHA office no later than 1 p.m. on the Thursday prior to the desired Monday service day.



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	\$64.50	March	<input type="checkbox"/> July	\$64.50	September
<input type="checkbox"/> February	\$45.75	March	<input type="checkbox"/> August	\$45.75	September
<input type="checkbox"/> March	\$91.50	June	<input type="checkbox"/> September	\$91.50	December
<input type="checkbox"/> April	\$64.50	June	<input type="checkbox"/> October	\$64.50	December
<input type="checkbox"/> May	\$45.75	June	<input type="checkbox"/> November	\$45.75	December
<input type="checkbox"/> June	\$91.50	September	<input type="checkbox"/> December	\$91.50	March

In order to participate in the Pinery trash program, property membership dues must be current. Please call 303-841-8572 to determine any membership amount outstanding or previously paid:

+/- Membership \$ _____ - Total Enclosed \$ _____

I understand that my next quarterly billing will include trash collection and program fees. I understand that I am responsible for canceling any other service arrangements I may have.

Name: _____

Address: _____

Phone: _____ Email: _____

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 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. Failure to pay as specified which results in rebilling and/or termination will incur fees to cover the PHA cost of these actions. 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 and agrees:

1) that PHA is merely acting as a billing agent for the contracted trash service; 2) that Homeowner shall not receive any refund upon termination of Homeowner's participation in PHA trash program unless Homeowner provides advance notice to PHA, including address to which refund should be sent; and 3) 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.

January 2016

Pinery Picnic, Art Show & Kid's Fishing Derby

Saturday, August 12
Schedule of Events
(see map below)



Kid's Fishing Derby

at Bingham Lake
(for ages 4-17)
8 a.m.—10 a.m.

Sign in at the shelter at the Lake. Awards will be given.

Barbeque Picnic

at Lakeshore Park
11:30 a.m.—1:30 p.m.

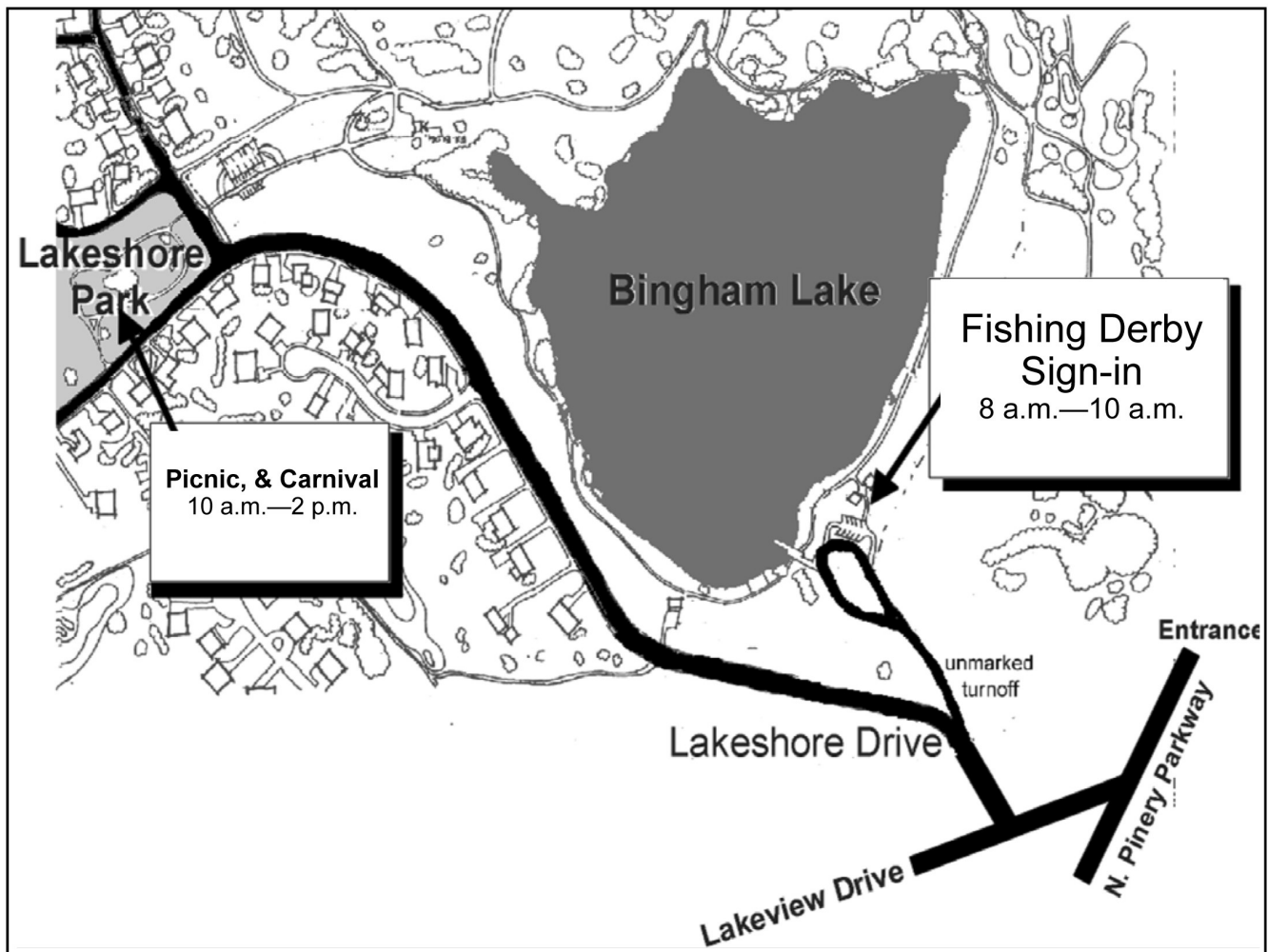
Reserve your lunch by completing the order form found on Events/Pinery Picnic tab of the website (pinery.org).

Reduced price for early sign-up.

Carnival Games & Activities

at Lakeshore Park
10 a.m.—2 p.m.

Games & fun
for kids 3—17 yrs.



2017 Pinery Picnic and Fishing Derby Registration Form

Deadline for Picnic Registration is July 31, 2017

(Carnival games and activities—August 12, 10 a.m. to 2 p.m.)

Name: _____

Address: _____

Phone: _____

Lunch Reservations—PHA Members Sign up by July 31 and save 50%

Lunch includes: **grilled chicken breasts, Hamburgers, hotdogs,**
(Vegetarian entrees), Side Dishes, Cookie and Canned Drink/Bottled Water/Tea/Lemonade
Meals will be served from 11:30 a.m. to 1:30 p.m.

<u>PHA Members (in good standing) & Family</u>	<u># lunches</u>	<u>Amount</u>
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(cash or checks only, please)

Adults	\$5.00 ea.	_____	_____
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Children under 10 (free)	_____	_____	_____
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Non-Members

Adults	\$10.00 ea.	_____	_____
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Children (under 10)	\$5.00 ea.	_____	_____
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Lunch Total: _____

(Please do not include meals for volunteers on this form.)

All meals on the day of the Picnic will be \$10.00 for adults and \$5.00 for children (under 10) and may be limited in number.

**Kids' Fishing Derby (8 to 10 a.m.)**

Kids' Fishing Derby is open to kids aged 4 - 17. **You may sign up for the Fishing Derby at the time of the event or on this form.**

Fishing Derby Entrant Names:

_____	_____
_____	_____

Adult signature (age 18 or over) required on all forms.

Release: I (we) agree to the following conditions of participation in the Pinery Community Picnic and Kids' Fishing Derby: I (we) fully and forever release and discharge the Pinery Homeowners' Association, its directors, employees, volunteers, sponsors, advisors and the Pinery Picnic Committee of any and all legal and equitable claims, demands, causes of action, liabilities or obligations based upon, arising out of or in any way connected with the Pinery Picnic, including but not limited to, any loss of property or personal injury suffered in connection with my (our) participation in the Pinery Community Picnic and/or the Kids' Fishing Derby activities.

Signature of responsible adult _____

Children's names/ages: _____

_____	_____
_____	_____

Unattended children cannot be allowed—please Do Not drop off your child.

Please make checks payable to: PHA

Mail to: PHA, 8170 Hillcrest Way, Parker, CO 80134

Total Payment Enclosed: _____

Black Forest Gardeners

Black Forest Gardeners, is a local gardening club with most of its members living in The Pinery. Individuals and families from nearby neighborhoods are also welcome. We are affiliated with the Colorado Federation of Garden Clubs. Nonmembers are welcome to attend a meeting/class to check out the club. Networking in the club is a great way to find out the best plants to grow here and when to plant them.

For more information on the club go to blackforestgardeners.com or email us at: pinerygardenclub@gmail.com

Upcoming Field trips

Hidden Mesa Research and Experimental Garden (July -date TBD).

The garden club will be given a tour of this garden near Frank-

town. The original purpose of this garden was to research and demonstrate traditional & cutting-edge fruit and nut species, cultivars and cultural methods adaptable to our unique Front Range Climate. The research has been expanded to include lavender, herbs and annual vegetables.

Colorado State University, Flower Trial Garden, August 19th.

The garden club will tour this research garden in Fort Collins. The tour will be followed by lunch and a visit to a commercial grower.



CSU Flower Garden

Emergency Telephone Numbers

Ambulance

24 Hour Line—911

Sheriff

Emergency only—911

Administration
303-660-7505

Southmetro Fire Dept.

Emergency Only—911

Administration
720-989-2000

IREA (Electricity)

24 Hour Line 303-688-3100

Xcel Energy (Gas) *(North Pinery area)*

24 Hour Line—800-895-4999

Black Hills Energy (Gas) *(South Pinery Area)*

24 Hour Line—800-694-8989

Pinery Water District *(water & sewer)*

24 Hour Line—303-841-2797

Animals & Wildlife

**Douglas County
Animal Welfare**
303-660-7529

Colorado Division of Wildlife
303-291-7227

Utility Locator 811

Call before you dig!



Public Schools in the Pinery Area



Mountain View Elementary (K-2)

8502 N. Pinery Parkway
303-387-8675



Sagewood Middle School (6-8)

4725 Fox Sparrow Rd.
303-387-4300



Northeast Elementary (3-5)

6598 N. State Highway 83
303-387-8600



Ponderosa High School (9-12)

7007 E. Bayou Gulch Rd.
303-387-4000



August 12, 2017 Pinery Picnic Volunteer Sign up Sheet

Students—Here is an awesome opportunity to get Community Service hours.

Youth (age 12) to adults needed to help with the Pinery Picnic & Carnival!

Please return this form to the PHA office, 8170 Hillcrest Way, Parker, CO 80134

*Lunch provided free for all volunteers who work at least 2 hours and return form to PHA office by **July 31st**.*

Sign me up! # of volunteer meals _____

Name _____ Phone # _____

Address: _____ Age if under 18 _____

Email address: _____ Preferences: 1st ____ 2nd ____ 3rd ____

Name _____ Phone # _____

Address: _____ Age if under 18 _____

Email address: _____ Preferences: 1st ____ 2nd ____ 3rd ____

Name _____ Phone # _____

Address: _____ Age if under 18 _____

Email address: _____ Preferences: 1st ____ 2nd ____ 3rd ____

Please indicate your order of preference above (1st, 2nd choice etc.)

- A. Set up Saturday morning
- B. Tear down Saturday afternoon
- C. Cotton candy booth (1-2 hr. shifts)
- D. Snow cone booth (1-2 hr. shifts)
- E. Popcorn booth (1-2 hr. shifts)

- F. Putt-Putt Golf (1-2 hr. shifts)
- G. Skill game booths (4) (1-2 hr. shifts)
- H. Fishing Derby (8 to 10 a.m.)
- I. Where needed (1-2 hr. shifts)
- J. Giant Tricycles (1-2 hr. shifts)

Adult signature (age 18 or over) required on all forms.

Release: I (we) agree to the following conditions of participation in the Pinery Community Picnic and Kids' Fishing Derby: I (we) fully and forever release and discharge the Pinery Homeowners' Association, its directors, employees, volunteers, sponsors, advisors and the Pinery Picnic Committee of any and all legal and equitable claims, demands, causes of action, liabilities or obligations based upon, arising out of or in any way connected with the Pinery Picnic, including, but not limited to, any loss of property or personal injury suffered in connection with my (our) participation in the Pinery Community Picnic and/or the Kids' Fishing Derby activities.

Signature of responsible adult _____

Douglas County Open Data Initiative

Lisa Frizell, Douglas County Assessor, made a presentation to the homeowners at the General Meeting on May 10 concerning the County's effort to make public information more accessible and easier to locate.

The open data website is <https://data.douglas.co.us/> and <http://apps.douglas.co.us/opendata/#services>. Douglas County seeks to make public information more accessible to the public by providing an online "one stop shop." The categories of available information are Community, Maps, Visualizations, Roadway impacts, Budget information, expenditures, outdoor parks, lands, facilities and open space, property information, demographic, electoral and economic data and resources. Community includes information regarding permits, streets in the County and community and senior resources.

- The first phase of this initiative contains information geared to the senior population. Otherwise, there is not a single public repository of resources for seniors and their families, and the County seeks to create a single source for this growing demographic in our community.
- Another component of the first phase is to publish Assessor and Treasurer data sets. This will begin the County's efforts to remove the barriers between Assessor and Treasurer data that currently prevent efficient comprehension of this highly correlated information.
- The next phase includes Douglas County financial data, as well as Douglas County planning, building and engineering information. Additional partnerships and opportunities will be pursued in subsequent phases.

Property Value Assessment

After the presentation, Lisa answered several questions concerning property value assessment. Among other things, she explained how residential property valuations are determined which ultimately result in the property tax due on each property. The Assessor determines the "actual value" of your home every 2 years. This takes place in odd numbered years, e.g. 2017. This is called a reappraisal. Because the Assessor is working with confirmed data, the date of reappraisal is June 30 of the previous year. This means the value of the property as of that date. By law, the assessor considers the market valuation that includes sales comparisons of similar properties in the general vicinity of each property that occurred in the 24 month period prior to the appraisal date of June 30.

For example, in 2017 the Assessor begins the reappraisal process. The value of each property is determined as of June 30, 2016 based on sales data going back 24 months (June 30, 2014 to June 30, 2016). This is called the "**actual value**". This is why actual value at the time a house sells (sales price) will almost always be different from the "actual value" as determined by the Assessor.

Once the "actual value" is determined, the Assessor then determines the **assessed value**. This is normally calculated "actual value" times 7.96% (7.2% going forward after this year).

The **property tax** is then a percentage of the assessed value. The property tax is the total mil levy for county services, municipal services if you live in an incorporated town, school district, special districts such as water and fire and other levies times the assessed value. The mil levy usually amounts to a fraction of a percent or slightly more.



Anonymous Complaints

Reminder: The Architectural Review Committee is unable to address anonymous complaints.



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 prior written approval of the PHA Board prior to use.

Holiday Schedule Trash Pick up

- New Year's Day
- Memorial Day
- 4th of July
- Labor Day
- Christmas Day

If the holiday falls on Monday, trash and/or recycling pickup will be on the Tuesday following the holiday.

Reata Ranch –

A preliminary informational meeting was held February 7th regarding the proposed PD Amendment to the Reata South Planned Development – Reata Ranch. Residents from the Hidden Village and the Pinery were invited.




The proposal would be for the development of 22 home sites with an average lot size of 2.58 acres located northwest of the intersection of Sunridge Hollow Rd. and Betts Ranch Rd.

There have been no changes since the March newsletter. Information will be Available on the Pinery HOA website as it is received.




July 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Pinery Trash Pickup & Recycle 	4 Office Closed	5	6	7 Noon deadline for ARC meeting	8
9	10 Pinery Trash Pickup	11 ARC Meeting 6:30 p.m. 	12	13 CSC Meeting 7:00 p.m.	14	15
16	17 Pinery Trash Pickup & Recycle 	18	19	20	21	22
23	24 Pinery Trash Pickup	25	26	27	28	29
30	31 Pinery Trash Pickup & Recycle 					

August 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4 Noon deadline for ARC meeting	5
6	7 Pinery Trash Pickup newsletter deadline	8 ARC Meeting 6:30 p.m. 	9	10 CSC Meeting 7:00 p.m.	11	12 Pinery Picnic, & Fishing Derby
13	14 Pinery Trash Pickup & Recycle 	15	16	17	18	19
20	21 Pinery Trash Pickup	22	23 PHA Executive Board Meeting 6:30 p.m.	24	25	26
27	28 Pinery Trash Pickup & Recycle 	29	30	31		

September 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 LABOR DAY <i>Office Closed</i>	5 Pinery Trash Pickup	6 <i>Quarterly trash Payments due</i>	7	8 <i>Noon deadline for ARC meeting</i>	9
10	11 Pinery Trash Pickup & Recycle 	12 ARC Meeting 6:30 p.m. 	13 PHA General Meeting	14 CSC Meeting 7:00 p.m.	15	16
17	18 Pinery Trash Pickup	19	20	21	22	23
24	11 25 Pinery Trash Pickup & Recycle 	26	27	28	29	30