



## January 2023 Election

**T**he 2023 elections will be held in January to fill (3) positions on the Community Services Committee (CSC) and (1) at-large position on the PHA Executive Board. Please consider serving.

**The Executive Board** is responsible for establishing corporate policy and the finances for the association.

**The Community Services Committee (CSC)** is responsible for upkeep of common properties, managing the trash and RV programs and coordinating the Pinery community events. (See website, [pinery.org](http://pinery.org) for more information on the responsibilities of the CSC.)

If you would like to serve your community in any of these ways, please consider having your name placed on the ballot.

Candidate information should be submitted to the PHA office, 8170 Hillcrest Way, Parker, CO 80134 or [pha@pinery.org](mailto:pha@pinery.org), by November 30, 2022.

*The January 2023 newsletter will provide ballot and candidate information.*



Pinery Trash Program  
Yearly and Quarterly  
Payments due  
**December 1, 2022**

Seasons Greetings  
from the PHA

Office Staff  
Executive Board  
Community Services Committee  
& Architectural Review Committee

## 2023 Proposed Budget

**T**he Pinery Homeowners' Association Executive Board is currently finalizing the 2023 Proposed Budget, to be voted on in January. The Proposed 2023 Budget will be posted on the Pinery HOA website as soon as it is completed and printed in the January 2023 Newsletter.

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# Mountain View Elementary Kindergarten Information Night

**Tuesday, December 6, 2022 5:00PM**

*Interested in enrolling your kindergartner at MVE? Please join us on December 6 at 5pm for an informational meeting. A chance for parents to meet the principal, the teachers and see the school! Visit our website for more information and to register.*



303-387-8675 <https://mve.dcsdk12.org/>



## **Job Position Open for Grounds Maintenance Coordinator**

The Pinery Homeowners' Association is looking for a part-time Grounds Maintenance Coordinator to work directly with the Community Services Committee (CSC). A Pinery resident, with love for this community, is preferred.

Responsibilities include:

- managing the RV lots
- Point of Contact with all community contractors
- walking all properties weekly and documenting findings
- preparing monthly reports from weekly assessments on property condition and repairs
- implementing action plans originated by the CSC

The job averages 5-10 hours per week. There may be additional hours during large projects and less during winter months. This is not an office position.

This person will be communicating closely with the CSC and office staff requiring excellent time management and communication skills.

For application and more details see the Pinery website: [www.pinery.org](http://www.pinery.org). Applications due by December 1, 2022.



## Homeowner

### **2023 Newsletter Back Page**

#### **Attention *Pinery Homeowner* Advertisers**

**Are you interested in advertising on the  
Back Page of the newsletter in 2023?**

If you were a regular advertiser in 2022, (that is, you advertised at least three times with an ad larger than a directory page) and would like to advertise on the back page of the *Pinery Homeowner* in 2023, **please notify the PHA office in writing by Tuesday, November 15th.**

- Send the dates you desire to the PHA, 8170 Hillcrest Way, Parker, CO 80134 or email [pha@pinery.org](mailto:pha@pinery.org).
- 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 2023 back page schedule is completed, notification will be given to each advertiser.
- Any unfilled dates will be available on a first come, first serve basis.



#### **2022 PHA Board of Directors**

**Sonia Eyre**  
President

**James Glavin**  
Vice-President

**Barry Hong**  
Treasurer

**Mark Griffin**  
Secretary

**Debra Cain**  
Director

**Meagan Kentfield**  
Director

#### **AppFolio Software**

Yearly Trash/Dues Invoices  
will be mailed out on  
November 1<sup>st</sup>

Our Software is up and running. If you would like to pay your invoice online look for an email from AppFolio to set up your online portal.



*“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.

### **School District Surplus Property** **Tract 1, Pinery Filing 6**

Yeah! The developer pulled out of building a development on this property!  
The many comments and letters paid off!

#### **History**

This is a 12 acre parcel of property North of The Pinery's North Park, bordered on the South by Sunridge Hollow Rd, Ponderosa Way and on the west by Betts Ranch Rd. and on the North and East by existing residential Development. It is currently owned by the Douglas County School District. The original owners of The Pinery, donated it to the County, as required at that time, for a future school. The deed says that the property should be used solely for public purposes.

The School District identified that this was surplus property in 2021 and signed a pending contract with a developer. The developer submitted a request to the county on February 15, 2022 to change the zoning on this property from a school district site to a single-family residential zone. The Pinery HOA submitted comments objecting to this. Over 100 residents also submitted letters. Due to strong and organized opposition and other issues, the developer closed their application for rezoning on September 19, 2022. They also released the pending contract with the school district.

#### **Next Steps**

Given all the building going on in the area, The Pinery HOA would like to have this area designated as open space so that we continue to have an area for the deer, turkeys and residents to roam. These 12 acres are adjacent to our 5 acres in North Park, creating over a 17-acre area. The Pinery is pursuing having Douglas County acquire this property and designate it as open space. If you have not already signed the petition to designate this as open space, please do so by going to [www.Pinery.org](http://www.Pinery.org).

Additional information is at [www.Pinery.org](http://www.Pinery.org) and scroll down to development news. If you have any questions, please email us at [ARC@Pinery.org](mailto:ARC@Pinery.org).



Pinery and Hidden Village residents celebrate in the Pinery's North Park, celebrating that the developer has pulled out of the pending contract with the School District. The School District surplus property is in the near background.

### **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

#### **CORE (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!



### **Douglas County to Vote on Protecting Parks, Trails, and Open Space in November Election**

On Election Day this November 8th, Douglas County voters will be asked to continue to protect parks, trails, open space, and historic preservation without raising taxes or incurring debt. Ballot question 1A proposes to continue the .17% Douglas County Open Space sales-and-use tax for another 15 years.

Funding from this tax has been the cornerstone for parks, trails, open space, and historic preservation in Douglas County since its original inception in 1994 and its last extension in 2002. Douglas County residents including The Pinery have benefitted from this program with:

- ⇒ regional parks development and maintenance;
- ⇒ acquisition and maintenance of one hundred miles of trails;
- ⇒ permanent protection of tens of thousands of acres of open space; and
- ⇒ historic preservation.

Come January 2024, the tax is scheduled to expire, but with ballot measure 1A, voters can continue it another 15 years. Without the continuation of the tax, funding for important open space acquisition and maintenance will be lost, park and trail funding will be cut by more than one-third, and Douglas County will lose the opportunity for \$2.92 of matching fund from Community Organizations for every \$1 raised by the sales-and-use tax.



### **Christmas Tree Disposal**

**You can Recycle your tree**

**December 26—January 31**

**Castle Rock**

500 Fairgrounds Drive

Bring Christmas trees by at anytime and place in the mulching area. When recycling your tree, please be sure they are completely undecorated. This means removing all ornaments, lights, tinsel, garland, plastic wrap, tree stands, wire, rope, nails, etc. before bringing trees to be recycled. Live trees with artificial snow sprayed on the branches cannot be mulched.

Mulch available on-site while supplies last.

Call Douglas County Parks Department  
at 720-733-6990 for more information.



### **Classic Pinery Filings Covenants Available Online**

Covenants for Pinery filings 1-8A can be found on our website, [www.pinery.org](http://www.pinery.org)

About/Board and Committees/Architectural Review Committee/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*



### Tree Decline in the Pinery

One can't help but notice the number of trees, deciduous and evergreen, that appear to have quite a bit of die back. There are several reasons that may contribute to the decline of the trees.

Over the past 4-5 years, our area has experienced temperature swings of more than 60 degrees in one day with active trees. This drop from warm to freezing temperatures while sap is active causes much of the damage we are seeing throughout the metro area, including The Pinery. Application of magnesium chloride on the roads during winter storms causes soil toxicity, adding to trees' weakness. The lower rainfall over several years, the conditions of our clay soils all add to the tree stress. While one can't control the crazy Colorado weather, we can strive to provide needed care.

Declining evergreen trees are an invitation for the Pine beetle and the control of the pine beetle is achieved using a preventative pesticide spray, injection into the bark or soil. **Mountain Pine Beetles and IPS beetles have been found in The Pinery.**

The Pinery HOA has worked with tree care services for many years, as needed to maintain HOA properties. Our annual budget for tree maintenance and replacement is \$40,000. As our budget allows, we will continue to remove the trees that do not pull through.

Winter tree watering should be done 1-2 times per month from late fall into early spring. For more information see: <https://www.botanicgardens.org/blog/winter-watering-colorado>  
If one has concerns or questions regarding tree health, there are many tree services with an arborist available in our area. Additionally, the following resources will help you identify what you have and what you can do to prevent or treat your trees. These resources are from the Colorado Extension Service:

**Mountain Pine Beetle** - <https://extension.colostate.edu/topic-areas/insects/mountain-pine-beetle-5-528/>

**Ips beetle** - <https://extension.colostate.edu/docs/pubs/insect/05558.pdf>

Some browning and needle drop happens each year as part of the normal tree shedding process.

For more information go to: <https://csfs.colostate.edu/2021/09/22/fading-off-color-pine-needles-normal-in-autumn/>

### ARC requirements

The Pinery Protective Covenants requires that any diseased (or dead) trees be removed. If you have dead or diseased trees on your property, please provide available documentation such as photographs of the tree(s) in question to our office or [arc@pinery.org](mailto:arc@pinery.org). If it is clearly deceased or dead we will give you an approval usually within 2 workdays. This will ensure compliance with covenants, maintenance of the beauty of the neighborhood and reduction of fire danger.

If it is a tree that is not clearly dead or diseased, please submit additional information, such as a diagnosis from a certified arborist or other reason and documentation of why it should be removed.

### **Classic Pinery Filings Covenants Available Online**

Covenants for Pinery filings 1-8A can be found on our website, [www.pinery.org](http://www.pinery.org)

About/Board and Committees/Architectural Review Committee/Covenants

If you don't know your filing, there are instructions to help you determine which filing you are in.

## Fire Mitigation

### **Pinery Chipper Days 2022**

As we near the end for our 2022 Chipper Days Event, we are happy to report an upwards of 95+ participants this year! As of now our vendor, Matt's Maintenance, is reporting 18-20 cubic yards of material being collected at the end of each day of the event. This means by the end; we will have collectively removed approximately 160 cu yards of flammable debris from our neighborhood! Last year we successfully removed 139 cubic yards, so thank you to all participants for your hard work, in the past and the present! Please be sure you

are still logging your hours worked around your properties, as we will close our reporting in mid-November for this year. Any hours reported after will count as next years work, so you may continue to report all year round!

### **Report Your Fire Mitigation Hours**

Please report your hours by going to the Pinery website, [www.Pinery.org](http://www.Pinery.org). On the home page, scroll down to PINERY FIRE MITIGATION and "CLICK HERE". On next page click on the LOG YOUR MITIGATION HOURS and input the requested information. You can report on a single day or a range of days at one time.

**All homeowners who submit hours will be entered in a quarterly drawing for one of three \$25 gift cards to local businesses. We need 25 participants minimum each quarter to hold a drawing!**

### **Free Fire Mitigation Property Assessments**

For a free assessment you can contact South Metro Fire Rescue's Community Risk Reduction Specialists at [riskreduction@southmetro.org](mailto:riskreduction@southmetro.org) or at 303-419-8807

An easy, but important thing to do is to clean the pine needles out of your gutters!

### **The Scoop on the Poop and Leash Laws**

Pet owners are responsible for regularly cleaning up after their animals. If this becomes a problem in a neighboring yard, we always encourage residents to have a friendly discussion, which in most cases takes care of the matter. In the event that further action is needed, Douglas County Animal Control, 303-660-7529, can visit with the homeowner to ensure the problem is corrected.

Also, failure to 'clean up after' is becoming an evident problem at trails around The Pinery. Douglas County ordinance requires that dogs be contained or on-leash at all times. When walking your dog, please be sure to take along a bag and take care of business.

### **Commercial Signs**

Commercial (advertising) signs are not allowed in The Pinery.  
**Please remove any of these signs.**



### **Anonymous Complaints**

**T**he Architectural Review Committee is unable to address anonymous complaints. To file a complaint, please email [ARC@pinery.org](mailto:ARC@pinery.org) and provide your name, address and the address of concern. All complaints are held confidential.

## Community E-recycling

**Douglas County residents may recycle their electronics for free  
year-round beginning April 14**

**Drop-Off Location:** Techno Rescue, 3251 Lewiston Street, Suite 10 in Aurora

- **Check-in at the Front Office and state the drop-off is for the Douglas County event**
- **Proof of Residency will be required (photo id and verification of address such as driver's license or state id)**

**Drop-Off Dates and Times – Monday to Friday from 8 a.m. – 4:30 p.m.  
and the following Saturdays from 10 a.m. – 2 p.m.:**

July 16, August 20, September 17, October 15,  
November 19, December 17

### Acceptable Items:

bathroom & food scales	DVD players/VCRs	paper shredders
binoculars	drones	power cords, printers
cables	electric lawnmowers (no gas)	remote control devices
cameras & lenses	electric Lawn trimmers (no gas)	remotes
car stereos & radios	electric scooters	satellite dishes
cassette tapes/VHS tapes	electrical wire & stereo cables	servers & network equipment
CD's, cell phones	hard drives & memory	sewing machines
computer monitors	keyboards & mice	speakers
computer towers	lead-acid back up batteries	stereo equipment
computes/laptops	lithium-ion computer batteries	telescopes
copy machines	Misc. computer parts	televisions (all sizes, types)
corded power tools	microscopes	typewriters
corded telephones	modems/routers	vacuums
cordless power tools	network switches	VOIP phones

### Non-acceptable Items

- Large appliances including refrigerators, freezers, washing machines, and dryers
- Air Conditioning and Swamp Coolers
- Broken or exposed cathode ray tube (CRT) glass
- Items that contain Freon (mini-refrigerator, wine refrigerator)
- Items containing liquid mercury (Thermostats, fire detectors, carbon monoxide detectors, etc)
- Light bulbs of any kind
- Microwave ovens
- Poly-chlorinated biphenyl ballasts (PBC) found in fluorescent light fixtures

### Donations

Donations will be accepted via the following links benefitting  
Douglas County Search and Rescue ([dcsarco.org/donate](https://dcsarco.org/donate))  
and

DCSO Community Safety Volunteers ([csvadc.org/donations/direct](https://csvadc.org/donations/direct))

**Techno Rescue WILL NOT accept donations.**

For questions or additional information please call **Techno Rescue at 303-482-2207.**



## PHA Trash & Recycle Program Enrollment Form

The Pinery Homeowners' Association invites you to participate in the Trash and Recycle Program offered to Pinery residents.

Trash is picked up every Wednesday and recycling items are picked up every other Wednesday.

Each household may order two complementary carts 64 gallon and/or 96 gallon. There will be a \$25 delivery fee. (You may order below.)

For a large or bulk item picked up, schedule with Little Dumpsters for a small fee **303-841-7144**.

*All trash starts must be received in the PHA office no later than 1 p.m. on the Monday prior to the desired Wednesday service day. Trash carts will be delivered in 7—10 days.*

**You may order two free trash containers. Please select the size(s) you prefer below:**

Trash: (Qty) \_\_\_\_\_ 64 Gallon (Qty) \_\_\_\_\_ 96 Gallon  
Recycle: (Qty) \_\_\_\_\_ 64 Gallon (Qty) \_\_\_\_\_ 96 Gallon  
(or you may use your own containers in place of or in addition to)

<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	\$82.50	March	<input type="checkbox"/> July	\$82.50	September
<input type="checkbox"/> February	\$57.75	March	<input type="checkbox"/> August	\$57.75	September
<input type="checkbox"/> March	\$115.50	June	<input type="checkbox"/> September	\$115.50	December
<input type="checkbox"/> April	\$82.50	June	<input type="checkbox"/> October	\$82.50	December
<input type="checkbox"/> May	\$57.75	June	<input type="checkbox"/> November	\$57.75	December
<input type="checkbox"/> June	\$115.50	September	<input type="checkbox"/> December	\$115.50	March

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If you would like to pay quarterly, check the appropriate box above. If you would like to pay yearly (which includes a discount), please call the PHA office 303-841-8572 for the cost.

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 \$ \_\_\_\_\_ Cart fee if applicable \_\_\_\_\_ - Total Enclosed \$ \_\_\_\_\_

Printed Name: \_\_\_\_\_ ☐ Owner ☐ Renter  
Service Address: \_\_\_\_\_  
Billing 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 the 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

☐

By initialing in this box you consent to allow the PHA to share your above phone number and email with Little Dumpsters or future trash vendors for the purpose of receiving periodic service notifications.

### **Little Dumpsters Information**

**BAG ALL OF YOUR TRASH**  
Inside & outside of container  
Unbagged trash will not be  
picked up

**DO NOT BAG RECYCLE**  
**ALL BAGS—40 LBS OR LESS**  
Easily carried & tossed

**BRANCH BUNDLES**  
Not bagged—cut 4 ft  
or less & tied  
Easily carried and tossed

### **Pinery HOA Trash Program**

#### **Missed Trash Pick up**

If your trash or recycle is  
missed or if you have another  
concern, please contact Little  
Dumpsters at **303-841-7144**.



### **Is Your House Number Clearly Visible?**

**P**lease make sure that  
your house number is  
placed on your home as well  
as on your mailbox. The num-  
bers need to be large enough  
to be easily read from the  
street and in a color that can  
be clearly seen.

- Emergency vehicles need to be able to easily find your home.
- Those delivering packages look for numbers on houses.

**These are times when  
you definitely want to be found.**

### **RV Lot Reminder**



### **RV Storage Lot and Snow Removal**

The Pinery Storage Facility Lease (Page 2, paragraph 5) states that the Association does not do removal of snow. In addition to being very costly, plowing snow at the lots would be problematic. The soft surfaces at the lot could be easily damaged and, snow would of necessity be plowed in front of spaces of lessees.

Be sure to be aware of this as you make plans for use of your stored vehicle(s).



## **Public Schools in the Pinery Area**



### **Mountain View Elementary (K-2)**

8502 N. Pinery Parkway  
303-387-8675



### **Northeast Elementary (3-5)**

6598 N. State Highway 83  
303-387-8600



### **Sagewood Middle School (6-8)**

4725 Fox Sparrow Rd.  
303-387-4300









### **Ponderosa High School (9-12)**

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






### **RV Dump Station News**






**B**ecause of problems with  
frozen pipes in the past,  
the water at the dump station  
was shut off on November 1  
and will be turned back on in  
the spring. The dump facilities  
will still be available.

# November 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2  Pinery Trash & recycle A week	3	4 <i>Noon deadline for ARC meeting</i>	5
6	7	8 <i>ARC Meeting 6:30 p.m.</i> 	9  Pinery Trash & recycle B week	10 <i>CSC Meeting 6:30 p.m.</i>	11	12
13	14	15	16  Pinery Trash & recycle A week	17	18	19
20	21	22	23  Pinery Trash & recycle B week	24 <b>Thanksgiving</b> <i>Office Closed</i>	25	26
27	28	29	30  Pinery Trash & recycle A week			

# December 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 <i>newsletter deadline</i>	6	7  Pinery Trash & recycle B week	8	9 <i>Noon deadline for ARC meeting</i>	10
11	12	13 <i>ARC Meeting 6:30 p.m.</i> 	14  Pinery Trash & recycle A week	15	16	17
18	19	20	21  Pinery Trash & recycle B week	22	23	24
25	26	27	28  Pinery Trash & recycle A week	29	30	31
<i>Office Closed for the holidays</i>						

January 2023						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 	2 <div>Office Closed</div>	3	4  Pinery Trash & recycle B week	5	6 Noon deadline for ARC meeting	7
8	9	10 ARC Meeting 6:30 p.m. 	11 Pinery Trash & recycle A week	12 <i>CSC Meeting</i> 6:30 p.m.	13	14
15	16	17	18  Pinery Trash & recycle B week	19	20	21
22	23	24	25  Pinery Trash & recycle A week	26	27	28
29	30	31				