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Exercise your right to vote in the 2026 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. (2) Executive Board positions and four (4) CSC positions are up for election. Find out more about the candidates on page 5 of this newsletter.

Go to the Pinery website, pinery.org under About and Board & Committees for more information regarding EB and CSC responsibilities.

2026 Proposed Budget Summary

The 2026 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).

Make Your Vote Count

Please note: you must be a 2026 PHA member in good standing (dues current) within Pinery filings 1-8A to vote or run for a position in the January election.

Your presence or proxy is essential to meet our 40 household quorum.

2026 Recycle Calendar

For your convenience, the 2026 Recycle calendar has been inserted into this newsletter. Recycle days may also be found on the calendars on the last pages of each newsletter.

January Annual Meeting

January 21, 2026

Pinery Fire Station

7:30 p.m. Meeting Room

Agenda

- Neighborhood Watch
- Deputy Kathryn Nicola
- 2026 Budget Ratification
- 2026 EB & CSC election
- Refreshments Provided*

The Pinery Homeowners' Association
2026 PROPOSED Budget

REVENUE-NEWSLETTER, STORAGE LOT & TRASH PROGRAM	Actuals thru November 30, 2025		2025	2026
	2025	Budget	Proposed	
NET REVENUE	249,916.35	276,892.88	308,780.95	
SECURITY COALITION PROGRAM				
Security Coalition Reimbursement	41,481.37	47,217.36	47,642.70	
Security Cost	43,176.38	47,217.36	47,642.70	
Total Security Coalition Program Net Revenue	-1,695.01	0.00	0.00	
GENERAL REVENUES				
Membership Fees	60,940.25	61,182.00	60,885.00	
Member Program Revenue	7,930.00	6,130.00	6,225.00	
Parks, Trails, Entryway Revenue	3,840.00	3,840.00	3,840.00	
Other Revenue	34,170.57	47,104.00	37,559.96	
TOTAL GENERAL REVENUE	106,880.82	118,256.00	108,509.96	
TOTAL GROSS REVENUE	355,102.16	395,148.88	417,290.91	
GENERAL EXPENSES				
Member Programs Expense	35,909.31	44,686.00	44,886.00	
Parks, Trails, and Entryway Expense	84,223.14	97,987.50	102,510.27	
Operating Expense	85,924.57	78,045.88	108,031.46	
Payroll Expense	142,443.59	174,195.20	161,525.32	
	348,500.61	394,914.58	416,953.05	
GROSS REVENUE LESS GENERAL EXPENSE	6,601.55	234.30	337.86	
CONTINGENCIES AND RESERVES				
Board Designated Reserve Fund			406,846.66	
Trash Adv Pay/Surcharge Reserve - Emergency			45,000.00	
TOTAL CONTINGENCIES AND RESERVES			451,846.66	

Directed Proxy Selections for January 21, 2026 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):

- Rebecca Jones-Egloff
- _____
- _____
- _____
- _____ (write in)

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

- Barry Hong (Incumbent)
- _____
- _____ (write in)
- _____ (write in)

2026 Budget - Vote on the proposed 2026 Budget:

- Approve the proposed 2026 Budget
- Disapprove the proposed 2026 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

2026 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

2026 PHA Candidates

Executive Board

Barry Hong (incumbent)

Barry Hong moved to Parker, CO in 2003 and to The Pinery in 2013. Barry has spent his professional career in real estate development, management, operations and acquisitions.

Prior to his professional roles, he served in the US Navy/Civil Engineer Corps. (CEC), fulfilling a five-year active duty enlistment with an additional three years served in the Reserves. Barry currently resides in Parker, Colorado with his wife and two daughters.

Community Services Committee (CSC)

Rebecca Jones-Egloff

A Colorado native with more than two decades of experience, Rebecca Jones Egloff brings a rare combination of local insight and sound professional expertise. Her relationship with Christ shapes the way she listens, communicates, and advocates on behalf of her clients. Rebecca's work is guided by a calm, consultative approach rather than a sales-driven one—earning the long-standing trust of her clients and building a business supported almost entirely by referrals from past customers, peers, family, and friends.

Whether working with first-time buyers, seasoned investors, families navigating a move, or clients looking to downsize, Rebecca meets each person where they are. She takes the time to understand their goals, pace, and priorities, offering clear guidance and steady support at every stage of the process.

Beyond real estate, I find joy in travel, cooking, gardening, antiquing, reading, and playing pickleball, as well as hosting gatherings that bring people together. Most meaningful of all is the time I spend with my children, Chloe and Cooper.

Proudly aligned with LIV Sotheby's International Realty, Rebecca offers a knowledgeable, thoughtful, and deeply personal real estate experience grounded in integrity and care.

CNE (Certified Negotiation Expert), CDRE (Certified Divorce Real Estate Expert), CRIS (Certified Residential Investment Specialist), RCC (Residential Construction Certified), NHS (New Home Specialist)

Please Note: If you would like to be added to the ballot for the January election, please contact the PHA office (303-841-8572 or pha@pinery.org) before the January 21st Annual meeting.

Emergency Telephone Numbers

Ambulance 24 Hour Line—911

Sheriff Emergency only—911 Administration 303-660-7505

Southmetro Fire Dept. Emergency Only—911 Administration 720-989-2000

CORE (IREA) (Electricity) 24 Hour Line 303-688-3100

Xcel Energy (Gas) (*North Pinery area*) 24 Hour Line—800-895-4999

Black Hills Energy (Gas) (*South Pinery Area*) 24 Hour Line—800-694-8989

Pinery Water District (*water & sewer*) 24 Hour Line—303-841-2797

Animals & Wildlife

Douglas County Animal Welfare 303-660-7529

Colorado Division of Wildlife 303-291-7227

Utility Locator 811 Call before you dig!





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.

Apex Christmas Tree Pick Up

- For interested Pinery residents, live Christmas tree pick up by APEX Waste Solutions is designated for Wednesday, January 7th, 2026 (normal trash pick-up day of the week).
- Trees picked up by APEX will be taken as trash to a landfill and not recycled.
- Trees must be cut into 4-foot lengths and left in the general area where normal trash & recycling is picked up.
- You do not need to contact Apex ahead of time but you do need to have your tree at the curb no later than 7:00 a.m. They will be coming EARLY for the trees. If they are not out and get missed there will be a go back charge.

Thank you,
Your APEX Waste Solutions Team

"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.

COVENANT CORNER***The Pinery Architectural Review Committee*****RV Lot Reminders****'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!

**Message from Apex Waste Solutions**

- For the safety of our Drivers/Helpers and to ensure efficient collection, we kindly ask that residents **do not place out trash bags larger than 40 gallons or weighing more than 25–30 pounds**. Bags exceeding these limits will not be collected.

Thank you for helping us protect our drivers and maintain safe operations.

- Also, please separate your trash and recycle containers. If they are placed together, sometimes it is difficult for drivers to determine trash from recycle.
- Please make sure to bag your trash to avoid debris falling onto the streets.
- Recycle should not be bagged.

**RV Storage Lot and Snow Removal**

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

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

RV Dump Station News

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



Pinery Teens

Occasionally the PHA office receives calls from residents asking about snow removal. They would prefer to hire a local young person rather than a snow removal company to shovel off their porch and driveway. If you are interested in helping in this way, and would like to be put on our teen resource list, please contact the PHA office at 303-841-8572



Anonymous Complaints

The Architectural Review Committee is unable to address anonymous complaints. To file a complaint, please email compliance@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



2025 PHA Board of Directors

Sonia Eyre
President

James Glavin
Vice-President

Barry Hong
Treasurer

Mark Griffin
Secretary

Leslie Gaylord
Director

Andy Edwards
Director

Marci Horn
Director



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.

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.

Who is eligible to vote in the PHA Election?

If you are a member in good standing for the year 2026 you may vote. A member in good standing lives in Pinery filings 1-8a and has paid the 2026 \$33 HOA 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 21, 2026. (See pages 3 and 4).



Commercial Signs

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



Homeowner

**March 2026
Newsletter Deadline
for Advertisers
February 9, 2026**



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

Community E-recycling

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

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

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

Drop-Off Dates and Times – Monday to Friday from 8 a.m. – 4:30 p.m.

Acceptable Items:

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

Non-acceptable Items

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

Donations

Donations will be accepted via the following links benefitting
Douglas County Search and Rescue (dcsarco.org/donate)
and
DCSO Community Safety Volunteers (csvadc.org/donations/direct)

Techno Rescue WILL NOT accept donations.

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

January 2026

B	Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1  Office Closed	2	3
4	5	6	7  Pinery Trash & recycle A week	8  Pinery Trash & recycle B week	9 CSC Meeting 6:00 p.m. Noon deadline for ARC meeting	10	
11	12	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 PHA Annual meeting	22	23	24	
25	26	27	28  Pinery Trash & recycle B week PHA EB Meeting	29	30	31	

February 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4  Pinery Trash & recycle A week	5	6 Noon deadline for ARC meeting	7
8	9 newsletter deadline	10 ARC Meeting 6:30 p.m. 	11  Pinery Trash & recycle B week	12 CSC Meeting 6:00 p.m.	13	14
15	16	17	18  Pinery Trash & recycle A week	19	20	21
22	23	24	25  Pinery Trash & recycle B week	26	27	28

March 2026

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