



PINECLIFF HOMEOWNERS' ASSOCIATION

PHOA Triannual Newsletter

January 2023

PINECLIFF OASIS

Reflecting on 2022, my heart is filled with gratitude to so many wonderful friends and neighbors in Pinecliff who have shown the world what being a neighbor truly means. One good Samaritan took time and energy to clear off snow from driveways and sidewalks, and the recipient of this kind person put a sign in their front yard to thank them.

Another resourceful neighbor wanted to clean up a pile of branches illegally dumped at the entrance on Popes Valley Drive. He approached some workers and asked them if they could mulch up the branches. He paid them to do this job out of his own pocket so that we may all enjoy a pleasant scene upon arriving home.

These are just a few examples of good neighbors who make a difference in Pinecliff. Sometimes the news from the world can be daunting, but here in Pinecliff we have an oasis of kind neighbors who care about the Pinecliff Family. And like family, we may not always agree but we look out for one another and want to help when we can.

Christine Thomas

President, Pinecliff HOA

A \$10 INCREASE IN OUR ANNUAL PINECLIFF HOA DUES

Your Pinecliff HOA board deliberated for many months about asking for an additional \$10 per year in membership dues to \$50, the first increase in over a decade. This increase will help cover the additional cost of the many benefits the HOA provides, including NewsBlasts and *Connections* emails, newsletters, safety patrols, Chipper program promotion, food trucks, social events, support of the ACC, and the recently initiated member service to pay for membership and trash renewals by credit or debit card. The increase was overwhelmingly approved by those in attendance at the September 18 Annual Meeting.

WHY BECOME A PHOA MEMBER?

Pinecliff HOA membership is the best deal in town! \$50 annually saves you hundreds of dollars each year on trash and recycle services and covers all the activities described above.

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

IN SEARCH OF AN ADDITIONAL PHOA BOARD MEMBER

Our PHOA needs a volunteer to help as Parks and Wildlife Director and Board member. This position requires little time, asking you to keep an eye on Pinecliff Park, our wildlife, annual cleanups, and communication with the Colorado Springs Parks and Recreation Department. Contact Christine at 719-205-4876 or at president@pinecliff-hoa.com if you are interested.

PINECLIFF MEMBERSHIP AND TRASH SERVICE

It is time to renew or sign up for Pinecliff HOA Membership and Trash Service. The form below provides rates and trash payment options. We are excited to offer online payment this year at no additional cost to streamline your renewal process. Please complete your payment **before February 20, 2023**.

2023 Pinecliff HOA Membership

\$50/year per household

Name: _____

Email Address(es): _____ (not published)

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

Physical Address: _____

Mailing Address: _____

Phone: _____

2023 Pinecliff Trash Rates

To take advantage of discounted trash service rates, you must be a Pinecliff HOA member. Your payment must include the **\$50 annual HOA membership dues** shown below *plus* your chosen trash service fee. Trash and membership fees can be made in one payment.

Annual rates for Trash Service from 3/1/23 through 2/29/24

- Curbside Trash Only — **\$145.80 + \$50 = \$195.80**
- Curbside Trash & Recycling — **\$235.80 + \$50 = \$285.80**
- Carryout Trash Only (driveways 150 ft or less) — **\$217.20 + \$ 50 = \$267.20**
- Carryout Trash & Recycling (driveways 150 ft or less) — **\$307.20 + \$50 = \$357.20**
- Carryout Long Trash Only (driveways over 150 ft) — **\$288.00 + \$50 = \$338.00**
- Carryout Long Trash & Recycling (driveways over 150 ft) — **\$378.60 + \$50 = \$428.60**

Payment is due by February 20, 2023.

- Payment Options:
 - Pay online using a credit or debit card at <https://pinecliff-hoa.com/membership-and-trash-dues/>. There are no extra fees to use this option;
 - Make a check payable to PHOA and mail to PHOA, P.O. Box 49372, Colorado Springs, CO 80949; or
 - Drop off a check in the locked mailbox at **1320 Golden Hills Road**.

Please include this completed page when paying by check.

If you have any questions, contact Julie Self at trashservice@pinecliff-hoa.com or 719-338-8331.

Reminder: GFL observes six holidays - New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving, and Christmas Day. Trash & recycle will always be collected on Wednesday the week of Memorial Day and Labor Day. If New Year's Day, 4th of July, or Christmas Day falls on a Monday or Tuesday, Pinecliff's collection day will shift to Wednesday. Otherwise, trash is picked up on Tuesday.

PREVIEW OF PLANNED SOCIAL EVENTS FOR 2023

Food Trucks - There will be a variety of food trucks on Tuesdays at Pinecliff Park from Memorial Day to Labor Day. This is always a popular and fun get-together for all the neighbors.

Ice Cream Social - A cool and sweet treat at Pinecliff Park in the summer.

Movie Night at the Park - The most well attended PHOA social event, with free hot dogs for everyone. Even with a downpour immediately before the 2022 event, there was an amazing turnout.

Caroling in the Park - Every December we get together for caroling and cookies to ring in the holidays.

We hope to see many neighbors participate in all our upcoming social events for 2023.

Any new ideas or suggestions on upcoming events is always greatly appreciated. Be sure to send your suggestions to the *Connections* group at connections@pinecliff-hoa.com.

CSFD CHIPPING PROGRAM 2023 PREVIEW

Given the growth in the Neighborhood Chipping Program, the CSFD will be implementing many changes in 2023. Pinecliff will have two collection blocks – May 1 and July 31, 2023, and each collection period will be two weeks. Advance registration is required, and piles must be put out on the first Monday of the two-week block. PHOA will send out additional information in the spring. Details are at:

<https://www.coswildfireready.org/neighborhood-chipping-program>.

PERIODIC MAIL THEFT CONTINUES

On Tuesday, December 13th, one of our mail carriers found dozens of pieces of opened mail in a Pinecliff neighbor's front yard. The stack was three inches high and included Christmas cards, bills, small packages, and various account statements. The opened mail was from two zip codes other than our 80919. The mail carrier also noticed several open mailboxes.

Your Board of Directors

President
Christine Thomas
719-205-4876

Vice President
Stephen Prime
719-445-1558

Secretary
Judy Benson
617-462-0622

Treasurer
Kris Kaltenbacher

Communications
Stephen Prime
719-445-1558

*Membership &
Trash Service*
Julie Self
719-338-8331

Parks & Wildlife
Open

Social Chair
Karin Crown
719-651-4545

Traffic & Safety
Carl Peterson
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

Webmaster

Jeff Amerine
719-232-3897

Our mail carrier stated that mail thefts occur most often at night. A locking mailbox improves security, but mail thieves have been known to attach a chain to their vehicle and pull mailboxes off the post. It is best to collect your mail daily. If you think your mail has been stolen or if you come across stolen mail, please report it to the post office immediately.

ARCHITECTURAL CONTROL COMMITTEE (ACC) UPDATE/INFO

What does the ACC do, and why have an ACC with a voluntary HOA in Pinecliff? **Do homeowners have to adhere to the Pinecliff covenants even though HOA membership is voluntary? A DEFINITE YES!** When does a homeowner need ACC approval on a project? How do you get ACC approval or guidance on projects? How can you help the Pinecliff community and the ACC in keeping a beautiful neighborhood?

What does the ACC do and why? Pinecliff is a covenant protected neighborhood. The ACC's main goal is to preserve the pristine nature, quality, and beauty of our neighborhood and the value of our homes. Here is the statement we put on a typical courtesy notice to homeowners who may have an issue that violates the covenants:

“Actions taken by the ACC are on behalf of the Pinecliff neighborhood homeowners and supported by Pinecliff Homeowners Association (PHOA). Our services are geared toward the consistent implementation of neighborhood covenants. We are a voluntary group, legally registered and chartered to enforce covenant requirements/restrictions for Pinecliff. We render decisions on covenant compliance and follow up on any violations. We do our best to interpret direct and implied covenant stipulations and strive for fair and impartial rulings in such matters. Maintaining the quality and character of the neighborhood is the responsibility of all the residents of Pinecliff, with the ACC acting only as a representative of the whole.”

Even though PHOA membership is voluntary, compliance with the “legally enforced” covenants is mandatory.

Examples of last year's ACC actions resolving covenant violation issues included overnight parking on the street by owners/residents; removing illegally stored/parked trucks RV vehicles and camping/utility trailers; repainting a house with acceptable colors; ensuring legal roofs were installed; changing new fence plan not to encroach on neighbor's property; improving lots from unkept/un-sightly condition; and fixing/removing downed fences and trees.

Examples of numerous **approved** project requests were new/improved landscaping, adding solar panels, adding attached garages/sheds matching the house, replacing roofs, installing fences, repainting/stuccoing houses, deck add-ons/repairs, and tentative house plans.

When does a homeowner need ACC approval? If you plan any outside improvement or changes (e.g., painting, outside remodeling, landscaping, fencing, re-roofing, or building/replacing an exterior structure), you need an ACC approved written plan with appropriate proportioned detailed drawings before the project is started. The approved plan is filed to protect the neighborhood and the homeowner if a complaint is filed in the future. Please call an ACC member if you have more questions. **Quick approval/feedback is our goal.**

How do you get ACC approval or guidance on projects? If you are planning a project or work on your property that requires ACC approval, email the [Pinecliff Architectural, Outside, and Landscaping Changes Request Form](#) with detailed attachments to acc@pinecliff-hoa.com, or download, print, complete the request form and mail with detailed attachments to

this address: Pinecliff Homeowners Association/ACC, PO Box 49372, Colorado Springs, CO 80919-9372. The form can be found at:

<https://pinecliff-hoa.com/wp-content/uploads/ACC-FORM-14-NOV-2022.pdf>

Is there guidance on common covenant violations? Yes, refer to the ACC section of the PHOA website. Refer to [Architectural Control Committee - The Pinecliff Homeowners' Association \(pinecliff-hoa.com\)](#). Or select HOME or RESOURCES tab and scroll down to **Architectural Control Committee**, then select **READ MORE** or **VIEW MORE**.

Common covenant violation issues and concerns include:

1. Rental homes are source of many violations, especially in not keeping the lot/landscaping in good condition.
2. Not getting approval for outside projects and new landscaping.
3. Illegal vehicle parking on the street overnight by owners/residents and RV/commercial vehicle storage/parking on the lot or driveway.
4. Not getting approval to install (or replace) a legal roof.
5. Not keeping the house exterior **and** lot and landscaping in good condition.
6. Conducting a business in Pinecliff. **No lot shall be used except for single family, private residential purposes.** The business should not be noticeable to the neighbors. There should be no unusual, offensive activity, congestive parking, noise, or annoyance to the neighborhood. Any business that violates the protective Pinecliff covenants will not be allowed.

How can you help the Pinecliff community and ACC to keep a beautiful neighborhood?

Know and adhere to the covenants, talk to your neighbors, and share with new or unaware neighbors that Pinecliff has covenants that are legally enforceable. The covenants are available on the Pinecliff web site: [Resources - The Pinecliff Homeowners' Association \(pinecliff-hoa.com\)](#). Your help in maintaining the quality of Pinecliff is greatly appreciated.

CARE AND SHARE FOOD DRIVES

The PHOA held a food drive to benefit Care and Share during the first two weeks of November. We are so appreciative of the extraordinary generosity of our PHOA residents. The final tally was an impressive 672 pounds.

We 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.

However you supported the drive, we are thankful for your support to make the holidays brighter for those in need in southern Colorado.

POLICE EVENTS IN PINECLIFF THROUGH NOVEMBER 2022

There were 114 police responses to activities in Pinecliff thus far this year (through November 30), which was on par with 2021, and well below the average for the past 9 years.

Police events thus far in 2022 were categorized as follows: Disorder – 30, Other – 16, Proactive Policing – 2, Property – 46, Traffic – 8, Violent – 11, and Hazard - 1. The two largest categories (67% of the total) were Property and Disorder. Property events that resulted in the filing of a police report included: Alarm – 18, Burglary - 9, Burglary – Auto - 7, Theft – 8, Theft (Vehicle) – 2, and Criminal Mischief – 2. Disorder events were: Disturbance – 2, Fraud – 5, Suspicious Circumstances - 2, Suspicious Vehicle – 3, Suspicious Person – 5, Sex Registrant Compliance – 4, Civil Matter – 2, Drugs - 1, Animal – 1, and Abandoned Vehicle - 5. Violent reports encompassed: Harassment – 2, Domestic Violence – 5, Subject with Weapon – 2, Assault – 1, and Assault (Aggravated) – 1.

18 of the 114 police responses were to alarms, which is down from 25 alarms last year at the same time. Unfortunately, burglaries and auto burglaries have about doubled from last year's pace of 4 burglaries and 4 auto burglaries through November.

If you park in the driveway, please remove any valuables from 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/>

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

GIVING BACK

Pinecliff neighbors gave of themselves extensively in 2022, and our community has benefited tremendously from those efforts.


Friends of Ute Valley Park sponsors trail work evenings the 1st and 3rd Wednesday nights from 5:30pm to 7:30pm in the months of March through September. As you adventure into Ute Valley Park you can see the extensive work done this trail season. There have been reroutes that have significantly improved the drainage as well as enhancing the tranquil experience of the park. Come out and join us. Check out upcoming details and so much more at friendsofutevalleypark.com or on our Facebook page. We will buy you a beer or root beer at Redleg when you donate four or more hours of your time. It's a great workout and lots of fun.

Creek Week is a citywide/multi event week at the end of September and beginning of October. We sponsored an event that was well attended on Rusina/Tech Center Drive which collected 58 bags of trash, 2 mattresses, a lounge chair, tires, etc. Come join in the fun next September and see what treasures we collect.

PINECLIFF REAL ESTATE REPORT

This information about listed or sold single-family homes 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 12/26/2022.

Status/Date	Address	Tot Sqft	Bed Rms	Bath Rms	Price	CDOM
Active						
8/12/22	4970 Nightshade Cir	3751	4	4	\$654,000	140
12/26/22	5470 Cordillera Ct	4780	6	3	\$895,000	182
Under Contract – Showing						
10/14/22	1225 Wentwood Dr	4543	5	5	\$850,000	13
12/3/22	995 Point of the Pines Dr	2589	4	3	\$695,000	12
12/15/22	1040 Haverhill Pl	3512	4	4	\$575,000	61
Sold						
1/19/22	5232 W Cliff Point Cir	4050	5	4	\$625,000	35
2/1/22	118 Sunbird Cliffs Ln	3596	5	4	\$665,000	44
2/3/22	5105 Golden Hills Ct	2190	3	2	\$800,000	7
2/4/22	1020 Point of the Pines Dr	5299	5	4	\$755,000	1
3/2/22	1330 Wentwood Dr	5376	5	4	\$871,500	3
3/5/22	5110 Hopner Ct	5174	7	5	\$793,250	142
3/8/22	1070 Haverhill Pl	2385	3	3	\$602,000	1
3/24/22	1080 Haverhill Pl	2396	2	2	\$540,000	4
4/27/22	850 Golden Hills Rd	3152	5	3	\$682,500	5
6/7/22	225 Sunbird Cliffs Ln	2677	4	3	\$701,000	4
6/8/22	1079 Haverhill Pl	3049	4	4	\$700,000	13
6/17/22	880 Golden Hills Rd	4080	3	2	\$640,000	2
7/11/22	1019 Haverhill Pl	3759	4	4	\$649,900	6
7/11/22	1270 Golden Hills Rd	2778	3	4	\$735,000	5
8/12/22	725 Point of the Pines Dr	4916	4	4	\$780,000	8
9/13/22	5435 Setters Wy	3089	4	3	\$575,000	11
10/7/22	705 Golden Hills Rd	4378	4	4	\$660,000	36
10/17/22	5480 Kates Dr	4746	5	4	\$1,350,000	22
10/27/22	840 Golden Hills Rd	1726	3	2	\$600,000	3
11/1/22	1140 Golden Hills Rd	3062	4	3	\$850,000	9



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

Tentative Pinecliff 2023 Calendar of Events

All dates to be confirmed via Pinecliff Connections or NEWSblast emails

January – February 20 Membership/Trash Drive

May 1 First Two-week Chipping Block

May 30 Summer Food Truck Kick-off

June 3 Neighborhood Garage Sale

June 5 Dumpster & Donations Day

July 15 Summer Ice Cream Social

July 31 Second Two-week Chipping Block

August 25 Movie Night in the Park

August 29 Final Summer Food Truck

September 17 Annual PHOA Membership Meeting in Pinecliff Park

September 30 – October 8 Creek Week

October 7 Pinecliff Neighborhood Cleanup

December 17 Caroling in the Park