

# PINECLIFF HOMEOWNERS' ASSOCIATION

*PHOA Triannual Newsletter*

*January 2022*

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## REFLECTIONS FROM YOUR PHOA PRESIDENT

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I had an entirely different article written until we received an urgent call recently from my oldest son informing us that he would be coming home for the holidays after all and getting married while they are here. After some initial stress, I took a moment to reflect.

Our son has chosen not only to celebrate this milestone with his immediate family but his Pinecliff family. For those of you who know Andrew, this decision does not come lightly.

Our Pinecliff family has watched our boys grow to be the remarkable men they are today. What they may not realize is that by engaging in our boy's lives, they helped shape the adults they are today. While I sound like a very proud parent, which I am, I am also extremely proud of my neighborhood and what we can create with simple acts of kindness.

30 years ago, we decided to be a part of Pinecliff and Pinecliff a part of us. By choosing this neighborhood, we chose to be a part of a community that allows us to create the greatest gift, a loving supportive base for our entire family.

Families come in all shapes and sizes, and it is my sincere hope that all families in Pinecliff engage in this community; the rewards are life altering.

So, this year, I thank you my dear friends and neighbors for creating an environment where we genuinely care about each other. Please keep those lines of communication open with your neighbors; it builds a strong, lasting connection. This is community, this is Pinecliff.

Christine Thomas

President, Pinecliff HOA

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## OUR NEW PINECLIFF SIGN

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After a few changes and a bit of waiting time, our new Pinecliff Neighborhood sign has been completed. The old brick wall was disintegrating, and the wooden sign became detached on the bottom due to warping.

You can see the brand-new sign when you drive into the neighborhood on Popes Valley Drive.

We hope everyone enjoys the new and updated entrance sign to our beautiful community.



## WHY BECOME A MEMBER OF THE PHOA?

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Pinecliff HOA membership is the best deal in town! \$40 a year saves you hundreds of dollars each year on trash and recycle services. This membership also keeps you informed of upcoming events! You will receive information about our social events, parties, Movie in the Park, neighborhood cleanups, dumpster day, proposed developments and so, so much more.

Support your neighborhood; you will receive much more than you give.

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## 2022 TRASH SERVICE UPDATE

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It is that time of the year to renew or sign up for Pinecliff Trash Service. With almost 500 Pinecliff households participating, our trash program reduces rates, noise, and wear & tear on our neighborhood streets! Other good news, our trash rates did not go up this year.

The Annual rates for trash service from 3/1/22 through 2/28/23:

- Curbside Trash Only — \$147.00
- Curbside Trash & Recycling — \$235.80
- Carryout Trash Only (driveways 150 ft or less) — \$211.80
- Carryout Trash & Recycling (driveways 150 ft or less) — \$300.60
- Long Trash Only (driveways Carryout over 150 ft) — \$276.60
- Carryout Long Trash & Recycling (driveways over 150 ft) — \$365.40

All Pinecliff Homeowners' Association members are welcome to take advantage of our trash program.

Trash renewals and membership signup begin now **and must be received by February 20, 2022**. Please make checks payable to Pinecliff Homeowners' Association or PHOA.

In order to get the reduced trash service rate, you must be a member of the Pinecliff HOA and pay for the entire year of trash service. You can include your \$40 HOA membership fee in the same check you write for your yearly trash service. Please mail your payment to:

PHOA  
P.O. Box 49372  
Colorado Springs, CO 80949-9372

or

Drop your Membership form and check off in the locked mailbox at  
1320 Golden Hills Road.

**Reminders:** If GFL is unable to pick up trash or recycling on a Tuesday due to weather or maintenance issues, please put your bins out the following morning for pick-up. Please leave your trash out until 7pm for pick up. Sometimes the trucks are running late. GFL has until 7pm to pick up trash and recycling.

GFL observes the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. If any of these holidays falls on a Tuesday, the trash/recycling will be picked up on Wednesday.

Please do not hesitate to contact Julie Self at [trashservice@pinecliff-hoa.com](mailto:trashservice@pinecliff-hoa.com) or 719-338-8331 if you have any questions or concerns.

## NEIGHBORHOOD LAND USE DEVELOPMENTS

Neighbors have expressed interest and / or concern about the following three projects:

1. Amazon distribution center on Forge Road north of Garden of the Gods Road
2. Wentwood Drive exploration into dividing a lot into several housing lots (we are looking for a volunteer monitor of this development proposal; it is an easy, but important job)
3. Centennial Blvd. and Fillmore Street developments

Head over to our website [www.Pinecliff-HOA.com](http://www.Pinecliff-HOA.com) for details on how to review documents submitted to City Planning related to these projects.

Other items of note:

*Traffic on Garden of the Gods.* Your HOA is actively working this issue and may need active participation of neighbors in the future. Please email Becky at [becky\\_matt@hotmail.com](mailto:becky_matt@hotmail.com) if you would like to be added to a list of potential merry (active) warriors.

*Sunbird Restaurant Sale (230 Point of the Pines).* The assessor's record shows a sale for \$1.775 million on 5/10/21. There are no submissions to City Planning regarding this property or open building permits as of 11/29/21.

*Training.* Should neighbors express desire, your HOA is interested in hosting meetings (in person or virtual) about how to effectively advocate for or against developments in our city and neighborhood. Understanding the process in general, review criteria related to approvals, and how to address decisioning bodies is important. We want everyone to have the tools and education to effectively advocate for their position. Please be advised that you may find some of this information disappointing, but it will be helpful if you wish to be a successful (and less frustrated) advocate and, if needed, to work to change-public policy in the future.

Please email Becky at [becky\\_matt@hotmail.com](mailto:becky_matt@hotmail.com) if you would like to be added to an invite list for future training.

## PINECLIFF STREET IMPROVEMENTS

The city has started the 2C2 street improvements on Cliff Point Circle, Golden Hills Road, and Popes Valley Drive. Concrete work must be done prior to repaving, and it looks like the sidewalks, curbs, gutters, and drains are complete. These three streets are on the city's 2021 Repaving List, so we can expect them back next year to repave. Point of the Pines Drive was previously repaved with 2C money, and that was a two-year effort.

All in all, now that portion of the work is done on Cliff Point Circle, Golden Hills Road, and Popes Valley Drive, it seems that dodging the cement trucks and the dump trucks is fading into the

### Your Board of Directors

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719-205-4876

#### *Vice President*

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719-445-1558

#### *Secretary*

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617-462-0622

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719-445-1558

#### *Membership & Trash Service*

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719-338-8331

#### *Parks & Wildlife*

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719-540-2005

#### *Socials*

Karin Crown  
719-651-4545

#### *Traffic & Safety*

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719-531-0013

#### *Member at Large*

Becky Fuller  
719-447-1731

### Architectural Control Committee

Jim Brechwald  
719-266-1992

Laura Anderson  
719-330-6326

Tony Jacobs  
719-330-1738

Rich Seyer  
719-278-9414

### Webmaster

Jeff Amerine  
719-232-3897

evermore distant past. Overall, the road crews did a good job, and the city was responsive in making many positive improvements, including:

- Working with a couple of homeowners on Cliff Point Circle on drainage problems.
- Fixed a sidewalk problem on Popes Valley uphill of the intersection with Hunters Ridge and even installed a new drain below Autumn Hills Court to help alleviate the Popes Valley sidewalk issue.
- Fixed a badly spalled concrete drain on Popes Valley near the intersection with Hunters Ridge.
- On Golden Hills Road at the intersection with Haverhill Place, replaced an overwhelmed bubbler drain that drains 17 acres with a 10-foot wide crosspan and additional curbing.
- All the sidewalks at the intersections on Cliff Point Circle, Golden Hills Road, and Popes Valley Drive are now ADA compliant. Hundreds of yards of sidewalk, curb, and gutter were replaced.

Fortunately, the repaving ought to go quicker this coming year in 2022 than this year's concrete work. If you want to know more about the city's 2C2 plans, check out the city website addresses below:

- 2C Road Improvements - <https://coloradosprings.gov/2c?mlid=29916>
- 2C Paving List - <https://coloradosprings.gov/2cpavinglist>



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## CARE AND SHARE FOOD DRIVES

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The PHOA held a food drive to benefit Care and Share during the first three weeks of November. This was the third food drive the Association has sponsored in the past year. We are humbled by the extraordinary generosity of our PHOA residents. Together we exceeded the pounds of foodstuffs collected in the prior two drives and surpassed our original goal for this drive by more than 50%. *The final tally was an eye-popping 1,071 pounds.*

We also want to thank our neighbors who elected to make a cash donation to Care and Share in lieu of food. Unfortunately, we have no way to track those donations.

Whether you elected to give foodstuffs or make a cash donation, we are truly appreciative of your support to make the holidays brighter for those in need in southern Colorado.




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## ARCHITECTURAL CONTROL COMMITTEE (ACC) UPDATE/INFO

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As an independent arm of the Pinecliff HOA, The ACC helps maintain the quality and beauty of Pinecliff, by enforcing the protective, legal covenants. For example, most exterior changes including construction, paint color changes, and landscaping plans for Pinecliff homes must be approved by the ACC. Call the ACC for exceptions. To learn more about your particular covenants, refer to <http://pinecliff-hoa.com/>, then select the Covenants tab, and look at your individual filing number restrictions. Refer to “About Us”, “Architectural Control” on our web site for general ACC guidance. Requests for approval can be filled out using the Pinecliff Architectural and Landscaping Changes Request Form (see <http://www.pinecliff-hoa.com/wp-content/uploads/Architectural-and-Landscaping-Changes-Request-Form.pdf>).

**Compliance of the legal covenants is mandatory, even though Pinecliff HOA membership is voluntary.** All legal owners are responsible for adhering to covenant requirements even if a renting party is in violation. The ACC will only communicate with the owner to resolve violations. The following common violations are discussed to help educate/minimize problems:

**On street parking has been the most prevalent violation this year:** Overnight parking on the streets is not allowed by the covenants. Exceptions include temporary gatherings/short visits by guests. Vandalism, theft, and accidents happen mostly to on-street vehicles parked at night. Daytime street parking should be minimized for the same reasons and to reduce congestion.

**Keeping your dwelling and lot in good condition:** Each owner shall keep their dwelling, lawn, and landscaping, walks and driveways, and grounds in good condition. Owners shall prevent the development of unclean, unsightly, unkept, or cluttered conditions of their home or grounds that result in decreasing the beauty of the neighborhood. Examples include parking excessive vehicles outside of the garage, parking vehicles off driveways on the lot, old/peeled paint on homes, neglected dead lawns, out of control weeds, piles of debris or trash, overgrown bushes and trees, dead trees, visible storage of trash receptacles except for trash pickup days, etc...

**Trailer parking:** Trailer storage is not allowed unless in an enclosed garage or in an ACC approved designated, concealed area. We continue to receive complaints of various types of trailers (recreational, storage and utility) parked in driveways and in lawn/lot areas.

**Roofing:** Roofing products need to be approved and need to have the highest fire, hail, and wind ratings. For most filings, the ACC may consider for approval tile, metal, new fiber shakes products and composite asphalt-fiberglass, the latter weighing at least 350 - 375 lbs. per square and have a shadowing effect. Products for filings 5, 6, 8, 9, 10, and Pinnacle may not contain asphalt. The exceptions include composite shake lookalikes which contain no asphalt. New products may also be an option.

Many violations involve new homeowners or rental home tenants that are unaware of our covenant restrictions. Talk to your neighbor when they may be unaware of a covenant violation. Most violations are corrected when homeowners are notified, and we thank you. We appreciate your support in maintaining the quality and beauty Pinecliff.

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## POLICE EVENTS IN PINECLIFF THROUGH NOVEMBER 2021

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There were 107 police responses to activities in Pinecliff through November 26th, which averages out to almost 10 per month. This is less than we had in 2020 when we had 132 police responses through November 26th.

These 107 police events thus far in 2021 were categorized as follows (the number behind each category is the number of that kind of category): Disorder – 30, Other – 10, Proactive Policing – 1, Property – 39, Traffic – 13, and Violent – 14. Clearly the two largest categories were Property with 39 events, and Disorder with 30 events. These two categories are just over 64% of the total police events. So, we will break those two categories down as follows, for Property events: Alarm – 25, Burglary - 4, Burglary – Auto - 4, Theft – 5, and Theft (Vehicle) – 1. That totals 39 Property related events that resulted in the filing of a police report. For the Disorder category, the events are as follows: Disturbance – 2, Fraud – 6, Suspicious Circumstances - 4, Suspicious Vehicle – 6, Suspicious Person – 4, Sex Registrant Compliance – 1, Endangerment – 1, Court Violation – 3, and Abandoned Vehicle - 3. These Disorder events total 30. Additionally, in the Violent category, the details are as follows: Harassment – 5, Domestic Violence – 5, Subject with weapon – 1, and Prowler – 3, for a total of 14 events in this category.

Also, as noted above, 25 of the 107 police responses were to alarms, which comprised 23% of the police responses. Fortunately, burglaries and auto burglaries were down from last year by more than half. As stated so far this year in 2021 we have had 4 burglaries and 4 auto burglaries. If you park in the driveway, please take anything of value out of your vehicle and lock your car. Information for this article has been compiled throughout the year from the following two websites:

- The My Neighborhood website: <http://www.myneighborhoodupdate.net/>
- The Raids Online website: <http://raidsonline.com/>

Look at the websites yourself to see what is going on in the Pinecliff neighborhood.

Finally, it is very important to stay alert and be aware of our surroundings. If something looks out of place, or just doesn't look right, please report it. The Police General Complaints phone number is 719-444-7000, and the Police Falcon Division phone number is 719-444-7240. Of course, if it is an emergency, please call 911.

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## PINECLIFF REAL ESTATE REPORT

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Single-family homes listed or sold in 2021. This information came from the Pikes Peak Multiple Listing Service courtesy of former Pinecliff HOA board member, Paula Lydon. Paula is a Broker Associate with Buy Sell Impact Real Estate. (Note: CDOM is number of days on the market.) The following information is current as of 11/30/2021.

Status/Date	Address	Tot Sqft	Bed Rms	Bath Rms	Price	CDOM
<b>Active</b>						
9/19/21	5110 Hopner CT	5174	7	5	\$835,000	88
11/18/21	5232 W Cliff Point CR	4050	5	4	\$660,000	14
11/20/21	118 Sunbird Cliffs LN	3596	5	4	\$675,000	11
<b>Under Contract - Showing</b>						
11/17/21	910 Popes Valley DR	3679	4	4	\$675,000	67
11/21/21	5445 Cordillera CT	4424	4	3	\$1,150,000	37
<b>Sold</b>						
1/15/21	5375 Autumn Hills CT	3039	3	3	\$533,300	4
2/8/21	1110 Point of the Pines DR	4129	4	3	\$610,000	2
3/10/21	625 Popes Valley DR	2891	3	4	\$500,000	19
3/15/21	870 Point of the Pines DR	3550	4	3	\$519,000	9
3/20/21	1350 Golden Hills RD	4588	3	3	\$855,000	78
4/2/21	955 Golden Hills RD	4098	5	3	\$700,000	7
4/6/21	275 Cliff Falls CT	3651	6	4	\$652,000	1
5/1/21	5480 Kates DR	4746	5	4	\$725,000	1
5/4/21	565 Popes Valley DR	3260	4	4	\$625,000	0
5/28/21	1030 Popes Valley DR	2630	4	3	\$560,000	6
6/1/21	910 Popes Valley DR	3679	4	4	\$473,000	2
6/3/21	1055 Golden Hills RD	3701	4	4	\$639,300	3
7/2/21	1019 Haverhill PL	3591	4	4	\$605,000	6
7/7/21	1210 Wentwood DR	4833	6	5	\$875,000	4
7/27/21	125 Sunbird Cliffs LN	3764	4	4	\$665,000	1
7/30/21	1070 Golden Hills RD	3321	4	4	\$675,000	7
8/18/21	1261 Golden Hills RD	5461	5	5	\$1,075,000	3
8/25/21	1570 Golden Hills RD	3821	4	4	\$690,000	30
9/23/21	5051 W Cliff Point CR	4306	4	5	\$885,000	18
10/15/21	1160 Popes Valley DR	3299	4	4	\$614,000	30
10/27/21	4951 W Cliff Point CR	4289	5	4	\$695,000	36
10/28/21	5020 E Cliff Point CR	3355	4	3	\$679,000	117
11/16/21	1265 Golden Hills RD	2677	3	2	\$600,000	11
11/17/21	5102 Overbrook PL	3348	4	3	\$525,000	2
11/30/21	4925 Nightshade CR	3906	4	4	\$790,000	4

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Pinecliff Homeowner's Association  
P.O. Box 49372  
Colorado Springs, CO 80949-9372

----- Tear off, fill out, and mail form & check to address below by January 31, 2022 -----

**2022 Pinecliff HOA Membership Form**

**\$40/year per household**

Name: \_\_\_\_\_

Email Address(es): \_\_\_\_\_ (not published)

*Email is used to send periodic Pinecliff bulletins. Please confirm your email address(es)!*

Homeowner       Renter

Physical Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

- Please contact me about volunteer opportunities with the Pinecliff HOA!
- Do Not Publish in PHOA Directory

*Business Information (Include only if you want posted on the Pinecliff HOA website directory):*

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**Make checks payable to: Pinecliff Homeowners' Association**  
**Mail form & check to: PHOA, P.O. Box 49372, Colorado Springs, CO 80949-9372**