



Make Your Vote Count

Exercise your right to vote in the 2024 PHA election.

The vital positions on the Executive Board (EB) and Community Services Committee (CSC) help maintain our sense of community, interface with Douglas County for community issues, manage finances and coordinate key Pinery activities. Two (2) Executive Board positions and four (4) CSC positions are up for election. Find out more about the candidates on page 4 of this newsletter.

Go to the Pinery website, [www.pinery.org/About/Board & Committees](http://www.pinery.org/About/Board%20&%20Committees) for more information regarding EB and CSC responsibilities.

Please note: you must be a 2024 PHA member in good standing (dues current) within Pinery filings 1-8A to vote or run for a position in the January election.

2024 Recycle Calendar

For your convenience, the 2024 Recycle calendar has been inserted into this newsletter. Recycle days may also be found on the calendars on the last pages of each newsletter.

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2024 Proposed Budget Summary

The 2024 Proposed Budget is now on the website, www.pinery.org. Copies are also available in the PHA office in the lower level of the fire station (8170 Hillcrest Way).

January Annual Meeting

January 16, 2024

Pinery Fire Station

Meeting Room

6:45 p.m. Newcomers' Meeting

7:30 p.m. Main Meeting

Agenda

2024 Budget Ratification

Executive Board & CSC Elections

*Refreshments Provided
Complimentary Child Care*

The Pinery Homeowners's Association

Proposed 2024 Budget

Actuals subject to change pending final 2023 Revenues and Expenses

Actuals thru December 11, 2023		Actuals	2023	2024
REVENUE-NEWSLETTER, STORAGE LOT & TRASH PROGRAM		2023	Budgeted	Proposed
December Deferred Revenue not included in Actuals				
NET REVENUE		233,652.24	283,688.00	290,828.65
SECURITY COALITION PROGRAM				
Security Coalition Reimbursement		42,733.33	46,446.00	47,217.36
Security Cost		45,085.42	45,846.00	47,217.36
Total Security Coalition Program Net Revenue		(2,352.09)	600.00	-
GENERAL REVENUES				
Membership Fees		63,041.19	62,650.00	62,139.00
Member Program Revenue		5,825.00	2,330.00	3,335.00
Parks, Trails, Entryway Revenue		3,840.00	3,840.00	3,840.00
Other Revenue		23,634.77	17,825.00	32,439.96
TOTAL GENERAL REVENUE		96,340.96	86,645.00	101,753.96
TOTAL GROSS REVENUE		327,641.11	370,933.00	392,582.61
GENERAL EXPENSES				
Member Programs Expense		37,290.15	39,700.00	44,766.00
Parks, Trails, and Entryway Expense		81,187.45	100,950.00	85,089.11
Operating Expense		66,373.22	73,858.08	78,644.20
Payroll Expense - December not included		127,172.84	151,778.38	182,647.07
TOTAL GENERAL EXPENSES		312,023.66	366,286.46	391,146.38
GROSS REVENUE LESS GENERAL EXPENSE		15,617.45	4,646.54	1,436.23

CONTINGENCIES AND RESERVES

Board Designated Reserve Fund - 2024 Reserve Study Pending	406,846.66
Trash Adv Pay/Surcharge Reserve - Emergency	45,000.00
TOTAL CONTINGENCIES AND RESERVES	451,846.66

Snow Removal Information

Snow Removal – Resident Responsibilities

Detailed information regarding resident snow removal responsibilities is available on the Douglas County website <https://www.douglas.co.us/road-work/snow-and-ice-removal/> for your use.

Pinery residents should be aware of the following:

- Any vehicles parked in the roadway, blocking access, will cause the snowplow not to clear that street.
- It is illegal to place any snow and ice from private property (e.g. driveway) onto the street or public right-of-way.

From the Douglas County Website:

Anyone who violates the snow removal policy is committing a class 2 petty offense and if convicted is punishable by a fine not to exceed \$50 per violation. This ordinance is enforced by the Douglas County Sheriff's Office.

Some Frequently Asked Questions Regarding Snow Removal

What if I have an emergency and my street isn't plowed?

If an emergency situation occurs, call **911**. Equipment will be diverted for emergencies **ONLY WHEN REQUESTED BY AN EMERGENCY SERVICE AGENCY OR THE DOUGLAS COUNTY SHERIFF'S DEPARTMENT**. The Sheriff's Department is in constant communication with PW Ops personnel during snow events so snow removal equipment can be detoured to assist emergency services.

Who is responsible for damaged mailboxes?

Mailboxes installed along roadways are at the risk of the owner. Mailboxes damaged from lack of owner maintenance, weight of snow from plowing, or vandalism is not the responsibility of the County. Postal regulations require residents to clean snow from in front of mailboxes to allow for mail delivery. Douglas County encourages the clustering of individual mailboxes to minimize potential damage during snowstorms and to increase efficiency of mail delivery. To learn more about mailbox clustering, please call 303.660.7480.

After the storm, the snowplow came through and pushed snow back into my driveway entrance.

Cleanup and widening operations often take place one to four days after the snowstorm, depending upon the severity of the storm and wind conditions. It is often necessary to widen roads to ensure that ice and snow melts from the pavement surface. Unfortunately, subsequent widening operations may push snow back onto sidewalks and driveways.

2024 PHA Candidates

Executive Board

Sonia Eyre (incumbent)

Sonia and her husband David fell in love with The Pinery the very first time their real estate agent brought them here! Soon after moving into their Pinery home in 1992, she became involved in the HOA, and in 1995 was elected to the PHA board. At that time, the PHA board was responsible for the tasks of today's CSC and the Executive Board. 5 of the 6 years on the board, she served as president, supporting the community and the day-to-day operations of the PHA. Additionally, during her time on the board, many land development changes were happening in areas surrounding the Pinery. She was able to put her Community/Urban Planning professional experience to good work on projects that impact our community. The Pinery was a wonderful place to raise their two kids! Once the kids were in school, Sonia focused her time and energy volunteering at our community schools as PTO president for 6 years, in addition to School Accountability Committees for 12 years. As the kids moved on to their next phase of life, Sonia's volunteer spirit brought her back to The Pinery

(Sonia Eyre cont'd)

HOA, serving on the CSC for 3 terms. She thinks it's safe to say that volunteering is a way of life for her and doesn't see that changing any time soon! She looks forward to continuing to serve The Pinery community as a member on the Executive Board!

Community Services Committee (CSC)

Lisa Nemmers (incumbent)

Lisa and her husband Gary have found a wonderful community in The Pinery, especially during a challenging time like the Covid shutdown in 2020. The unique homes, wildlife in the yard, and friendly neighbors contribute to making it a special place for them.

It's great to hear that Lisa's children have grown up to become successful adults, running their own businesses and starting families in nearby Elizabeth and Franktown. The close-knit family dynamic must be a source of joy and support for Lisa and Gary.

Lisa's 25-year career at Lockheed Martin and subsequent opportunities at Buckley AFB under Protocol showcase her dedication and adaptability in her professional life. It's also fantastic that she has taken an active role in the community by joining The Pinery

(Lisa Nemmers cont'd)

Homeowners' Association (PHA) and getting involved with the Community Services Committee (CSC) for the past two years.

The focus on learning about Fire Mitigation in The Pinery reflects the community's commitment to safety and proactive measures, especially considering the unique environment and potential wildfire risks in the area.

Overall, it seems like Lisa and Gary have not only found a beautiful place to live but have also become integral parts of their community through involvement and contribution.

Penelope Williams

Penelope and her husband, Ward moved from Mobile, Alabama in early 2013 following a wonderful job opportunity for Ward with Bobcat of the Rockies. She had never lived more than 45 minutes from where she was born in the Sunny South. Saying a whole new adventure lay ahead is putting it lightly! They rented a house in Centennial for the first year which allowed them to look around a bit in hopes of finding that great new place to call home. In early 2014 with only

(Penelope Williams cont'd)

one look that place became apparent. The house on Zebulon was the right fit to provide for all their needs but what sealed the deal in their minds and hearts was the views that could be seen from every window. The natural beauty of the landscape with its sprawling canopies of pines above gave back to them the sights and smells of their home in Alabama. They knew without a doubt they had found their new home.

Quickly she understands that The Pinery is not just... “a place to live” but rather “a way of life”.

Stopping as the deer cross slowly in front of the car with no fear in their eyes then they look back with a toss of their head as if to say, “thank you”. Watching from the balcony as a flock of turkey peacefully albeit loudly wander through the yard. Thinking maybe getting the mail can wait as she watches a deer and a rabbit lying just feet from each other in the front yard between her and the mailbox. All these things become somehow “common”.

Then she realizes... We are not allowing these beautiful creatures to live here... they belong here! We are just so very fortunate to be a part of such a wonderful experience.

She appreciates the opportunity to have served on the CSC from 2015-2021 and the Executive board for 3 years. Participating in the Garage Sale and Picnic has been such a great way to feel a part of The Pinery experience. Her position as Picnic Coordinator 2016 thru 2022 allowed her to meet so many wonderful Pinery residents who jumped in as volunteers willing to do whatever job necessary to make the picnic a success. Having great neighbors like these make The Pinery experience even more special. Serving on the CSC is not only a wonderful opportunity but even more importantly a way to help keep The Pinery such an amazing place to live. Penelope feels that being involved in decisions regarding upkeep of our

parks and coordination of events is a small way she can help ensure The Pinery will remain such a special place to live for all those who call it home. Currently Penelope is serving on the Fire Mitigation Committee a subcommittee of the CSC. The Fire Mitigation Committee is responsible for making sure the PHA fulfills the obligations to maintain our Firewise USA community status. More importantly, the Fire Mitigation committee works with South Metro Fire Rescue and Douglas County Fire Mitigation Team to help ensure Firewise education and Pinery property fire mitigation continues that will help make the Pinery safer for generations of residents to come.

Who is eligible to vote in the PHA Election?

If you are a member in good standing for the year 2024 you may vote. A member in good standing lives in Pinery [filings 1-8a](#) and has paid the 2024 \$33 membership fee in one of the following ways:

- directly
- as a Pinery trash customer or
- as a Pinery RV lot lessee



How do I vote?

You may cast your vote in the following way:

- Mail or deliver your completed and signed ballot to: PHA, 8170 Hillcrest Way, Parker, CO 80134 so that it is received no later than January 16, 2024. (See pages 7 and 8).



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.



Homeowner

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
of this newsletter.



Emergency Telephone Numbers

Utilities

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 Dist. (water & sewer)	24 Hour Line	303-841-2797
Utility Locator	Call before you dig!	811

Ambulance	24 Hour Line	911
Sheriff	Emergency only	911
	Administration	303-660-7505
Southmetro	Emergency Only	911
Fire Dept.	Administration	720-989-2000

Animals & Wildlife	
Douglas County Animal Welfare	303-660-7529
Colorado Division of Wildlife	303-291-7227

Directed Proxy Selections for the January 16, 2024 PHA Annual Meeting

I direct my/our proxy holder to vote as follows:

Community Services Committee (CSC) Candidates - Vote for the following candidates for the Community Services Committee (CSC) (please complete and/or mark up to four names):

- ☐ Penelope Williams
- ☐ Lisa Nemmers (incumbent)
- ☐ _____ (write in)
- ☐ _____ (write in)

Executive Board Candidates - Vote for the Executive Board Committee (please complete and/or mark up to two names):

- ☐ Sonia Eyre
- ☐ _____ (write in)
- ☐ _____ (write in)

2024 Budget - Vote on the proposed 2024 Budget:

- ☐ **Approve** the proposed 2024 Budget
- ☐ **Disapprove** the proposed 2024 Budget

General Proxy Authority for any other Items that may come before the Meeting

- ☐ I direct my proxy holder to vote in his/her discretion as to all other matters that may properly come before the meeting. (If you do not check this box, the proxy holder will only be able to vote on the items specified above.)

Following to be removed at the PHA Annual Meeting prior to election

I/We hereby appoint and grant my/our proxy to _____ (in the absence of a written name, your proxy will automatically be granted to the President of the Association), with full power of substitution for the annual meeting and any adjournments.

This proxy may be invalidated by written notice to the person presiding over the meeting prior to commencement of the annual meeting or by attendance at the meeting. This proxy is solicited on behalf of the Board of Directors.

Please Print Owner's Name

Please Print Owner's Name

Signature / Date

Signature / Date

Property Address: _____

One vote per household

2024 Ballot for Election of PHA Executive Board and Community Services Committee Members

Instructions: Please completely fill out the form on the reverse. Carefully remove this page. In order to preserve the secrecy of your selections, fold your ballot as indicated and seal/tape the secrecy sleeve and mailer as instructed and mail to the PHA at the address listed below or drop in the drop box outside the Pinery HOA office.

Fold down here first—tape at top to seal secrecy sleeve.

Fold down here second—tape to seal for mailing to PHA Office

The Pinery Homeowners' Association, Inc.
8170 Hillcrest Way
Parker, CO 80134

FireWise 2023 and Beyond

2023 proved to be quite a busy year for our FireWise Program! Our Pinery residents did a wonderful job of taking advantage of the Chipper Days Event, and the fire mitigation log expressed how hard you all worked this year!

We had 88 entries for the 2023 reporting season. This amounted to 1527 hours worked and \$36K+ logged as spent by our homeowners alone during their efforts. WOW!! You are all doing incredible work out there! You may be eligible to claim your expenses on your taxes using the guidelines from the "Income 65" form. We have put this on our Firewise Community page under the Resident Resources tab.

In the office and within the Fire Mitigation Committee, we were responsible for renewing the Risk Assessment for The Pinery HOA this year. This was the first time renewing this plan since the start of The Pinery's journey to becoming "FireWise" in 2016.

Thankfully, the original plan was pulled together and written by South Metro Fire Rescue's Einar Jensen, so it provided us with a lot of information to add and update to. Since the original plan was created, there have been many homes built and more street routes available to use in the event of an emergency evacuation. Detailed information regarding how much acreage the Pinery owns within our parks and open spaces, as well as all the work the CSC has contracted to be done in effort to mitigating these spaces have also been added into this new plan. It has opened our eyes to projects needing to be done over the next few years within the community. When this plan is finalized, it will be available to view on our website on the Firewise Community Page.

Suffice it to say, a lot of work has been done over the last several years, not only within our committees, but also within our community, from you, our neighbors! I want to express my gratitude to our small Fire Mitigation Committee for the enormous efforts put forth on this plan.

To wrap last year up and in bright hopes for the 2024 year, if you are interested in this type of data crunching, safety preparedness planning, and serving your community, please reach out to join the Fire Mitigation Committee.

4th Quarter Drawing winners: Jane P, Mark S, Elaine J. Congrats to you and thank you for keeping our community safe!

Respectfully submitted and truly appreciative of all of you.

Natalie Watkins

Fire Mitigation Coordinator

PHA/ARC Admin



FIREWISE USA®
Residents reducing wildfire risks

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 pick up, schedule with Apex Waste Connections for a small fee **303-841-7144**. See our website, **PHA@pinery.org** for more details.

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)

Additional Apex containers can be ordered through the PHA office at a cost of \$2 per month.

Contact the PHA office for the amount due—303-841-8572

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



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

COVENANT CORNER**The Pinery Architectural Review Committee****'Twas the Season**

We all enjoy the wonderful holiday lighting presented by our residents and appropriate for the season. With the holidays over, please be sure to take down your lights and yard decorations in a timely fashion. Winter holiday lighting still apparent on our residences in the warm spring and summer months lends the appearance of neglect. Take advantage of one of our many wonderful warm weekends to get this item off the to-do list!

**Anonymous Complaints**

The Architectural Review Committee is unable to address anonymous complaints. To file a complaint, please email ARC@pinery.org and provide your name, address and the address of concern. All complaints are held confidential.

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

**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 Board prior to use.

"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.






January 2024

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

February 2024

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

March 2024

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