



Architectural Review Committee Election

The 2019 ARC Election will be held during the May 8, 2019 General Meeting. The election will be held to fill three two-year terms which will be completed May 2021. Members elected will serve beginning with the June 13, 2019 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 8** for publication in the May 2018 newsletter. Please call 303-841-5305 or contact ARC@pinery.org for information.

Please consider this important opportunity to serve your community.

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2019 Pinery Events **Save the Dates!**

Pinery Garage Sale
May 31 & June 1

**Pinery Picnic
& Kids' Fishing Derby**
August 10

Pinery Quarterly **Trash Payments**

for the 2nd quarter
of 2019
(Apr., May, June)
will be due

March 6, 2019

COVENANT CORNER

The Pinery Architectural Review Committee



The Pinery Architectural Review Committee continues its efforts to work with residents so that changes to properties are Covenant compliant. The Committee enjoys getting to know our neighbors in this way. The ARC also provides assistance to bring properties into compliance where violations are present.

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 at 6:30 pm. In the Community Room of the Pinery Fire Station,** unless otherwise announced via this newsletter or at www.pinery.org. The ARC has responsibility for Pinery Filings 1 through 8A (including Pinery Estates) and Fairway Ridge, almost 1900 properties.

The committee serves without compensation with a part-time paid staff person. 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 beginning at 6:30 p.m. Review of any new construction plans 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 2018 activity by the Architectural Review Committee.

Homeowner Submittals Approved -----214

Deck/Hot Tub/Patio -----	38
Driveway Changes and Additions -----	3
Exterior Color Changes-----	34
Fencing/Kennels -----	33
Home Additions (including garages) -----	2
Landscaping Changes-----	25
Misc. (e.g. air conditioner, post lights, etc.) --	12
Roof Replacement (new material or color) ---	15
Sheds -----	12
Siding Change-----	21
Solar, etc. -----	2
Window Replacement / Changes -----	17

Submittals Denied----- 7

New Home Plans Reviewed and Approved: 1

Violations Acted on: -----50

Parking Issues -----	19
Trash Containers Stored in View-----	3
Unapproved Exterior Modifications -----	10
Dead Trees/Yard Maintenance -----	8
Exterior Debris -----	4
House Maintenance -----	3
Other (Bus. Use, Nuisance, etc.) -----	3

**Covenant Violation Notices Filed with
Douglas County Clerk and Recorder----- 2**
**Compliance Notices Filed for Previously Filed
Violation Notices ----- 1**

Home sales within the PHA filings in 2018 were over 100, consistent with those in 2017.

As we approach the busy, warmer months of 2019, we want to thank Pinery residents for the pride they express in their community through compliance with Covenants and maintenance of their property. Our Covenants allow us 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.



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 right of the screen, select HOA By-Laws/Covenants.

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



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

Is Your House Number Clearly Visible?



Please make sure that your house number is placed on your home as well as on your mailbox. The numbers 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.**

Colorado State Forest Service

If you have concerns about the health of your trees, the Franktown office of the Colorado State Forest Service will send a forester to private properties to examine dead or damaged trees.

Call: 303-660-9625



Anonymous Complaints

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

Overnight Parking

Especially during the winter months, we'd like to remind residents that streetside overnight parking is prohibited by Pinery Protective Covenants. Not only does this keep Pinery views from being cluttered with cars, it also ensures access by snow plows and emergency vehicles.

The following slip can be used as a windshield reminder for vehicles being parked streetside. Additional copies are available in the Pinery office.

Streetside Parking

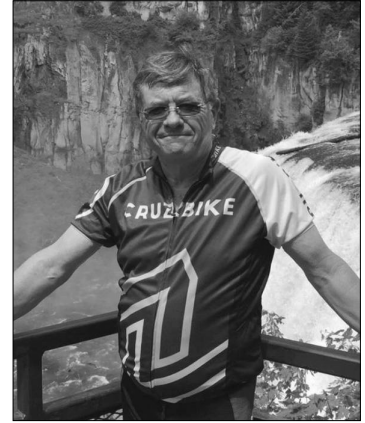
Overnight, streetside parking is increasingly an issue in the Pinery. In addition to giving the neighborhood a cluttered look, parking streetside is a traffic and pedestrian hazard and makes the job of snow-plow drivers and, potentially, emergency vehicles difficult. Also, overnight parking on Pinery streets is a covenant violation in all filings of the Pinery. An excerpt from covenants follows:

OVERNIGHT PARKING: No vehicle of any kind, including but not limited to, automobiles, trucks, buses, tractors, trailers, camping vehicles, boats, boat trailers, snowmobiles, mobile homes, two- and three-wheeled motor vehicles, or other wheeled vehicles shall be permitted to be parked on any public street within the subdivision projects between the hours of 2:00 o'clock A.M. and 6:00 o'clock A.M. of any morning.

Please park regularly-used vehicles properly, in your garage or on your hard-surfaced driveway; make arrangements to store other vehicles off-site. Thank you for helping maintain the beauty and safety of the Pinery

In Remembrance of Bob Husson

The Pinery Community lost a valued member and leader on January 24, 2019, with the passing of PHA President Bob Husson. Bob and his wife Marlene moved to the Pinery in 2001. Bob was elected to be a member of the Pinery Executive Board in 2016, shortly after his retirement as the Public Trustee for Douglas County. Bob was elected president of the Pinery HOA in January 2017. He brought his leadership skills from the Trustee's office and his many other varied experiences to work as a team with other Board members to improve the community that he loved. Bob was at the helm of many wonderful projects that are currently in the works, including the support for the front entryway improvement project. Bob reinstituted hosting of informative speakers for PHA General meetings, always suggesting interesting and educational subjects to enlighten our residents about matters affecting the Pinery.



Bob was born in Toronto, Canada on July 24, 1946, the son of William Husson and Theresa Clarke. He was a loving husband to Marlene for 48 years.

He moved to Colorado at age 6. He loved farming, horses, bicycling, family, fishing, travel, exploration, sailing, hiking, hockey, skiing, chocolate and wine. Bob was a true family man that absolutely loved being with his beautiful wife Marlene, 3 children, Jeffry, Jenna and her spouse Andy, Loren and his spouse Meghan, and his adoring grandchildren Brendan, Ashlyn, Connor, and Evelyn.

He loved his family trips to Estes Park as well as his world travels with Marlene. Bob and Marlene traveled all over the world to wonderful destinations like Italy, France, Spain, Ireland, Canada, Mexico, Hawaii, and Panama. His travels also included sailing around Fiji and surrounding islands. Bob was a true handy man that loved to tinker and could fix anything! He enjoyed gardening and could grow the best tomatoes and corn anywhere. He was an avid bicyclist that rode all over America enjoying the incredible sights our country has to offer. He especially enjoyed cycling throughout our beautiful state with good friends.

Bob's wisdom, energy and graciousness enriched those fortunate enough to know and work with him. His tireless efforts to maintain the Pinery as a wonderful place to live, has left a lasting impact on our Community. He will be greatly missed.

Donations in Bob's honor can be made to the Pancreatic Cancer Action Network. www.pancan.org



"The Pinery Homeowner" is a publication of The Pinery Homeowners' Association, Inc. (PHA), a private, not-for-profit organization. The PHA reserves absolute editorial discretion over the content of the *Homeowner* and may reject a submission for any reason. Advertisement in *The Pinery Homeowner* should not be construed as an endorsement of products or services by The Pinery Homeowners' Association. The *Pinery Homeowner* is the medium through which the PHA communicates with its members. It is not a forum for the views of individual members of the PHA or other individuals or groups.

Douglas County Emergency Notification System—CodeRED

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

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

Please register online at douglascountycodered.com

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

QWEST (phone)

(service & repair)
24 Hour Line
800-573-1311

Xcel Energy (Gas)

(North Pinery area)
24 Hour Line
1-800-895-4999

Black Hills Energy (Gas)

(South Pinery Area)
24 Hour Line
800-634-8989

Pinery Water Dist.

(water & sewer)
24 Hour Line
303-841-2797

Comcast (Cable)

24 Hour Line
303-930-2000

Utility Locator

Call before you dig!

811

Animals & Wildlife

Douglas County Animal Welfare

303-660-7529

Colorado Parks & Wildlife

303-291-7227

Missed Trash Pick up

If your trash or recycle is missed or if you have another concern, please contact Waste Management at their email address:

fchoa@wm.com

If the issue is not resolved, then call the PHA office at 303-841-8572.

RV Dump Station News

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

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



2019-2020
Kindergarten
REGISTER NOW



Registration is now open for the 2019-2020 School Year!

Registration Packets can be downloaded at
mve.dcsdk12.org

or

picked up at Mountain View Elementary
8502 North Pinery Parkway

Questions? - Call 303-387-8675

Long-Term Home Ownership Concerns – Consumer Advisory from the Colorado Division of Real Estate

In many cases, your home is your biggest investment. When the time comes to sell, care should be taken to ensure you maximize the value you have. The state Division of Real Estate has recently issued an Advisory for homeowners who are long-term owners. People who have owned homes over 20 years may not be aware of the significant increase in value that has occurred in our area. Unfortunately, this can set them up for fraudulent activity.

Below is a case that was investigated by the Division, which resulted in the broker being referred criminally and their real estate license revoked.

The victim had the misfortune of being on her front porch when an “investor” and his real estate partner approached her and told her they used to live in the neighborhood and wanted to move back.

After “working” on her for a few days, the investor and real estate agent had a meeting with her that lasted hours. At the end of the meeting they had talked her into a purchase price of \$200,000 for a property she didn’t even plan on selling.

At the same time, they had already assigned the contract to a second investor for \$300,000 – with the agreement that the second investor would pay a \$100,000 assignment fee to the original investor and real estate broker.

The second investor sold the property to a third investor for \$360,000 two weeks after closing.

Finally, the third investor held the property for eight months and sold it for \$520,000.

Things to Keep in Mind:

Be wary if someone approaches you about something you weren’t even thinking about doing.

If you want to sell your property, you should contact someone you have been referred to by family, friends, or do research on real estate brokers working in your neighborhood.

Go to the DORA website and see if the person has a real estate license and if they have any disciplinary history – dora.colorado.gov/dre

Research recent prices in your area. The Douglas County Assessor’s office website is a valuable tool in this regard: www.douglas.co.us/assessor

If you have a hard time with technology, you can always ask friends or family members to help you navigate the web to do some research about property values in your area.

The entire text of the Advisory can be found at: <https://content.vgovdelivery.com/accounts/CODORA/bulletins/223571b>.

Wildfire Mitigation is a 12-month pursuit

*By Einar Jensen, Risk Reduction Specialist
South Metro Fire Rescue*



The Pinery HOA and South Metro Fire Rescue have partnered to provide a neighborhood chipping program for your neighborhoods since 2016. Although participation each session increases, only six percent of households (112 of over 1,800) have participated in those three years.

As a result, the level of wildfire risk for The Pinery has not changed. It remains a high-risk community within our fire district. And that risk is prevalent any day there is no snow on the ground.

Wildfire mitigation should be a 12-month pursuit for residents of The Pinery and similar communities in our district. Here are some ideas for winter and spring mitigation:

- Remove dead pine needles and dead leaves from roofing.
- Remove dead pine needles and dead leaves from under and on decking.
- Remove junipers within 30 feet of your home.

If you do any work related to wildfire mitigation, please keep track of your hours so that The Pinery's Firewise status can be maintained.

Firewise now requires an investment of \$24.14 per dwelling unit in the recognized community. The annual contribution for The Pinery must be at least \$43,452, based on money spent (saws purchased or sharpened, for example) or hours worked.

This summer we'll determine where those records should be sent.

Remember, your expenses regarding equipment or hiring contractors also can result in a small tax credit for your state income tax.

Homeowners are encouraged to contact South Metro Fire Rescue for guidance on what to cut or remove in advance of performing mitigation in order to maximize the benefits without compromising the quality of life in The Pinery. Schedule an appointment by emailing ReducingRisk@soutmetro.org.

Pinery Trash Customers



If you would like Waste Management to deliver trash bins to your home (at no cost), you may do so by emailing:

fchoa@wm.com

- Be sure to specify the size and type (trash and/or recycling) of bin you would like. You may request up to 3 bins.
- Be sure to store the containers out of view other than service day per covenants.
- Be sure to say that you are with the Pinery Preferred Hauler program.



Homeowner

May 2019

Newsletter Deadline

April 8, 2019



PHA Trash Program Enrollment Form

New form as of
January 2019

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 recycle container. If you would like WM to deliver trash bins to your home, you may do so by emailing: FCHOA@wm.com. Please specify the size and type of bin (64 or 96 gal./trash and/or recycling) you would like (You may have up to 3 containers.)

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	\$67.50	March	<input type="checkbox"/> July	\$67.50	September
<input type="checkbox"/> February	\$47.75	March	<input type="checkbox"/> August	\$47.75	September
<input type="checkbox"/> March	\$95.50	June	<input type="checkbox"/> September	\$95.50	December
<input type="checkbox"/> April	\$67.50	June	<input type="checkbox"/> October	\$67.50	December
<input type="checkbox"/> May	\$47.75	June	<input type="checkbox"/> November	\$47.75	December
<input type="checkbox"/> June	\$95.50	September	<input type="checkbox"/> December	\$95.50	March

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

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

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

Name: _____

Address: _____

Phone: _____ Email: _____

AGREEMENT

By submitting this enrollment form with initial payment, the above Pinery resident and/or homeowner ("Homeowner") hereby authorizes The Pinery Homeowners' Association, Inc. ("PHA") to engage its contracted trash service to collect and dispose of Homeowner's normal household waste materials at the above described Pinery residence. Homeowner warrants that all waste materials offered for collection will not contain any hazardous, toxic or radioactive wastes or substances as defined by applicable federal, state or local laws or regulations. Homeowner agrees to pay PHA in advance within 15 days of billing for trash service at the PHA's then current rates until such time as Homeowner notifies PHA of Homeowner's termination from the PHA trash program. Failure to pay as specified which results in rebilling and/or termination will incur fees to cover the PHA cost of these actions. Homeowner shall be solely responsible to the contracted trash service for any additional services requested which are not included in PHA's normal trash program. Homeowner acknowledges and agrees:

1) that PHA is merely acting as a billing agent for the contracted trash service; 2) that Homeowner shall not receive any refund upon termination of Homeowner's participation in PHA trash program unless Homeowner provides advance notice to PHA, including address to which refund should be sent; and 3) that PHA will not be liable for any act or failure to act on the part of the contracted trash service, including, without limitation, violation of laws or regulations, injury or death to persons or animals and loss or damage to property or the environment.

Signature

Date

PLEASE NOTE: This form must be signed prior to participation in the PHA trash program.

MAIL WITH PAYMENT TO: PHA, 8170 Hillcrest Way, Parker, CO 80134.

Attention: ACH Pinery Trash Customers

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

ACH Payment Schedule

\$67.50 will be paid out of your bank account on the following dates:

2019

March 6

June 5

September 4

December 4

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



PHA Board of Directors

Sonia Eyre
Vice-President

Ronnie Johnson
Treasurer

Jay Colas
Director

Larry Ilg
Director

Garry Kuka
Director

Penelope Williams
Director

2019 Household Chemical Roundup Dates

Parker - Saturday, May 18

Highlands Ranch - Saturday, August 10

Castle Rock - Saturday, September 21

See the PHA website for more details:

www.pinery.org/Local Services/Chemical Roundups



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.





March 2019

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

April 2019

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

May 2019

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