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PHA 'Get The Shred Out' Event

Saturday, June 16, 2012

Mountain View Elementary School parking lot
8502 N. Pinery Parkway
9 a.m. to 12 noon

Free for:

- Current dues-paying PHA members
- Residents of Pinery South, Northwoods Glen and Misty Pines who participate in the Pinery trash program

Non PHA members will be asked to pay \$5 per box.

(If you are unsure of your membership status, call the office at 303-841-8572 and we will be glad to clarify it.)

Each household is welcome to bring up to 3 copy paper boxes or one trash bag full of confidential material: old bank statements, credit card offers, cancelled checks, old medical records, pay check stubs, and/or anything with your personal information. The items will be shredded on-site.

Unacceptable items: trash...pop cans...newspapers

Volunteers Needed – 4 to 6 people are needed for unloading boxes. (Depending on the number of volunteers, one hour shifts may be created.)

This is a great opportunity for High School Community Service hours!



**Please note the new Pinery
HOA email addresses:**

PHA@pinery.org

ARC@pinery.org

PHA General Meeting

May 9, 2012

Pinery Fire Station
Meeting Room

6:45 p.m. Newcomers' Meeting
7:30 p.m. Main Meeting

Agenda

ARC Election

*Refreshments Provided
Complimentary Child Care*



Annual Pinery Garage Sale

June 22 & 23
9 a.m. to 3 p.m.

Get on the map: To be included on this year's map, please complete the form below and drop it off or mail it to the PHA office, 8170 Hillcrest Way, **no later than Friday, June 15.** There will be a \$5.00 fee for non-PHA members. The number of residents on the map will be limited to 100 so get your name in early.

Pick up a map: Garage sale maps will be distributed to "shoppers" as they enter the Pinery June 22 and 23. **Maps will be distributed in three locations:**

- North Pinery Pkwy & Parker Rd.
- South Pinery Pkwy & Parker Rd.
- Sunridge Hollow & Betts Ranch Rd.

**Great Community Service
opportunity for
high school students.**

Yard signs: A *limited number* of **free directional signs** will be available to participants to help advertise your sale. Signs will be distributed on Wednesday, June 20th, behind the fire station from 5:30 to 7 p.m.!

Call the PHA office with questions: 303-841-8572.

Turn my 'Trash into Cash'! Please add my address to the Garage Sale Map!

Name _____

Address _____

Phone _____ Email _____

Non-PHA Member ☐ \$5.00 fee enclosed

If you have items in a particular category, please check below:

- | | | | | |
|--|---|---------------------------------|----------------------------------|---------------------------------|
| <input type="checkbox"/> appliances | <input type="checkbox"/> furniture | <input type="checkbox"/> dishes | <input type="checkbox"/> books | <input type="checkbox"/> plants |
| <input type="checkbox"/> kitchen utensils | <input type="checkbox"/> antiques/artwork | <input type="checkbox"/> toys | <input type="checkbox"/> clothes | |
| <input type="checkbox"/> sports/exercise Equipment | <input type="checkbox"/> other _____ | | | |

Please mark below the day(s) your sale will take place:

☐ Both June 22 & 23

☐ June 22nd only

☐ June 23rd only



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.





Ponderosa High School Proud, Productive, Proven

RUMORS AND TRUTHS

Often times within the Pinery and surrounding communities you hear rumors about Ponderosa High School. Here are the top four rumors and the **TRUTH** about each:

RUMOR: Ponderosa will be closing in 2-3 years.

TRUTH: The district has absolutely no plans to close Ponderosa High School. Closing Ponderosa would cause a series of issues, including severe overcrowding at both Legend and Chaparral, which are already busting at the seams.

RUMOR: Ponderosa has a drug and alcohol problem.

TRUTH: *Society* has a drug and alcohol problem. *Ponderosa actually has the second lowest drug and alcohol referral rate*

among all high schools in Douglas County.

RUMOR: Since Ponderosa is going 4A in most of their sports programs next year, their athletes will not receive as many scholarships as athletes involved in 5A sports programs.

TRUTH: The saying **“If you’re good, they will find you”**, applies to all athletes, regardless what classification they play in. Often times, the most heavily recruited athletes come from schools in the lower classifications.

RUMOR: Ponderosa’s class sizes are huge because they’ve lost so many teachers.

TRUTH: Since the opening of Legend High School in 2009, Ponderosa has lost approximately half of its student body and teachers. However, the teacher-student ratio is very similar to every other high school in Douglas County. *Every high school in Douglas County has bigger class sizes because of recent budget cuts.*

Article provided by Ponderosa High School Administration.

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.



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



PHA Board of Directors

Travis Dieringer
President

Peter Lund
Vice-President

Jerry Wiencek
Treasurer

Paul Brown
Director

Dave Fiack
Director

Cyndi Mumm
Director



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.

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	\$57.75	March	<input type="checkbox"/> July	\$57.75	September
<input type="checkbox"/> February	\$41.00	March	<input type="checkbox"/> August	\$41.00	September
<input type="checkbox"/> March	\$82.00	June	<input type="checkbox"/> September	\$82.00	December
<input type="checkbox"/> April	\$57.75	June	<input type="checkbox"/> October	\$57.75	December
<input type="checkbox"/> May	\$41.00	June	<input type="checkbox"/> November	\$41.00	December
<input type="checkbox"/> June	\$82.00	September	<input type="checkbox"/> December	\$82.00	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: _____

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.

Pinery Trash Program

Pinery Homeowners' Association Trash Program

For clarification, when a participant of the Pinery HOA Trash Program leaves the program, there must be notification to the PHA office so we can stop the trash service for that address and issue a refund if one is due. Without the notification, the refund will not be processed. Please call the office at 303-841-8572 if you have questions.



WM
WASTE MANAGEMENT
 Customer Service
 303-797-1600

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.

Pinery Homeowners' Association., Inc.
 8170 Hillcrest Way
 303-841-8572



Stage 2 Fire Restrictions Still in Place!

By order of Sheriff David A. Weaver, **Stage 2 Fire Restrictions** shall be in place until further Executive Order of the Sheriff or formal action by the Board of County Commissioners.

Prohibited Activities:

- Open burning of any kind.
- Use and sale of fireworks.
- Use of charcoal grills and fires in chimneys, other portable fireplaces or patio fire pits.
- Campfires at developed campgrounds or picnic areas.

Allowable Activities:

- Cooking on gas or liquid fueled stoves or grills.

Violation of these fire restrictions is a Class-2 Petty Offense, punishable by up to a \$600.00 fine and a \$22.00 surcharge.

Home Addition Deposit Forfeiture

For home additions approved by the Architectural Review Committee, a \$100 deposit is held until an inspection of the property, requested by the homeowner upon completion, is completed satisfactorily. The ***Pinery Residential Property Addition Application*** states the following: *It is the owner's obligation to apply for refund. Failure to do so will result in forfeiture of the compliance fee.* Please note that these deposits will be considered forfeit if the homeowner has not requested a refund or an extension within three (3) years of approval of the addition. The ***Pinery Residential Property Addition Application*** is being revised to clarify this procedure effective June 1, 2012.



COVENANT CORNER

The Pinery Architectural Review Committee



Architectural Review Committee – Candidates for May 9, 2012 Election

Six (6) candidates have come forward and provided the following information for the ARC election. Four (4) positions are up for election. Please plan to attend the General Meeting, beginning at 7:30 p.m. on Wednesday, May 9 in the lower level of the Pinery Fire station to participate in the election. In the event that you are unable to attend, please complete the proxy form included in this newsletter and mail or drop it off at the PHA office prior to the meeting. Make sure your vote counts!

Anne Grove: I was a licensed Realtor in Colorado for 20 years. Now retired, I enjoy doing home and yard improvement projects. I do most of the design and installation work on these projects myself. Previously, I was partners with a restoration/rehab contractor for many years. I did “fix ‘n flips” as well as bids and design work for a wide variety of interior and exterior home improvements, repairs, additions, etc.

As a Pinery resident for the past 6.5 years, I have enjoyed the benefits of living in this unincorporated, covenant controlled community. I would welcome the opportunity to give back to our community by serving on the Pinery ARC committee.

Nicola Lund - Incumbent: has a Master’s Degree in Architecture and about 6 years of work experience. She has worked for firms in New York, Washington DC, Virginia, Colorado and Mumbai (India). Work she has completed has ranged from single family houses to multi-storey residential and commercial projects.

Early in 2010, Nicola and her husband bought a house in the Pinery after rejecting houses in other neighborhoods with development standards of most “beige suburbia”. As they drove around the Pinery they could almost guess some of the covenants that were in place here. They loved the mature trees, unique house designs, wide setbacks, natural materials (brick, stone, stucco, and wood), earthy colors and the fact that RVs were not apparent in the neighborhood. She was sure that there must be a committee in place that supports these standards. Nicola is eager to continue to participate in maintaining this beautiful neighborhood.

Brent Marsh – Incumbent: is retired from the Air Force Reserve after 23 years. He has worked civil service for over 20 years, working on military aircraft and managing a structural repair shop for 3 of those years. Brent is currently a stay at home dad with 3 young children ages 5,

8 and 10. In his free time he enjoys working on his classic car and renovating their home. This is his second home renovation.

Brent would like to continue serving on the Architectural Review Committee to contribute to this beautiful community. Brent and his family go for walks throughout the neighborhood and are amazed at all of the different styles of homes and landscaping designs. After moving four times in the last 22 years they are happy to have finally found a place that makes them feel at home.

Robert Nevens: Next year marks my 20th anniversary of living in the Pinery, and I feel its time to give something back to the place that has given so much to me. I moved into the Pinery as a first grader at Mountain View Elementary, and now reside here as a homeowner with my wife Kelsey. With a BA in Marketing and an MBA in Management, my background is primarily in sales and marketing, but I also have skills in finance, accounting, human resources, as well as information technology. I think the Pinery is a great place to live, and I want to do my part to make sure that it continues to be in the future.

(ARC candidates, cont'd)

John Quade: My wife and I constructed our residence in the Pinery and have lived here for 28 years. I have worked in both residential and commercial construction for over 35 years.

Two issues have caused me to run for the ARC. First, in all the time I have lived in the Pinery and when talking to my neighbors, I have not found anyone who had dealings with the ARC that felt that they were treated fairly and it was a good experience. The covenants as written were not followed. Changes and rulings were made in an arbitrary and capricious manner. I think modifications need to be made. And possibly do away with the restrictive covenants and live with county zoning and building department rules.

The second reason is the overpopulation of deer is destroying native vegetation and landscapes in the Pinery. This devastation is lowering the property values in the Pinery. Homeowners should be allowed to use appropriate measure to protect their trees and landscape.

Joel Schneyer: has lived in the Pinery since 1996 and is an investment banker with Denver based Headwaters MB. He has a MS in Mineral Economics from Colorado School of Mines and a MA in Geology from University of Texas at Austin. He also has been certified by the Institute of Corporate Directors and currently

serves on the boards of three public companies on the Toronto Stock Exchange. Joel is a co-founder and current treasurer of the non-profit Dolphin Aquatics Inc. which runs the Stroh-Ranch Dolphins summer swim team (175 swimmers) in the Mountain Hi Swim League and the Colorado Gold Rox (15-I team) in the RMR Volleyball League. He is past president and treasurer of the Mountain Hi Swim League (3500 swimmers — 24 teams).

Joel enjoys living in the Pinery and believes the Pinery Architectural Review Committee has strayed from its roots. Our Architectural Standards have become a defacto method to short cut the Protective Covenants amendment process. But just because you can doesn't mean you should. Or that it is right. There is nothing in any set of recorded Protective Covenants that gives a board (by any vote), the right to circumvent the amendment provisions in the Protective Covenants. If the Protective Covenants require 75% of owners to amend, then ARC board members cannot draft two paragraphs of the Architectural Standards to conform to their vision of the Pinery. The law and the documents don't allow the will of seven to trump approval of the required percentage of Homeowners to make a Protective Covenants change.

The role of the ARC should be to enforce covenants in a fair and level manner and propose reasonable amendments to the covenants

as written, after polling residents to see if amendments are required with the changing times. The Architectural Standards (January 1, 2011) cannot be and should not be more restrictive than the Protective Covenants. I believe that we need to fix the problem. I will listen: please elect me to serve you on the Architectural Review Committee.

Note from the PHA: Pinery Covenants direct the Architectural Committee to develop standards for reviewing submissions. These Standards have been developed to assist residents in preparing plans for review and to increase awareness of covenant requirements for specific items so that projects are covenant compliant upon completion. Architectural Standards and Covenants are available in our office and on our website: www.pinery.org

Anonymous Complaints

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





PINERY PICNIC, ART SHOW AND FISHING DERBY SPONSORSHIP OPPORTUNITIES



\$500 QUAKING ASPEN SPONSORSHIP

- Business Name posted on Sponsors Board at event
- Complimentary Lunch for two at event
- Sign with Business Name posted at the event
- Quarter Page ad in the September Pinery newsletter



\$250 LARK BUNTING SPONSORSHIP

- Business Name posted on Sponsors Board at event
- Sign with Business Name posted at event
- Business Card ad in the September Pinery newsletter



\$100 ROCKY MOUNTAIN COLUMBINE SPONSORSHIP

- Business Name posted on Sponsors Board at event
- Business Card ad in The Pinery newsletter



\$50 BLUEGILL SUNFISH SPONSORSHIP

- Business Name posted on Sponsors Board at event
- Business Name Acknowledgement in The Pinery newsletter

Pinery Event Sponsorship Form

Would you like to sponsor the Pinery Picnic, Art Show and Fishing Derby coming August 11th? If so, select an option from the sponsorship list and complete the form below.

Business Name: _____ Contact Name: _____

Address: _____ City/State/Zip: _____

Phone: _____ Email: _____

Sponsorship Level: _____ Sponsorship \$: _____

Please return this form along with your payment to the PHA office, 8170 N. Hillcrest Way, Parker, CO 80134 by July 18th. You may call 303-841-8572 with questions.

Douglas County Household Chemical Roundups

9 a.m.—3 p.m.

Open to residents of Douglas County

Acceptable Items: House and garden chemicals, Automotive fluids, Fluorescent light bulbs and CFLs, Fuels, Propane tanks (1-20 lbs.), Vehicle and household batteries, Items containing mercury, Car and pickup truck tires, off rim, Oil-based paint and paint products.

Unacceptable Items: Business and commercial wastes, Radioactive waste, Electronic waste (Computers, TVs, etc), Explosive waste, Smoke detectors, Waste containing asbestos, Compressed gasses other than propane, Tractor tires, Scrap metal, Medical waste

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

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

Paint: Although leftover latex paint will be accepted at the Roundups, water-based latex paint can be safely and legally disposed of in regular household garbage if it is completely dried out. Mixing the paint with kitty litter, sand, dirt or concrete-mix will help speed the drying process. Leave the lids off of all paint cans so that waste haulers can see that the paint can is empty or that the paint is completely dry.

For more information, call:
303-846-6249

**Saturday
June 16, 2012**

Parker Joint Services Center
17801 E. Plaza Drive

**Saturday
August 11, 2012**

Highlands Ranch
Shea Stadium
3270 Redstone Park Circle

**Saturday
September 15**

Castle Rock
Town of Castle Rock utilities
175 Kellogg Court

"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.

Pinery Art Show

11th Annual
Saturday, August 11, 2012
10am – 4pm at Lakeshore Park



The Pinery Homeowners' Association is proud to announce our 11th **Annual Art Show**. The Pinery wishes to attract as many people as possible to the show to see the beautiful artwork and have a day of fun. The show will be held in conjunction with the Pinery Picnic and Fishing Derby again this year. Great art, fun entertainers and music, professional face painters and balloon artists will surely amuse the young and our inner child at heart!

Mark your calendars today for August 11! Participate by displaying and selling to art admirers that come from all over the area. The Art Show entry fee is \$35 for Pinery resident artists and \$70 for non-resident artists, which covers all your needs and a delicious lunch too! Every year we continue to grow in artists and attendees! Come join us for a fun day!

Artist Selection: We may be located in the Pinery Community, however, we **INVITE** artists from all areas to participate. We are looking for **Fine Artwork** and **Fine Crafts** (new for 2012) including, but not limited to: oil painting, acrylic painting, watercolor painting, drawings of various media, mixed media, photography, pottery, sculpture, glassware and custom gold & silver jewelry.

Pre-Selection of artists will be determined by July 15, 2012.

Artists are asked to submit by providing 2-3 digital pictures or a web site, indicative of your artwork. Please email your entries along with a description of your art, your name and phone number, as soon as possible to: **Cyndi.Mumm@comcast.net**. You will be notified of acceptance within two weeks of receipt along with a registration form. Once you receive your acceptance email, you will then send in your registration and entry fee. We look forward to having you in our show and meeting you!

Young Artist Selection: There will be two Young Artist categories, one for up to 12 years old and one for 13-18 years old. There is no fee for Young Artists, but you must send in a registration form to the PHA so that we may allocate space for you in the show. Young artists will need to sign up and pay for the Picnic lunch that will be available onsite.

What is Provided? Everything you need! All an artist need to do is show up with your artwork! The PHA will provide a large framed tent covering and one delicious lunch and beverage for all paid artists. **Hanging art** will be provided a grid wall measuring 6' W x 6' H x 2' ends (10 ft total of display area), a chair, and a choice of a tall 24" round or 18" x 6' rectangular table. **Fine crafters** will be provided an 8'x30" table and a chair.

Be involved in the Community and Volunteer your time! Join in and be part of a fun day while you enjoy the great art, entertainment, lunch and laughs. We **WELCOME** individuals and businesses to sponsor with monetary donations for prizes, tents, games and face painters! *Community Service hours will be awarded to those who bring their forms.* If you would like to **volunteer to help** with the Pinery Art Show setup, please call the PHA office at 303-841-8572 or Cyndi Mumm at 303-805-4664.

11th Pinery Art Show Entry Form

August 11, 2012



Artist name _____ Phone _____

Address _____ Email _____

_____ Website _____

Fine Arts Category (hanging) _____ **Fine Crafts Category (table)** _____

Primary Media _____

____ Pinery Resident Artist Fee: \$35 ____ Non-Resident: \$70 Amount Recv'd _____

Artist paid fees includes: the provision of tent covering and one lunch. Includes grid walls mounting hooks, chair and table for hanging art; an 8' table and chair for fine crafts.

Hanging Artists: Specify table choice ____ Tall 24" round or ____ 18" x 6' rectangular

Young Artist Category: \$0 (No fee) Specify Age ____ Media _____ # of Pieces ____

Additional lunches \$10 each—indicate qty _____ (include payment with artist fee)

**Return this entry form and fee to the PHA office,
8170 Hillcrest Way, Parker, CO 80134, by August 1, 2012.**

Liability Waiver: The artist accepts all liability for damage or loss of artwork; insurance is the responsibility of the artist.

Sales: Each artist will be responsible for handling his/her own sales tax for your license to the State of Colorado. If you do not have a current sales tax license, Douglas County requires each artist to obtain a special event sales tax license for this event. The Pinery HOA is not responsible for dishonored payments or the provision of an Event Permit.

Signature to accept terms _____

Under 18 Parent Signature _____



*Plan to join the fun
August 11, 2012 at the
Pinery Picnic,
Art Show and
Kids' Fishing Derby!!*





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 the newsletter.

Emergency Telephone Numbers

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

Utilities

IREA (Electricity)	24 Hour Line	303-688-3100
Xcel Energy (Gas)	24 Hour Line	303-623-1234
(North Pinery area)		
Black Hills Energy	24 Hour Line	800-694-8989
(Gas South Pinery Area)		
Pinery Water Dist.	24 Hour Line	303-841-2797
(water & sewer)		

Utility Locator Call before you dig! 1-800-922-1987

Animals & Wildlife

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



Enger Architecture

Award Winning Residential Design

- new construction, remodel, addition, historical -

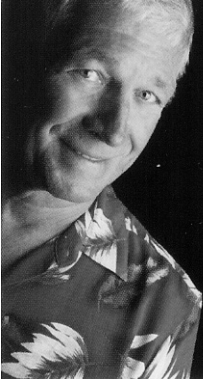
Greg Enger, Architect



7581 E. Windwood Way
Parker, CO 80134
Phone: 720-851-8851

www.engerarchitecture.com

- PINERY RESIDENT SINCE 1999
- COLORADO LICENSED ARCHITECT
- OVER 30 YEARS EXPERIENCE



Pinery Resident
since 1992

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Don Reschke
Broker Associate

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Direct: 720.283.5881
Fax: 303.740.8328
DonReschke@aol.com

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Joe 303 396 2732

REVERSE MORTGAGES

Get the Facts.
Then Decide.



NMLS #234205
Company NMLS # 167443
Colorado License #100022206

Call Steve Watson, CPA
Approval First Home Loans, Inc.
303-898-6454

DORA Web Site: <http://www.dora.state.co.us/real-estate/mortgagebrokerregistration.htm>

20+ YEARS OF EXPERIENCE IN THE PINERY, TO HELP YOU SAVE IN GETTING YOUR HOME SOLD!!

DENVER METRO REAL ESTATE MARKET IS CHANGING VERY QUICKLY

	<u>Douglas County Homes</u>	<u>Pinery/Pradera/Timbers Area</u>
Active Homes For Sale: 7,788	Active: 1,339	Active: 99
Under Contract Homes: 5,782	Under Contract: 592	Under Contract: 33
SOLDS: Past 12 months: 32,391	SOLDS: Past 12 months: 3,446	SOLDS: Past 12 months: 274
Past 6 months: 13,952	Past 6 months: 1,538	Past 6 months: 124
Past 3 months: 6,692	Past 3 months: 740	Past 3 months: 65

Unlike the picture the Media likes to present, the Denver Metro area has almost as many homes Under Contract (5,792) as are currently Available (7,788). This Low Supply is creating a shortage and imbalance in the "Supply & Demand" and all home prices are expected to rise. Interest rates remain low but are also expected to rise. If you would like the specific data on your home, as well as a Free Market Analysis, feel free to give me a call.
- Free Appraisal to Buyers! -

Above data from Denver Metrolist 4/9/2012*

“Service & Experience Make The Difference”
Your Business & Referrals Are Greatly Appreciated!

4 - Ten acre lots w/ incredible views of Pikes Peak & Front Range Mtns - Starting at \$110,000 with owner carry finance. Located in 800 acre, gated community south of Franktown. Stocked fishing pond, 9 miles of riding trails and 100 acre dedicated wildlife area. Great \$ savings package deal - \$420,000 for all 4 ten acre lots. Call Bob Today!

Robert G. Lembke, J.D.
303-829-6181
rglembke@aol.com
www.boblembkehomes.com

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May 2012

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

June 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 Pinery Trash Pickup	5	6	7	8	9
10	11 Pinery Trash Pickup & Recycle  Newsletter Deadline	12 ARC Meeting 6:30 p.m. 	13	14	15	16 Get the Shred Out 9 a.m. to noon
17	18 Pinery Trash Pickup	19	20	21 CSC Meeting 6:30 p.m.	Pinery Garage Sale	
24	25 Pinery Trash Pickup & Recycle 	26	27 PHA Executive Board Meeting 6:30 p.m.	28	29	30

July 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Pinery Trash Pickup	3	4 4th of July (office closed)	5	6	7
8	9 Pinery Trash Pickup & Recycle 	10 ARC Meeting 6:30 p.m. 	11	12	13	14
15	16 Pinery Trash Pickup	17	18	19 CSC Meeting 6:30 p.m.	20	21
22	23 Pinery Trash Pickup & Recycle 	24	25	26	27	28
29	30 Pinery Trash Pickup	31				

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