the pinery

Homeowner

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January 2027 Election: Consider Serving Your Community this Upcoming Year!

The 2027 elections will be held in January to fill (3) open positions on the Community Services Committee (CSC) and (1) at-large position on the PHA Executive Board.

The PHA Executive Board is responsible for establishing corporate policy and overseeing the finances of the Association.

The Community Services Committee (CSC) is responsible for the upkeep of common properties, managing the trash and RV programs, and coordinating Pinery community events. Visit pinery.org for more information about the responsibilities of the CSC.

If you would like to serve your community in either of these roles, please consider having your name placed on the ballot.

Candidate information should be submitted to the PHA office at 8170 Hillcrest Way, Parker, CO 80134, or by email at pha@pinery.org, by November 23, 2026.

The January 2027 newsletter will provide ballot and candidate information. Please consider serving your community in the new year!

The Pinery Trash Program

2027 Yearly and 1st Quarter Payments Due

December 1st, 2026

2027 Proposed Budget

The Pinery HOA Executive Board is currently finalizing the Proposed 2027 Budget, which will be voted on in January.

Once finalized, the Proposed 2027 Budget will be posted on the Pinery HOA website and included in the January 2027 Newsletter.

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Got Leaves? Fall Clean-up Made Easy!

Cleaning up leaves this fall? Douglas County is making it easier to dispose of them responsibly with their **GreenWorks Slash-Mulch and Yard Waste Site**. Residents can bring fallen leaves and other yard waste to **5675 Delva Way** in Sedalia, CO.

ACCEPTABLE ITEMS: Leaves, tree limbs, pine needles, shrubs and brush, grass or hay, sod, sawdust, weeds and pinecones. All loads must be covered upon arrival to the site.

UNACCEPTABLE ITEMS: Appliances, fencing, dirt, lumber, pallets, railroad ties, tree or bush roots, stumps, trash, wood with nails, rebar, wire, construction debris

HOURS OF OPERATION

Slash-mulch drop-off is open year-round, weather permitting, and reservations are not required. Open **Monday - Friday** from **8 am - 5 pm**. Closed on Sundays.

More info at https://www.douglasco.gov/greenworks/slashmulch/

Snow Removal in The Pinery

Douglas County Public Works is responsible for snow removal in The Pinery. Roads are cleared of snow based on priority. Please see below for more details:

Priority 1 - Arterial Roadways

These are major roadways with high traffic volumes and high operating speeds that provide critical transportation and emergency access and links within the County.

Priority 2 - Collector Roadways & School Bus Routes

When the snowfall has subsided and arterial roadways have been cleared, equipment is deployed to plow collector roadways and school bus routes. Collector roadways distribute traffic between arterial roadways and residential streets and often serve as links between subdivisions.

Priority 3 - Local Street & Cul-de-Sacs

Local streets and cul-de-sacs provide for low and moderate traffic volumes within subdivisions and provide direct access to residences or private property. All local streets and cul-de-sacs are plowed during every storm unless accumulations are minor and are expected to melt the following day.

Here's What You Can Do:

- When shoveling, place snow on landscaped areas, not in the street.
- When snow is predicted, move your car from County streets to make room for plows.
- Drive safely near plows. Don't pass plows in operation and stay back.

Pinery Family Movie Night 2026

Thank you to everyone who joined us for Movie Night! Despite a few raindrops, the weather cooperated, and we had a wonderful evening enjoying Honey, I Shrunk the Kids, Kona Ice, popcorn, and some fun movie trivia!

A special thank you to Redstone Bank for providing the hot dogs! We appreciate their support and everyone who came out and helped make Movie Night such a fun community event.



TRUNK OR TREAT

A big thank you to Girl Scout Troop 67746 for hosting such a fun and spooky Trunk or Treat! We appreciate your hard work in making this a memorable event for our community!







Douglas County Greenworks Household Hazardous Waste Disposal

Douglas County's GreenWorks program provides residents with a convenient and responsible way to safely dispose of household hazardous waste.

Reservations are required for this year-round service. Please note: Reservations open ten days in advance and fill up quickly. Douglas County residents can schedule their free appointment online at https://www.douglasco.gov/greenworks/household/

HOURS OF OPERATION

- Open Monday - Saturday from 8 am - 5 pm
- Closed Sundays
- Open year round, weather permitting.

LOCATION

5675 Delva Way
Sedalia, CO

ACCEPTABLE ITEMS

- **Paints and Coatings**: latex, oil-based, stains, varnishes, aerosol, and thinners
- **Automotive Fluids**: motor oil, oil filters, antifreeze, brake fluid, transmission fluid, small fuel quantities (in durable, leak-proof containers)
- **Garden Chemicals**: pesticides, herbicides, fertilizers, rodent control products
- **Household Cleaners and Chemicals:** Solvents, degreasers, disinfectants, and bleach
- **Household Batteries**: alkaline, lithium, rechargeable, and button-cell

UNACCEPTABLE ITEMS

- Explosives, ammunition and fireworks
- Radioactive materials (including thermometers)
- Medical and infectious waste
- Propane tanks, gas cylinders and fire extinguishers
- Asbestos-containing materials
- Empty containers
- Light bulbs
- Leaking, corroding, bulging, swollen or unidentifiable material or packaging

FOR MORE INFORMATION, PLEASE VISIT
HTTPS://WWW.DOUGLASCO.GOV/GREENWORKS/HOUSEHOLD/

the pinery Homeowner

ATTENTION Pinery Homeowner Advertisers

2027 NEWSLETTER BACK PAGE

Do you want to be featured on the Back Page of the Newsletter in 2027?

If you were a regular advertiser in 2026, (that is, you advertised at least three times with an ad larger than a directory page) and would like to advertise on the back page of the Pinery Homeowner in 2027, please notify the PHA office in writing by Monday. November 16th.

Guidelines

- Send the dates you desire to the PHA Office by email at pha@pinery.org or phone at 303-841-8572
- The Back Page can only accomodate half page ads
- The cost is: $225 for Pinery Residents and $400 for Non-Residents (10% discount does not apply. It is also available in color at an extra cost of $100.
- No one advertiser may be on the back page two issues in a row, unless there have been no other requests.
- After the 2027 back page schedule is completed, notification will be given to each advertiser
- Any unfilled dates will be available on a first come, first serve basis.



RV Storage Lot and Snow Removal

As we head towards the winter months, we want to make you aware of snow removal at the RV Storage Lots. 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).

Emergency Telephone Numbers

UTILITIES

CORE (IREA) *(Electricity)*	24 Hour Line	303.688.3100
XCEL Energy *(Gas) (North Pinery Area)*	24 Hour Line	800.895.4999
Black Hills Energy *(Gas) (South Pinery Area)*	24 Hour Line	800.694.8989
Pinery Water Dist. *(Water and Sewer)*	24 Hour Line	303.841.2797
Utility Locator	Call before you dig!	811

Ambulance	24 Hour Line	911
Sheriff	Emergency Line	911
	Administration	303.660.7505
	Non-Emergency	303.841.9800
South Metro Fire Dept.	Emergency Line	911
	Administration	720.989.2000

ANIMALS + WILDLIFE

Douglas County Animal Welfare	303.660.7529
Colorado Division of Wildlife	303.291.7227

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.

More drop-off lcoations found at https://www.douglasco.gov/parks-trails-building-grounds/christmas-tree-recycling/

APEX Christmas Tree Pick-Up



- For interested Pinery residents, APEX Waste Solutions will pick up live Christmas trees for an **extra charge of $50.**
- Pickup day is **Thursday, January 7th, 2027**
- 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

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Attention Pinery Teens

The Pinery HOA office occasionally receives calls from residents looking for local help with snow removal. If you're interested in earning extra money shoveling driveways, porches, and sidewalks, consider joining our Teen Resource List.

To be added, contact the PHA office at 303-841-8572.



The PHA Office will be closed December 22nd through January 1st, but the office staff will be checking email and phone messages.

happy holidays


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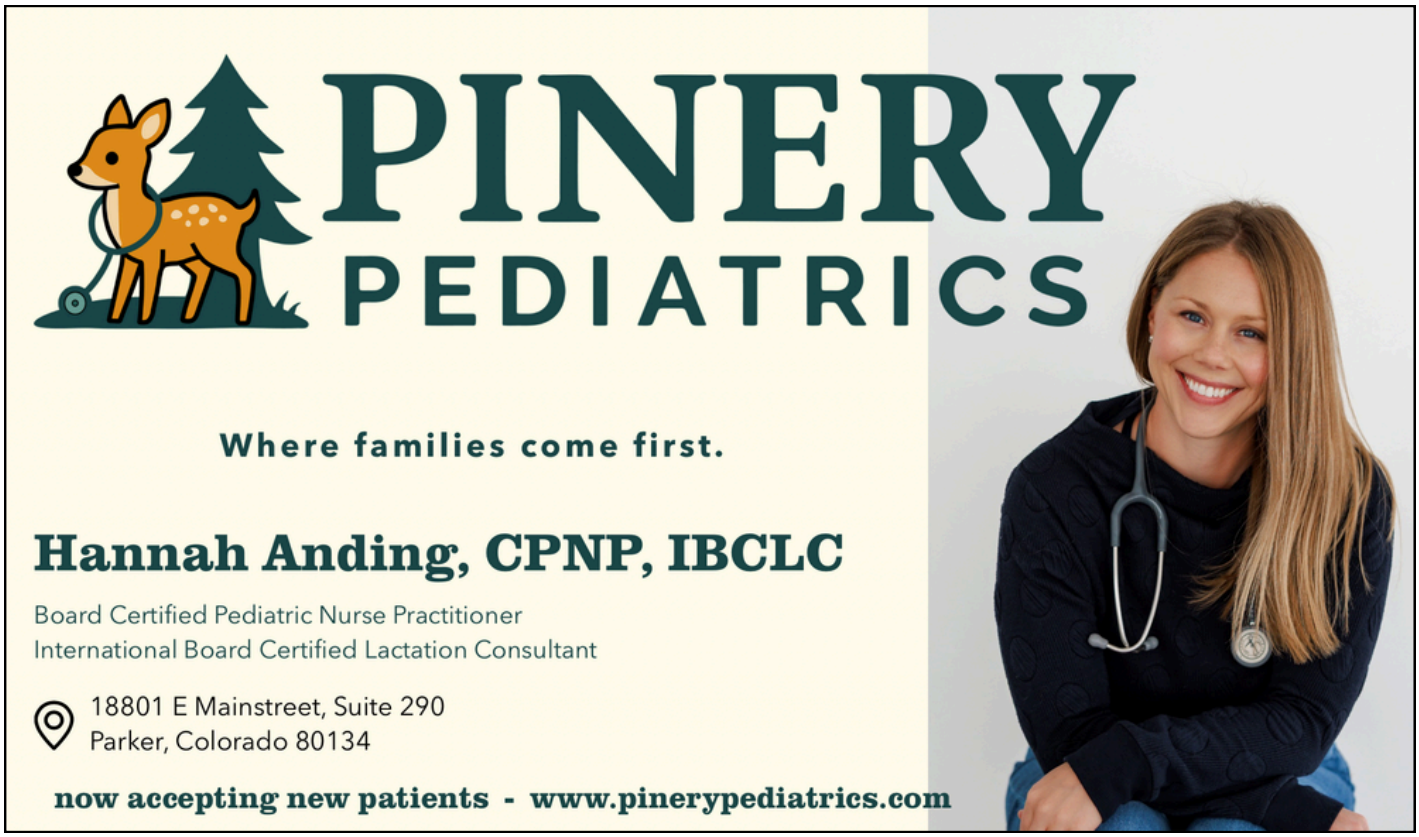




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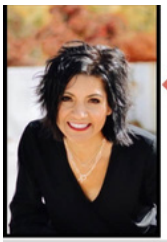

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Thanks, Pinery.
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New Listing! 17911 Dandy Brush Lane, Parker! This less than one year old home has 5 bedrooms, 3 bathrooms and 2468 finished square feet! Situated on a quiet cul-de-sac, the home features quartz countertops, stainless steel appliances, a professionally landscaped yard and much more. Asking price is $660,000 and if higher rates have got you down, sellers are offering a $15,000 concession for a 2-1 rate buy down, with an acceptable offer!

What's the market headline in The Pinery? Our market is moving in two speeds: Why are some homes going under contract within the first few days? Why are some homes still on the market after 6 months? How can I position your home to stand out and get sold quickly? It's worth a conversation.
Reach out if you want a game plan that will get your home noticed and moving!

RECENT PINERY SALES

6122 Beckwourth Court
6597 Club Villa Road
7119 Dove Court
6156 Saddle Creek Trail
8010 Lt William Clark Road
8115 Lakeshore Drive
7286 Meadow View Lane
8215 Carriage Lane
8140 Lakeshore Drive



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7532 Lakecliff Way - **$1,250,000**
7457 Gooseberry Ct - **$1,175,000**
7570 Windford - **$1,050,000**
6017 Thunder Hill Rd - **$940,000**
6122 N Beckwourth Ct - **$880,000**
5567 Irish Pat Murphy - **$875,000**
7612 Windford - **$835,000**
5811 Irish Pat Murphy Dr - **$825,000**
6641 Hillside - **$790,000**
6154 N Beckwourth Ct - **$775,000**
6524 Surry Place - **$775,000**
6279 Cheyenne Ct - **$760,000**
5825 Irish Pat Murphy Dr - **$750,000**
7307 Pine Forest - **$750,000**
8150 Tempest Ridge - **$740,000**
5506 Irish Pat Murphy - **$685,000**
6627 Northwoods Glen Dr - **$675,000**
6204 Northstar Ridge - **$645,000**
6598 Pinewood Dr #74 - **$550,000**
6680 Pinewood - **$525,000**
6515 Pinewood Dr - **$445,000**
8074 Tempest Ridge - **$165,000**
8100 Tempest Ridge - **$165,000**

Pending

8930 Burning Tree - **$1,000,000**

Active

9434 McShane Ct - **$750,000**
6315 Leilani - **$725,000**
8277 Carriage Ln - **$675,000**
6232 Northstar Ridge Ln- **$700,000**
6696 Pinewood Dr - **$525,000**

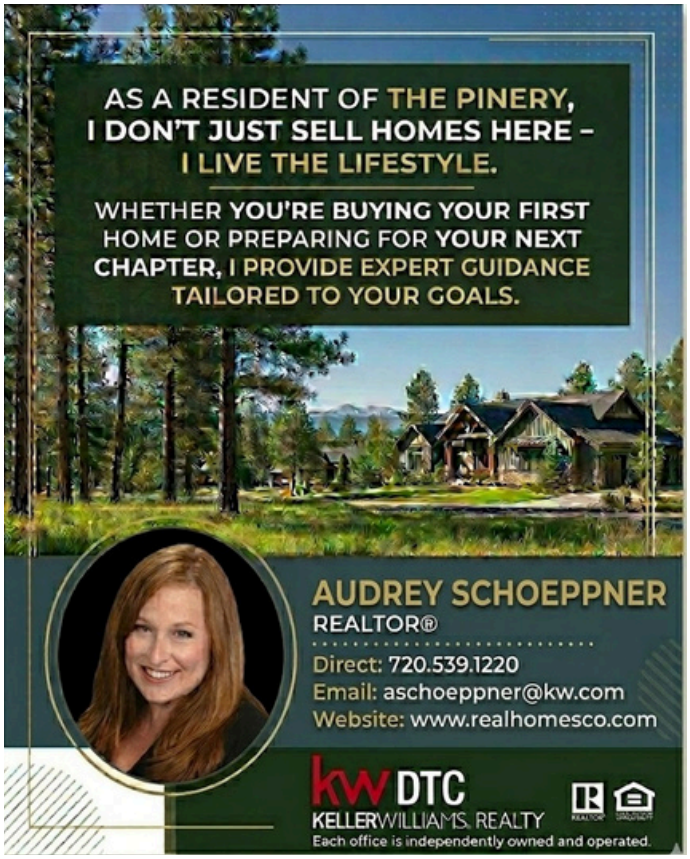


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From routine maintenance to full punch lists, we keep your property in top condition inside and out.

INTERIOR SERVICES
- Punch list items & repairs
- Drywall patching & painting
- Flooring repairs/replacement
- Lighting & fixture installation
- Cabinet repair & hardware
- Door, trim & baseboard repairs
- Caulking & touch-ups
- Deep cleaning / move-out cleaning
- Appliance installation
- Minor plumbing & electrical
- Prepare home for listing or sale

EXTERIOR SERVICES
- Lawn care, weed control & irrigation
- Tree & shrub trimming
- Fence repair & replacement
- Exterior painting & touch-ups
- Deck & patio repairs
- Gutter cleaning & downspout repair
- Pressure washing (siding, driveway, walkways)
- Roof, siding & window inspections
- Snow removal
- Trash/debris removal & haul-off
- General property inspections

FOR SALE
PUNCH LISTS TO PREPARE FOR SALE
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THE PINERY COMMUNITY DIRECTORY

Category	Business	Address	Phone	Email/Website
Attorney - Personal Injury	Kotzamanis Injury Law	Pinery Resident	720-471-9050	www.trialgiants.com Dimitri@trialgiants.com
Bathroom Remodeling	Discount Bath, LLC	Pinery Resident	720-979-2322	discountbath.com hello@discountbath.com
Bookkeeping & Tax Preparation	Colorado Accounting Solutions	19753 Pikes Peak Ave. Ste. 202, Parker 80134	720-260-4785	Holly@coloradoaccounting solutions.com
Chimney	Midtown Chimney Sweeps	Pinery Resident	720-556-0386 303-357-4909	www.midtownsweeps.com alice.baer@midtownsweeps.com
Construction	Mountview Builders, Inc.	Pinery Resident	720-327-4468	edwardbuilds@aol.com
Deck Builder	The Next Level Replacement Decks	Douglas County	720-629-7947	alliance_exteriors@hotmail.com www.nextlevel/deck.com
Dental Care	Twin Aspen Dental Center	19572 Stroh Rd.	303-841-7466	twinaspendentalcenter@yahoo.com www.twinaspendentalcenter.com
Dumpster Rental	Parker Dump and Haul	Pinery Resident	720-295-6447	dumphaul23@gmail.com
Electrical	Top Shelf Electric, Heating & Plumbing	Pinery Resident	720-899-2633	TopShelfHomeService.com
Fencing	Aspen Fence Company	Pinery Resident	303-578-2348	aspenfencecompany@gmail.com www.aspenfence.com
Financial Planning	McNerney Financial Ryan McNerney	Pinery Resident	303-537-7948	ryan@mcnfin.com www.mcnfin.com
Fire Mitigation	Ponderosa Property Maint. Mowing & Snow Removal	Pinery Resident	720-779-5937	ponderosapropertymaintenance @gmail.com
Forester/Arborist	Jim McGannon Forestry/Landscape Consultant	Pinery Resident	303-526-1118	forestermcgannon@gmail.com www.coloradotreearborist.com
Fresh Flowers	Wild Peony Colorado	Pinery Resident	720-432-7798	cowildpeony@gmail.com
Handyman	Property Fix Renovation-Remodeling-Repair	Pinery Resident (Free Estimates)	303-668-7638 Call or Text	joecasanova@comcast.net www.yourpropertyfix.com
Heating & Air Conditioning	Moore Heating & Air Conditioning, Inc.	10212 S. Progress Ln	303-680-5300	mooreheatingac.com
Heating & Air Conditioning	5280 Heating & Air Conditioning	6868 Hillridge Pl, Parker, CO 80134	303-547-6003	www.5280heatingandair.com
Heating & Air Conditioning	Top Shelf Electric, Heating	Pinery Resident	720-899-2633	TopShelfHomeService.com
Housekeeping	Cleaning With A Caring Touch		303-803-2036	wendyalimas@gmail.com
Housekeeping	Humble House Cleaning	Serving Your Area for 35+ yrs	Free Estimates: 720-457-9793	HumbleHouseCleaning.com
Landscaping	All Things Lawn & Landscaping, LLC	Serving Pinery Residents	Call or Text: 720-329-2088	Contact@allthingsllc.net

Mowing, Yard Cleanup, & Maintenance	All Things Lawn & Landscaping, LLC	Serving Pinery Residents	Call or Text: 720-329-2088	Contact@allthingsllc.net
Music Lessons	Sherry Boyer Piano, Strings, Woodwinds	Pinery Resident	719-648-3358	sdboyer0714@gmail.com
Myofunctional Therapy	Ali Tsvetkov, AOMT-C Snoring, Mouthbreathing, Jaw Pain, etc	Pinery Resident	720-413-8443	breathoflifemyo@gmail.com
Notary Public	Roberta E. Chincholl		720-955-3072	bchincholl@aol.com
Insurance	Steve Hall State Farm Insurance	16526 Keystone Blvd., Unit E	720-842-1310	www.theparkeragent.com
Pediatric Care	Pinery Pediatrics	18801 E Mainstreet, 290 Parker, CO 80134	303-353-4440	www.pinerypediatrics.com
Pest Control	Comfort Pest Control	Pinery Resident	720-226-1299	
Pest Control	Douglas County Pest Control	Pinery Resident	303-718-6133	
Pet Care & Dog Walking	Llama Llisa Etc. LLC Pet Care, Dog Walking, House Sitting, ETC	Pinery Resident	330-701-6950	1cvllama@gmail.com
Piano Lessons	Beverly Guth Great music, fun, & inspiration!	Pinery Resident	Please Text: 720-883-2161	BeverlyGuth@comcast.net
Plumbing	Vince - your neighborhood plumber Repairs, Remodeling/Basement Finishing	Pinery Resident	720-266-9845	
Plumbing	Top Shelf Electric, Heating & Plumbing	Pinery Resident	720-899-2633	TopShelfHomeService.com
Plumbing	Small, family-owned, all plumbing needs for residential or commercial	Pinery Resident	720-692-9874	office@proinplumbing.com
Real Estate	Andrea Wright LIV Sotheby's International Realty	Serving Pinery Residents	303-500-8862	andrea@wrighttosell.com
Real Estate	Audrey Schoeppner	Pinery Resident	720-539-1220	aschoeppner@kw.com
Real Estate	Debbie Fergione Homesmart Realty	Pinery Resident	720-635-2298	debbiesellscolorado@gmail.com Bit.ly/38YNqdQ
Real Estate	Nicole Faulk	Pinery Resident	303-915-6938	Nicole@madisonprops.com
Real Estate	Tania Martinez HomeSmart Realty Group of CO	Pinery Resident	720-675-1310	taniasellshomesco@gmail.com
Real Estate	Julie Maxwell	Pinery Resident	720-253-4954	Julie@8Z.com
Real Estate	Nicole Neuschaefer HomeSmart Elite Group	Pinery Resident	720-233-4590	NicoleColoradoHomes@gmail.com
Real Estate	Michelle Orlandino	Pinery Resident	303-908-1871	michelle.orlandino@cbrealty.com michelleorlandino.therowleygroup.com
Self Storage	Burning Tree Self Storage	7664 Burning Tree Dr	303-414-2982	burningtreeselfstorage.com
Self Storage	Franktown Self Storage	7543 E Inga Way	303-814-3890	www.franktownselfstorage.com fsstorage@outlook.com
Tree Service	Matt's Maintenance		303-332-5747	matt@mattsmaintenancetreeservice.com
Tree Service	Specialized Tree Services	Pinery Resident	720-841-6309	kruegel.jason@gmail.com
Tutoring & Pediatric OT	Multisensory Reading, Handwriting & Fine Motor	Pinery Resident	Please Text: 407-687-5241	ColoradoOTReading@gmail.com

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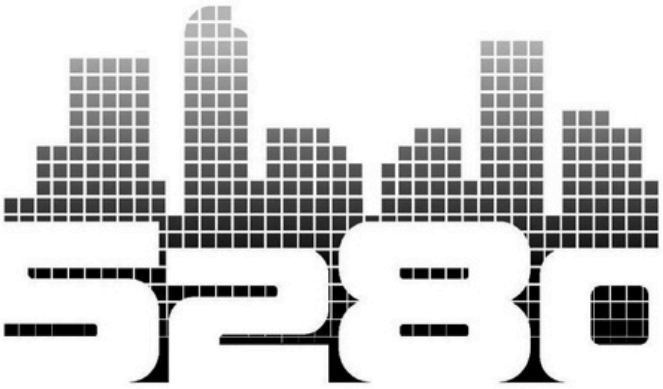
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November 2026

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

December 2026

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

Office Closed for the holidays

Office Closed for the holidays

January 2027

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



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