



PINECLIFF HOMEOWNERS' ASSOCIATION

PHOA Triannual Newsletter

May 2023



“As the need for food assistance is still more significant than ever, we want to allow everyone to continue to meet that need and help your local community food pantry or bank. The *Stamp Out Hunger Donor Drive* is a drive with a single mission—to feed the hungry in America, and as always, with your help, we will!”

Every year, letter carriers collect tens of millions of pounds of food that helps those in need. When you participate in the *Stamp Out Hunger* food drive, the food you donate stays in the community and goes to local food banks.

Participation is easy, simply leave a bag of nonperishable food next to your mailbox on **Saturday, May 13**, and your letter carrier will handle the rest. For an informational video, click [here](#).

NOTES FROM YOUR PRESIDENT

Spring has sprung in Pinecliff and, once again I am reminded of why we live here — to visit with friends and neighbors as we venture outside once again.

It has been a long, chilly winter for many of us, and Spring is a welcome sight. After living on a north-facing side of the street for three decades, we always look forward to the banter of passing neighbors with helpful suggestions as to how to combat our ongoing “glacier.”

This year we received a tremendous gift of a dozen neighbors dropping everything to bring tools and muscle to our glacier with a sense of camaraderie which was both appreciated and entertaining.

Once again, this kind of neighborhood bonding is such a tremendous gift of kindness and friendship. Thank you!

Like many of you this winter, the glaciers have grown but so have our friendships.

Looking forward to seeing you all around the neighborhood and at the many planned activities in Pinecliff Park.

Happy Spring and happy planting.

Christine Thomas

TRASH AND MEMBERSHIP RENEWALS

Thank you to all the 516 Pinecliff HOA members who renewed your HOA membership and trash service this year. It is never too late to sign up for the highly discounted trash/recycling service through Pinecliff HOA. Please contact Julie Self at trashservice@pinecliff-hoa.com or call 719-338-8331 for a pro-rated quote for trash service.

We have one of the lowest, if not the lowest, trash rates available in the city. Our monthly trash-only service is \$12.25 and trash/recycling service is \$19.65. If you do not already have trash service through Pinecliff HOA, please compare our rates to your current trash service. *We can save you money!* To get

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the discounted trash rate, you must be a member of Pinecliff HOA (yearly dues are \$50.00). Our goal is to decrease the number of trash trucks visiting our neighborhood on a weekly basis, which helps to save our roads from extra wear and tear. We hope you will help us reach our goal by joining the Pinecliff trash service.

SENSATIONAL SUMMER FUN

Mark your calendars for Food Truck Tuesdays at Pinecliff Park, 4:00 pm to 7:00 pm every Tuesday from Memorial Day through Labor Day. (One exception this year is Fourth of July; we thought people would have other plans that day.)

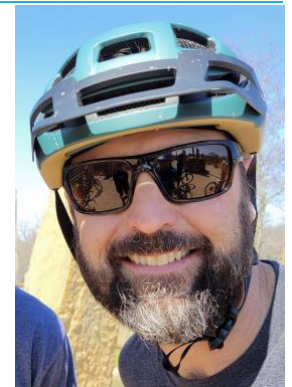
Please add the following much-anticipated events at Pinecliff Park to your calendars:

June 3	Neighborhood Garage Sale – Please advertise your garage sale and enjoy visiting with neighbors.
June 5	Dumpster and Donation Day – Single location near 825 Point of the Pines Drive from 11:00 am – 2:00 pm. We are looking for volunteers to help with the two dumpster bins and the Goodwill donation truck. Please contact president@pinecliff-hoa.com if you are willing to help.
July 18	Ice Cream Social – 5:00 pm to 7:00 pm to coincide with Food Truck night, ice cream provided.
July 22	Fire Mitigation and Fire Education (Coffee Truck provided).
July 31-Aug 5	CSFD Chipper Collection – Click here for additional details and to sign up. Advanced registration is mandatory to participate in this program.
August 25	Movie in the Park , a much-loved event which never disappoints (hot dogs provided).

We look forward to catching up with old friends and making new ones this summer. See you in the Park.

MEET YOUR NEWEST BOARD MEMBER

Chris Kornmesser grew up in Michigan and moved to Colorado to attend the U.S. Air Force Academy. In 2019, after a 25-year Air Force career, Chris became a certified residential appraiser and realtor. He has two wonderful kids, Trevor and Nicole, and a beautiful wife, Regina. Rocky is the family's curious, friendly, and sometimes mischievous dog. Chris enjoys skiing, mountain biking, hunting, and pretty much anything outdoors. He hopes to make a positive impact on our Pinecliff Park.



PERIODIC MAIL THEFT

Late on Saturday night or early Sunday morning during the last weekend in April, many mailboxes were opened on Haverhill Place, Popes Valley, Golden Hills Road, and perhaps other streets as well. Mail was strewn about on the streets. Some Pinecliff residents had their mailboxes opened during the night a few weeks before this latest incident. Unfortunately, intermittent mail theft has been an enduring occurrence over the last two decades in Pinecliff. Your writer's family had their outgoing mail stolen 19 years ago in the Spring. As a result, we have had a locking mailbox for many years.

Mail theft is hard to stop. Here are a few suggestions to protect your mail:

- Do more banking online.
- Drive to the post office or a post office box to deliver outgoing mail.
- Pick up your mail daily out of your mailbox. Do not leave it overnight.
- Stop your mail service before you leave town for a few days.
- Get a locking mailbox.

FREE MULCH

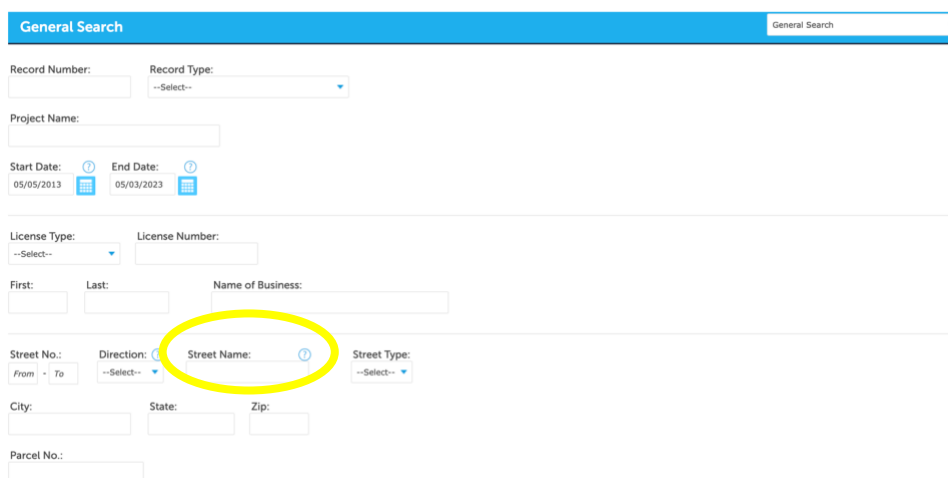
Your PHOA has arranged free mulch for the taking. The mulch pile is located at the Popes Valley entrance. Please help yourselves.

DEVELOPMENT MONITORING

Colorado Springs' City Planning has updated their website to make it much easier to search. Start here:

[City of Colorado Springs Permits, Licenses, and Records](#)

You can search by street name to see what is going on:



The image shows a screenshot of the 'General Search' form on the City of Colorado Springs website. The form includes several search criteria: Record Number, Record Type, Project Name, Start Date, End Date, License Type, License Number, First/Last name, Name of Business, Street No., Direction, Street Name, Street Type, City, State, Zip, and Parcel No. The 'Street Name' field is highlighted with a yellow circle, indicating it is the primary search method mentioned in the text.

Your PHOA board actively monitors development around our neighborhood but may miss something, so we appreciate your input. If you receive a green postcard from City Planning, please let president@pinecliff-hoa.com know!

We will provide education to our neighbors advocating for or against any development within or near our boundaries to help them find their best chance of success. As a Board, we intentionally remain neutral.

There is an active application for a plan to turn the current Applebee's into an In-N-Out Burgers ("INO") restaurant. There are several traffic safety improvements planned for the section of Garden of the Gods Road between I-25 and Chestnut Street separate from the INO application. We have pre-emptively notified the city of our concern about potential traffic challenges related to this use. If this becomes a problem, we may reach out to you to help us encourage our city to make swift corrections. For now, we are monitoring.

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The Amazon distribution center on Forge Road continues to be unused. This is another problematic traffic concern that we are monitoring (Amazon estimates 1,000 car trips per day). We have also actively engaged regarding traffic with this site.

I want all of us to be our best advocates! If you have questions, please contact:

Becky Fuller

719-459-9060 or becky_matt@hotmail.com

PINECLIFF POLICE EVENTS AND NEIGHBORHOOD WATCH

Compared to many other parts of town, Pinecliff is an island oasis of tranquility. Over the first four months of 2023, our neighborhood had 29 police events. The long-term annual average is 147 per year, from 2014 to 2022. The highest year for police calls was in 2018 with 172 events. The lowest was in 2021 with 112. Extrapolating our first four months of events in 2023, we are on track to have 87 (29 x 3) police calls on an annual basis this year. We'll see how it goes.

Most of this year's events have been relatively minor, with no burglaries and no car thefts. We have had a few reports of suspicious vehicles and persons, one prowler report, and five fraud reports, among others. Plus, we have had a couple of incidents of mail theft that your author is aware of. But obviously, we want all these numbers to be lower.

One avenue to approach crime control is via the Neighborhood Watch program. When we walk through our neighborhood, we often see Neighborhood Watch signs. Neighborhood Watch is a community and police partnership designed to help lower and prevent incidents of crime in your neighborhood. Typically, the number of families involved in a Watch area is 6-12 living on the same street. It is beyond the scope of the PHOA's duties to organize Neighborhood Watch activities. If you are interested in finding more about Neighborhood Watch, info is available on the City of Colorado Springs Website at the following address:

[Neighborhood Watch | City of Colorado Springs](#)

PHOA ARCHITECTURAL CONTROL COMMITTEE (ACC)

Are we lucky to live in Pinecliff? We think so. It is a beautiful neighborhood and is also a covenant protected neighborhood. The main goal of the ACC is to preserve the pristine nature, quality, and beauty of our neighborhood and the value of our homes.

We need your help in keeping Pinecliff beautiful and maintaining the value of our homes. The best way to achieve that is to read and adhere to the covenants, talk to your neighbors, and share with new or unaware neighbors that Pinecliff has covenants that are enforced. The covenants are available on the Pinecliff web site at: [Resources - The Pinecliff Homeowners' Association](#).

Examples of ACC actions over the last year to resolve covenant violations included:

- Ensuring the repainting of home exteriors adhered to approved colors;

Your Board of Directors

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Vice President

Stephen Prime

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Secretary

Judy Benson

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Julie Self

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Parks & Wildlife

Chris Kornmesser

719-930-8215

Socials

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

Rich Seyer

719-278-9414

Webmaster

Jeff Amerine

719-232-3897

- Ensuring legal roofs were installed;
- Ensuring new fence plans did not encroach on a neighbor's property;
- Addressing illegally stored/parked trucks, RV vehicles and camping/utility trailers;
- Addressing unkept/unsightly lot situations including blown-down fences and the removal of blown-down trees;
- Addressing continuous overnight parking on the street by owners/residents, and cars under repair in the driveway; and
- Eliminating an annoying/loud dog-boarding business.

Examples of project requests that were approved included: new/improved landscaping; adding solar panels; adding attached garages/sheds matching the house in color/materials/roof; roof replacements; installing fences; repainting/stuccoing houses; deck add-ons/repairs; and tentative house plans.

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 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.

Quick approval/feedback is our goal. Please keep in mind that several requests have been delayed in the past due to incomplete information. For example, for a fence to be approved, the ACC needs a detailed diagram of the lot boundaries, house, fence, and easements all accurately drawn in proportion to ensure there is no property line encroachment. This is in addition to providing details of the fencing material/color/size/dimensions.

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, please 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 it with detailed attachments to: Pinecliff Homeowners Association/ACC, PO Box 49372, Colorado Springs, CO 80919-9372.

Common covenant violations: Please 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.

In addition to the common violations, conducting a business in Pinecliff is a growing concern. Per our covenants, 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. In other words, any business that violates the protective Pinecliff covenants will not be allowed.

THANK YOU PINECLIFF: The Pinecliff community thanks those owners/residents who have maintained their homes, their surroundings, and lots and lawns in good condition. Your help in maintaining the quality of Pinecliff is appreciated!

REAL ESTATE REPORT

Single-family homes listed or sold from 1/1/2023 through 4/30/2023 are outlined below. This information came from the Pikes Peak Multiple Listing Service courtesy of former Pinecliff HOA board member Paula Lydon and was current as of 5/3/23. Paula is a Broker Associate with Buy Sell Impact Real Estate (Note: CDOM is number of days on the market).

Status/Date	Address	Tot Sqft	Bed Rms	Bath Rms	Price	CDOM
Sold						
1/19/23	995 Point of the Pines DR	2589	4	3	\$695,000	12
2/17/23	1040 Haverhill PL	3512	4	4	\$590,000	68
2/27/23	5118 Overbrook PL	2377	4	3	\$500,000	4
3/8/23	4970 Nightshade CR	3751	4	4	\$654,000	157
3/14/23	1225 Wentwood DR	4543	5	5	\$850,000	13
3/17/23	5470 Cordillera CT	4780	6	3	\$875,000	0
3/19/23	5009 Overbrook PL	3530	5	3	\$632,500	3
Pending						
5/1/23	685 Popes Valley DR	3116	4	3	\$680,000	4
Under Contract - Showing						
4/19/23	515 Popes Valley DR	3482	3	3	\$600,000	5
4/21/23	1073 Haverhill PL	2218	4	3	\$714,000	21