



PINECLIFF HOMEOWNERS' ASSOCIATION

PHOA Newsletter

January 2024

PINECLIFF OASIS

It has been another busy year here in Pinecliff. Your PHOA Board has gone above and beyond to keep our community connected and to strengthen the quality of life in our amazing neighborhood.

I am amazed by this Board's skills, expertise, and commitment to Pinecliff. Together, we have tackled the challenges and improvements that are required for our community to thrive, and we are all grateful for their commitment and for our Bylaws that have paved the way.

You may have noticed that our annual mailed *Newsletter* is thinner this year. In our efforts to economize and save a tree or two, we have decided to send less paper and send more emailed *NEWSblasts* with important information as it unfolds. We feel that this will add to our connections to each other and share up-to-date info.

Out of town guests have commented on how connected our neighborhood is. The questions abound, and they want to know how to create such a close, friendly, and inviting neighborhood. My response, in jest, is that this is a very top secret process that takes years and will cost them millions of dollars to implement. In all honesty, it is our people who make this community and we are all very lucky to have each other.

Wishing you all a very happy New Year and a 2024 filled with peace, love, and true friendship that will last a lifetime.

Christine Thomas

President, Pinecliff HOA

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 that the PHOA provides throughout the year.

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

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. Please complete your payment **before February 20, 2024.**

2024 Pinecliff HOA Membership Form

Name: _____

Email Address(es): _____

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

Physical Address: _____

Mailing Address: _____

Phone: _____

2024 Pinecliff Trash Subscription Form

Annual rates for trash service from 3/1/24 through 2/28/25:

- Curbside Trash Only **\$154.20 + \$50 HOA Dues = \$204.20**
- Curbside Trash & Recycling **\$246.00 + \$50 HOA Dues = \$296.00**
- Carryout Trash Only **\$219.00 + \$50 HOA Dues = \$269.00**
- Carryout Trash & Recycling **\$375.60 + \$50 HOA Dues = \$425.60**
- Pinecliff HOA Dues only (no Trash Service) = **\$50.00**

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

- Republic Services, PHOA's current service provider has one carryout fee no matter the length of the driveway. There is no longer an up-charge for driveways longer than 150 feet.
- To take advantage of these discounted trash service rates, you are required to be a current (2024) Pinecliff HOA member. Trash and member ship fees can be paid in one payment.

Payment due by February 20, 2024

Payment Options:

Payment online is currently unavailable. We are working with the credit card processor to make this payment option available as soon as possible. A *NEWSblast* will be sent if the credit card option becomes available. We apologize for any inconvenience.

Currently, we are only able to accept checks.

1. Make checks payable to PHOA and mail to PHOA, P.O. BOX 49372, Colorado Springs, CO 80949
2. Drop off checks in the locked mailbox at **1320 Golden Hills Rd.**

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

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 12/31/2023.

Status/Date	Address	Tot Sqft	Bed Rms	Bath Rms	Price	CDOM
Active						
11/27/2023	710 Popes Valley DR	4145	5	4	\$725,000	38
Pending						
11/11/2023	4980 Nightshade CR	3516	5	4	\$750,000	2
12/20/2023	5102 Overbrook PL	3408	4	3	\$775,000	50
Under Contract – Showing						
12/8/2023	525 Popes Valley DR	3011	4	3	\$767,000	71
Sold						
1/19/2023	995 Point Of The Pines DR	2589	4	3	\$695,000	12
2/17/2023	1040 Haverhill PL	3512	4	4	\$590,000	68
2/27/2023	5118 Overbrook PL	2377	4	3	\$500,000	4
3/8/2023	4970 Nightshade CR	3751	4	4	\$654,000	157
3/14/2023	1225 Wentwood DR	4543	5	5	\$850,000	13
3/17/2023	5470 Cordillera CT	4780	6	3	\$875,000	0
3/19/2023	5009 Overbrook PL	3530	5	3	\$632,500	3
5/24/2023	1073 Haverhill PL	2218	4	3	\$700,000	21
6/5/2023	515 Popes Valley DR	3482	3	3	\$597,500	13
6/23/2023	685 Popes Valley DR	3116	4	3	\$680,000	25
8/10/2023	985 Golden Hills RD	2924	4	3	\$631,000	4
9/13/2023	525 Popes Valley DR	3011	4	3	\$780,000	15
9/22/2023	633 Golden Hills RD	3198	5	3	\$624,900	24
10/23/2023	310 Sunbird Cliffs LN	3800	4	4	\$950,000	7
11/3/2023	5110 Hopner CT	5174	7	5	\$935,000	2
11/6/2023	705 Golden Hills RD	4378	6	4	\$750,000	20
11/15/2023	315 Sunbird Cliffs LN	2390	4	3	\$580,000	3
11/17/2023	5345 AUTUMN HILLS CT	2520	4	3	\$650,000	6
12/29/2023	704 Point Of The Pines DR	3168	7	4	\$597,000	27



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

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Tentative Pinecliff 2024 Calendar of Events

All dates to be confirmed via Pinecliff *Connections* or *NEWSblast* emails.

through February 20 Membership/Trash Drive

May 6-10 First Chipping Program Week

May 28 Summer Food Truck Kick-off

June 8 Neighborhood Garage Sale

June 10 Dumpster & Donations Day

July 16 Summer Ice Cream Social

July 22-26 Second Chipping Program Week

August 30 Movie Night in the Park

August 27 Final Summer Food Truck

September 10 Annual PHOA Membership Meeting in Pinecliff Park

September 28 – October 6 Creek Week

October 5 Pinecliff Neighborhood Cleanup

December 21 Caroling in the Park