



# PINECLIFF HOMEOWNERS' ASSOCIATION

*PHOA Newsletter*

*January 2026*

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## TOGETHER, WE MAKE A DIFFERENCE

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Learning from others has been our guide this year! Our board has learned more about legal matters, personalities and how to work together as an amazing, talented team. Your board has brought new insight, which has paved the way to great accomplishments. I, for one, am extremely grateful for their talent, commitment and dedication to keeping Pinecliff a desirable neighborhood after 40 years! Kudos to the team!

Recently I received a phone call from a realtor who was looking for a fire hydrant water pressure test that CSU and the fire department did not know about. The ever familiar phrase came to mind, "I don't have an answer for you but I may know someone who does." (Thank you Jeff) Together we learned that different fire hydrant top colors mean different fire pressures; Red is 500 gpm's, orange is 500 - 1000gpm's, green is 1000 to 1500 gpm and Blue is 1500 to 3000(gpm is gallons per minute; thanks Jeff); who knew?

The realtor thanked me for calling him back and informed me that the tests are required and that CSU had never done the tests but will do them now. Also, of all the neighborhoods in Colorado Springs, Pinecliff has the most fire hydrants per capita!

The kind Realtor thanked me again for calling him back and stated that he was so impressed that complete strangers can find the answers to problems together without knowing anything about the other. Community works!

When we work together, we can accomplish great things.

The kindness of neighbors and their eagerness to help others brings me great joy. For a prime example, look no further than the generosity of our neighborhood that donated over 1,200 pounds of food plus cash to Care and Share this fall. We saw a need and Pinecliff was there; I am so proud of this neighborhood. Thank you to each of you for giving and caring for those in need.

Wishing you all a very happy New Year and a spectacular 2026 filled with peace, love, and true friendship that will last a lifetime.

See you in the neighborhood.

Christine Thomas

President, Pinecliff HOA

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## PINECLIFF MEMBERSHIP AND TRASH SERVICE

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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 at no additional cost to streamline your renewal process. Please complete your payment **before February 20, 2026**.

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### 2026 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: \_\_\_\_\_

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### 2026 Pinecliff Trash Subscription Form

**Annual rates for trash service from 3/1/26 through 2/28/27:**

- Curbside Trash Only **\$163.50 + \$50 HOA Dues = \$213.50**
- Curbside Trash & Recycling **\$261.00 + \$50 HOA Dues = \$311.00**
- Carryout Trash Only **\$228.30 + \$50 HOA Dues = \$278.30**
- Carryout Trash & Recycling **\$390.60 + \$50 HOA Dues = \$440.60**
- Pinecliff HOA Dues only (no Trash Service) = **\$50.00**

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

To take advantage of these discounted trash service rates, you are required to be a current (2025) Pinecliff HOA member. Trash and member ship fees can be paid in one payment.

**Payment due by February 20, 2026**

#### Payment Options:

1. Pay online using a credit card at [pinecliff-hoa.com](http://pinecliff-hoa.com). Click on Pay Dues at top of page.
2. Make checks payable to PHOA and mail to PHOA, P.O. Box 49372, Colorado Springs, CO 80949
3. Drop off checks in locked mailbox at **1320 Golden Hills Rd.**

If you have any questions, please contact Julie Self at [trashservice@pinecliff-hoa.com](mailto:trashservice@pinecliff-hoa.com) or 719-338-8331

- 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 (2026) Pinecliff HOA member. If you are not a current member, your payment must include \$50 annual HOA membership dues *plus* your chosen trash service fee.

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## WHY BECOME A PHOA MEMBER?

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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.

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## ARCHITECTURAL CONTROL COMMITTEE (ACC)

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If you are new to Pinecliff – WELCOME! This article is for both old and new residents with a few friendly reminders about what the ACC does. The Pinecliff ACC provides guidance and approval of acceptable outside projects and ensures adherence to our covenants to protect the single-family character, beauty, and quality of the Pinecliff neighborhood. To clarify a frequently asked question:

If PHOA membership is voluntary, is covenant compliance mandatory? The answer is yes. Several other FAQs about the ACC can be answered by selecting the ACC section of the Pinecliff HOA website: <https://pinecliff-hoa.com>. Select the ACC tab to get Architectural Control Committee – The Pinecliff Homeowners Association.

When is ACC approval required on a project? If you plan on any outside improvement or changes including painting, outside remodeling, landscaping, fencing, re-roofing, or building/replacing something on the outside of your property, you need an ACC approved written plan with appropriate proportioned detailed drawings before the project is started. This is also done for your own legal protection. Also, refer to the ACC page of our website for details on how to get ACC approval.

Common covenant violations: The ACC section on the website also includes guidance on topics such as rental homes, outside improvements/repairs, vehicle parking/RV vehicle storage, roof replacement, lot condition/ landscaping, and conducting a business within Pinecliff. Conducting a business in Pinecliff is a growing concern. No lot shall be used except for single family, private residential purposes. You can work out of your home; however, the business should not be noticeable to the neighbors. There should be no unusual, offensive activity, congestive parking, noise, or annoyance to the neighborhood for example. In other words, any business that violates the protective Pinecliff covenants will not be allowed.

The Pinecliff homeowners and the ACC thank all those residents who have maintained their homes, their lot/surroundings, and landscaping in good condition to preserve home values and the quality and beauty of this special Pinecliff neighborhood.

## 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 12/31/2024.

Status/Date	Address	Tot Sqft	Bed Rms	Bath Rms	Price	CDOM
<b>Active</b>						
7/23/2025	935 Popes Valley DR	2935	4	3	\$625,000	150
7/10/2025	5328 Cliff Point CR	3036	6	4	\$660,000	163
10/10/2025	210 Cliff Falls CT	4050	4	4	\$749,000	228
10/28/2025	125 Sunbird Cliffs LN	3764	4	4	\$875,000	53
<b>Sold</b>						
07/30/25	960 Golden Hills RD	2609	3	3	\$560,000	4
08/11/25	5435 Setters WY	3089	4	3	\$615,000	68
10/02/25	770 Popes Valley DR	4288	5	4	\$650,000	5
11/13/25	1045 Golden Hills RD	2941	4	4	\$660,000	143
05/06/25	5355 Germaine CT	2836	4	3	\$668,750	1
04/19/25	1055 Golden Hills RD	3701	6	4	\$703,000	44
06/13/25	5232 W Cliff Point CR	4050	4	4	\$718,000	94
07/31/25	1055 Hunters Ridge DR	3154	4	4	\$720,000	76
10/10/25	1055 Popes Valley DR	3350	5	4	\$729,999	3
08/28/25	1135 Golden Hills RD	3522	4	4	\$750,000	27
08/01/25	720 Popes Valley DR	3366	4	3	\$750,000	17
08/04/25	1325 Golden Hills RD	5109	6	4	\$760,000	31
11/04/25	1270 Golden Hills RD	2778	3	4	\$775,000	5
11/06/25	1285 Golden Hills RD	3902	4	3	\$775,000	65
02/26/25	5221 Cliff Point CR	3039	5	3	\$815,000	103
07/23/25	935 Point Of The Pines DR	3969	5	3	\$840,000	27
08/15/25	4961 Cliff Point CR	3620	5	4	\$855,000	46
05/29/25	5065 Cliff Point CR	3523	3	3	\$875,000	41
07/27/25	1205 Wentwood DR	4844	6	5	\$907,500	15
09/19/25	1330 Wentwood DR	5376	5	4	\$909,000	5
03/25/25	1425 Golden Hills RD	4417	5	4	\$950,000	9
11/10/25	1455 Golden Hills RD	5136	5	3	\$1,075,000	9
07/14/25	1455 Golden Hills RD	5136	5	4	\$1,075,000	58
11/12/25	411 Sunbird Cliffs LN	6481	5	5	\$1,100,000	178