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Architectural Review Committee Election

The 2013 ARC Election will be held during the May 8, 2013 General Meeting. The election will be held to fill three two-year terms which will be completed May 2013. Members elected will serve beginning with the May 14, 2013 ARC meeting.

Once the committee is in place, in addition to electing ARC officers, two members are appointed by the committee to represent the ARC on the PHA Executive Board. Please be aware that, if elected, you may be asked to serve in this capacity as well.

The committee meets on the second Tuesday of each month; special meetings are scheduled as needed. Each committee member is assigned responsibilities requiring four or more hours to complete during the month outside the meeting.

Information for candidates is needed **no later than April 5, 2013** for publication in the May 2013 newsletter. Please call 303-841-5305 or contact ARC@pinery.org for information. *Please consider this important opportunity to serve your community.*



Yearly Trash Payment Discount Offered Again This Year

The PHA is offering the same great Trash Program discount of \$20.00 if members pay a year in advance. If you were a yearly trash member last year, you will have received an invoice at the end of February with the discount applied. If you want to stop your yearly payment, you can go back to quarterly payments just by paying \$57.75.

If you are a quarterly trash member, you may have noticed the discount mentioned on the 2nd Quarter invoice the end of February. If you decide to pay for the year, the total is \$211.00 with the discount. Just send in the \$211.00 for receipt no later than March 13th.

Please insure you include any outstanding payments as indicated on your bill.

Pinery Trash Payments

for the 2nd quarter
of 2013

(Apr., May, June)
will be due

March 13, 2013

*(This includes quarterly and
March only yearly customers.)*

COVENANT CORNER

The Pinery Architectural Review Committee



Pinery Protective Covenants – Signage Related to Community Issues

Pinery Protective Covenants allow **only** signage present for the purpose of selling or renting the property. In this case, one sign per property is allowed.

State statute has over-ridden this restriction with regard to election signage, stipulating that covenants can be no more restrictive than County regulations.

Many Pinery HOA owners have posted long-term, signage on their property protesting a possible density increase for an adjacent community. You may be unaware that this signage is in violation of Pinery Protective Covenants.

In addition to the Covenant violation, consider the impact that this signage has on your neighborhood. We understand that residents with the signage posted are concerned about potential impact to Pinery quality of life; however, the signage is having an impact on that very quality. *Think of how this might impact you if you were trying to sell your house.*

Please be considerate of your neighbors and remove this signage.

The Pinery Architectural Review Committee

Covenants and Chickens or Livestock

The Pinery HOA continues to receive inquiries regarding the possibility of keeping chickens at Pinery properties.

Consistently through all filings in the Pinery, the raising, keeping or breeding of “animals, livestock or poultry of any kind” is prohibited by Pinery Protective Covenants.

The only animals allowed to be kept are dogs, cats or other household pets; which may be kept, so long as they are not “kept, bred or maintained for any commercial purpose.” Covenants go on to say that any such animals shall be kept pursuant to County ordinances. Douglas County therefore enforces the leash law and other issues arising from keeping pets.

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 written approval of the PHA Board prior to use.



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.



Pinery Trash Program

Trash Program Start / Re-Start Deadline

For residents who wish to start the Pinery HOA Trash program, application and payment must reach our office ***no later than 1 p.m. on the Thursday prior to the desired Monday*** service day. In addition to those starting the program for the first time, this applies to those re-starting from vacation or any other prior termination of service.

Pinery Trash Payments

for the 2nd quarter
of 2013
(Apr., May, June)
and March Yearly
will be due

March 13, 2013

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



Customer Service
303-797-1600

Lost a Small Spare Tire?

In late January, a small spare (donut) tire on the rim was found in the Bingham Lake area. The concern is that it might have fallen off a vehicle without the owner's awareness. If you find you are missing your spare, call the PHA office, 303-841-8572.



2013 Pinery ACH Trash Payment Schedule

If you are using the Pinery automatic pay system (ACH) to make trash payments, see the payment schedule below.

\$57.75 will be paid out of your bank
account on the following dates:

2013

March 13
June 12
September 11
December 11

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

The Pinery Architectural Review Committee in 2012

2012 has been a busy year for the Pinery Architectural Review Committee! Many changes to Pinery properties have occurred as a result of the June 6, 2012 hailstorm. The ARC has enjoyed working with residents through this process and is very appreciative of resident's consideration when workload has led to delays.

The ARC is comprised of seven members who are elected for alternate two-year terms. Election for three or four positions is held during the May PHA General meeting. **The ARC meets the second Tuesday of every month** (unless otherwise announced via this newsletter) at 6:30 p.m. in the Community Room of the Pinery Fire Station. The ARC has covenant enforcement responsibility for Pinery Filings 1 through 8A (including Pinery Estates) and Fairway Ridge, almost 1900 properties.

The committee serves without compensation. ARC office hours are Tuesday through Thursday 8 a.m. to 3 p.m. The office is also staffed on Fridays prior to ARC meetings.

In an effort to address homeowner issues as quickly as possible at meetings, homeowner submittals received by noon on Friday prior to the meetings are reviewed from 6:30 to 7:30 p.m. Review of any new construction submittals begin at 7:30 p.m. or when homeowner reviews are concluded. Submittals received after noon on the Friday are heard after other issues are discussed at the meeting.

Following is a summary of 2012 activity by the Architectural Review Committee.

Homeowner Submittals Approved:

Deck/Hot Tub/Patio	45
Driveway Changes & Additions	1
Exterior Color	156
Fencing/Kennels	21
Home Additions (including garages)	8
Landscaping Changes	23

Misc. (e.g. air conditioner, post lights, etc.)	17
Roof Replacement (new material or color)	372
Play Equipment / Pools	2
Sheds	17
Siding Change	29
Window Replacement / Changes	14

Submittals Denied 17

New Home Plans Reviewed and Approved: 0

Violations Acted on:

Parking Issues	26
Trash Containers Stored in View	5
Unapproved Exterior Modifications	14
Dead Trees/Yard Maintenance	11
Exterior Debris	17
House Maintenance	8
Other (Bus. Use, Nuisance, etc.)	9

Covenant Violation Notices Filed with Douglas County Clerk and Recorder 1

Compliance Notices Filed for Previously Filed Violation Notices 3

The number of foreclosures within the Pinery appears to be declining. The committee strives to identify and work with responsible parties to minimize resulting detriments to the neighborhood as possible.

As we approach the busy, warmer months of 2013, we want to thank Pinery residents for the pride they express in their community through compliance with Covenants, intended to maintain the unique qualities that led us all to select the Pinery for our home. If you have questions, please contact the ARC office at 303-841-5305 or ARC@pinery.org or feel free to attend any of our open meetings. We welcome your interest.



Litter and *The Pinery* Environment



Each day, I take a walk in the Open Space, onto North Pinery Parkway, and back to my home.

Each day, I'm reminded that I'm so lucky to live in such a wild and wonderful environment where I'm surrounded by magnificent views, open prairie land, trees, plants, an incredible variety of birds, and animals of all shapes and sizes.

Each day on my walk I fill a King Soopers plastic bag with litter, trying my best to keep The Pinery at its best.

Today's plastic bag collection was by far the biggest hoard yet.

The hoard included: Broken beer bottles, vodka, gin and whiskey plastic bottles, three squashed coke cans, four cigarette packets, a cardboard box, several plastic wrappers, a female undergarment, and three unmentionable items.

Common sense tells me that litter is not only an eyesore. Litter also harms The Pinery environment, damaging where many live, work, and play.

Deer and birds choke and die when they swallow plastic. Small mammals starve and die when they become trapped inside glass bottles. Dogs cut their feet when they run over broken glass. Litter, too, is a breeding ground for bacteria that impacts our health.

So, my question: Can you help keep The Pinery litter under control?

Can you take a bag with you the next time you go for a walk, and pick up the junk you see lying at your feet?

Can you help maintain The Pinery's natural beauty?
Please?

A Pinery Litter Picker!



Pinery Timbers Update

The owners of the Timbers are not pursuing a PD amendment at this time. The current program for the Timbers is to follow the current Pinery PD zoning documents to obtain approval for 51 new home sites. The process will include a combined preliminary and final plat using the current zoning criteria, approved sketch plans, and the Douglas County subdivision regulations. No zoning amendment would be required or requested.

The Timbers team recently met with the Douglas County staff in a pre-application meeting to discuss the intent and scope of a phase I preliminary/final plat. We are planning to start the preparation of the design and submittal documents in March. The submittal for the preliminary/final plat is tentatively scheduled for May. The process is expected to take between 6 and 9 months and requires public meetings before the Douglas County Planning

Commission and Board of County Commissioners. If the phase I project proceeds to construction, the first homes could be available in mid to late 2014.

We will continue to share information and listen to the neighborhood residents during the preparation and refinement of the design documents. We look forward to talking with the community about our detailed plans and schedule as information is available.

David Brehm, Plan West

Understanding the Development Process in Douglas County

Communities do not just happen. Choices concerning the development of communities should reflect widely held community values that consider citizen health, safety, conservation of resources, efficiency, beauty and equity. The vision of the County's citizens is embodied in the Comprehensive Master Plan (CMP), the keystone to the County's growth management program. The Planning Division facilitates implementation of the CMP through review of land use applications, which are presented to the Board of County Commissioners as the decision-making body. The vision of the CMP is further expressed in policy and regulatory documents, including the Parks & Trails Plan, Transportation Plan, and Subdivision and Zoning Resolutions.

Planning staff evaluates land-use proposals for conformance with the regulations and CMP goals and policies. In addition, administrative support is provided to the Planning Commission and the Board of Adjustment. The health, safety, convenience, aesthetics and welfare of the present and future residents of Douglas County are assured through the regulations, prohibitions and procedures described within the Zoning Resolution Document.

The intent of the process is to examine the feasibility of a subdivision of land including review of the schematic design, ability to obtain water and sanitation, location of geologic hazards, identification of environmentally sensitive areas and wildlife habitat areas, source of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, and conformance with the Douglas County Master Plan.

From Douglas County/Planning website

Currently the proposed 21st amendment of The Pinery PD, is at the ***Pre-submittal*** stage. No land-use application has been submitted to Douglas County. This planning stage is the informal part of the process, used to gather information, including but not limited to: outreach to surrounding communities, identify all utility capacities, infrastructure capacities, traffic studies and the like.

Based on the findings of the pre-submittal stage, the developer may proceed to the formal stage of the land-use application planning process. As neighboring homeowners' associations of The Timbers, we are only one of the many referral agencies that provide comments back to the county planning department. Other agencies that provide feedback include DC Sheriff, DC School District, Pinery Water and Waste Water, South Metro Fire District (includes Life-Safety – First Responders), gas, phone, cable, power. Meetings with adjacent property owners are also included in the referral process. The developer is required to address all official comments. Project revisions/refinement are ongoing throughout the entire process. Public hearings happen once the project meets all the zoning/planning requirements of Douglas County.

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—303-623-1234

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

1-800-922-1987

Call before you dig!

2013 Pinery Events Save the Dates!



Pinery Garage Sale

June 7 & 8



Pinery Picnic, Art Show & Kids' Fishing Derby

July 27

SAVE THE DATE!

12TH PINERY ART SHOW

SATURDAY, JULY 27, 2013

Let's have a great showing of Pinery Residents this year!

*Get those pictures taken and framed,
paint and create your favorite medium.*

PLAN TO SHARE AND DISPLAY YOUR ARTWORK THIS YEAR!!

REMEMBER! KIDS AND TEENS UP TO 18 yrs old!

We want to see your artwork.

Be sure to sign up as it's free for you!

Plan to Volunteer so you can get

Community Service hours towards graduation.

***** Invite your fellow artists as we will be accepting artists
with fine arts and fine crafts this year. *****

*We plan to make this an even bigger show
to attract more art lovers.*

More details in the next newsletter.

For more information,

Email: cyndi.mumm@comcast.net or call 303-805-4664

or email HOA office: pha@pinery.org

or call - 303-841-8572

*The Pinery Art Show will be held in conjunction with the
Annual Picnic and Fishing Derby!*

**REMEMBER TO PUT THIS DATE ON YOUR
CALENDAR AND VOLUNTEER!!!**

PHA Community Meeting

A Pinery community meeting is being scheduled by the PHA Executive Board regarding the Timbers development issue. Watch the website (pinery.org) and the information signs for details.

Ponderosa High School Theatre Presents:



Ponderosa High School Theatre Presents

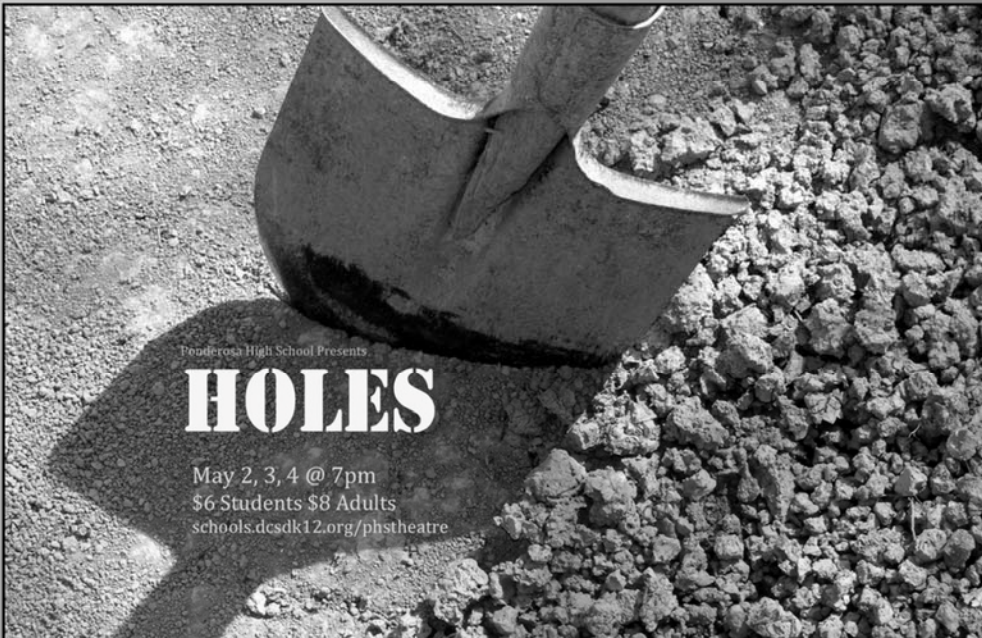
SINGIN' IN THE RAIN

March 1, 2, 7, 8, 9 at 7pm
Matinee March 2 at 2pm
Adults \$10 Students \$7
schools.dcsdk12.org/phstheatre

Based on the classic Metro-Goldwyn-Mayer film, by special arrangement with Warner Bros. Theatre Ventures, Inc. SINGIN' IN THE RAIN is presented through special arrangement with Music Theatre International (MTI). All authorized performance materials are also supplied by MTI. 421 West 54th Street, New York, NY 10019 Phone: 212-541-4684 Fax: 212-397-4684 www.mtishows.com

M
A
R
C
H

M
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Y



Ponderosa High School Presents

HOLES

May 2, 3, 4 @ 7pm
\$6 Students \$8 Adults
schools.dcsdk12.org/phstheatre



Homeowner

2013 Information for Advertisers

When is "The Pinery Homeowner" published? It is published six times yearly: the first week of January, March, May, July, September, and November.

Who receives the newsletter? Distribution covers bulk mail to the six routes that serve the Pinery neighborhoods east of Parker Road. Total distribution is approximately 2,500 copies.

How do I submit an ad?

- Submit ads and payment to the PHA office on or before the advertising deadline. The deadline is noted in the Community Calendar section of the prior Newsletter.
- Submit ad digitally on computer disk or as an email attachment (See email address below).
- Submit ad in **at least 300 dpi**. (pdf, jpg and tif work well.)

Ad is to be sized and configured as described below.

Can I get a discount? A 10% discount is applied to ads placed for six issues or one calendar year.

Newsletter Ad Specifications			PHA Members in good standing*	Non- PHA Members
Business Card	3.5" wide by 2" high	Horizontally configured	\$40	\$70
Quarter Page	3.5" wide by 4.25" high	Vertically configured	\$70	\$100
Half Page	7.25" wide by 4.25" high	Horizontally configured	\$110	\$220
Half Page**	(on Back Cover)	Horizontally configured	\$225	\$400
Full Page	7" wide by 8.25" high	Vertically configured	\$220	\$380
Classified Ads	(approx. 35 characters/line)		\$3/line	N/A
Directory Page	<i>(This is a two-line ad with your business name, phone number, address, email, and web site listed by category.)</i>		\$5	\$10

***Am I a PHA member in good standing?** You are, if you reside in Pinery filings 1-8a and have paid the \$30 membership fee in one of the following ways: directly; as a Pinery trash member; or as a Pinery RV Lot lessee. Residents in filing 8b (Pinery South), Northwoods Glen (filing 11) and Misty Pines who participate in the Pinery trash program are also eligible for PHA member rates.

The "Pinery Homeowner" is published as a communications service for our residents. The PHA is not liable in the event of errors or omissions in advertising or articles contained therein. The PHA reserves the right to accept, reject or request modifications to ads submitted and does not endorse products or advertisers.

Please direct any questions to **303-841-8572** between 8:00 a.m. and 3:00 p.m. Monday through Friday.

Advertisements and payments should be sent to: **The Pinery Homeowners' Association, Inc.**
8170 Hillcrest Way, Parker, CO 80134
 or
PHA@pinery.org

DOUGLAS COUNTY SHERIFF'S OFFICE

The right seat. The right size. The right way.

FREE CHILD CAR SEAT INSPECTIONS

A MOMS event
Mothers Of Multiples

MARCH 9, 2013
8:00am-2:00pm



Get your children's car seats inspected by
Douglas County Sheriff's Deputies--for FREE!
Members of the Traffic Team will inspect your safety seats
and teach you about the right fit, the right size and the right
seat for your kids. No appointment needed!

Learn about:

- RECALLS & EXPIRATION DATES
- THE RIGHT SEAT AT THE RIGHT TIME
- HOW TO PROPERLY INSTALL SAFETY SEATS
- HOW TO PLACE KIDS IN CAR SEATS
- WHAT YOUR CHILDREN SHOULD WEAR
- AND MORE!!!



Did you know?

- In the US, car crashes kill more kids, ages 1-12, than anything else?
- The best way to keep your child safe is to put them in age and size appropriate car and booster seats and use them correctly.

PARENTS - PLEASE BRING

- Owner's manual for vehicle
- Owner's manual for car seat



where:

Douglas County Events Center
500 Fairgrounds Drive
Castle Rock, CO 80104

For questions: Melissa Putland
720.837.2038

momssalemarketing@gmail.com



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	\$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.



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.







Homeowner

**May 2013
Newsletter Deadline
April 8, 2013**


March 2013

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

April 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Pinery Trash Pickup & Recycle 	2	3 Security Coalition Meeting	4	5	6
7	8 Pinery Trash Pickup Newsletter Deadline	9 ARC Meeting 6:30 p.m. 	10	11	12	13
14	15 Pinery Trash Pickup & Recycle 	16	17	18 CSC Meeting 6:30 p.m.	19	20
21	22 Pinery Trash Pickup	23	24 PHA Executive Board Meeting 6:30 p.m.	25	26	27
28	29 Pinery Trash Pickup & Recycle 	30				

May 2013

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