



PINECLIFF HOMEOWNERS' ASSOCIATION

3rd Annual Summer Kickoff Party With a Live Band and Pizza!

Join the party as we celebrate the start of summer vacation and the fun times ahead

When: Friday, June 2nd 2017

Time: 5:30-8:00 pm, Band starts playing at 6:00 pm

Where: Pinecliff Park Pavilion

Who is invited: Kids, adults, everyone & YOU! Grab a neighbor and come join the fun

Food: Domino's Pizza will be sold for \$1 a slice; ice cold pop and water will be available for a quarter each.

All residents in Pinecliff are encouraged to come and enjoy live music, tasty pizza, and a chance to visit with neighbors.

The music will have something for everyone to snap their fingers and tap their toes to.

Bring your chairs or picnic blanket and your entire family!

Neighborhood Clean-Up

9 AM to 11 AM Saturday, May 20th, Pinecliff Park

Take an hour or two to help out with the annual neighborhood clean-up day. Participants will enjoy coffee, OJ, and donuts before they break into their clean-up and touch-up crews, and head off to their various assignments. See page 2 for more details.

Spring Dumpster Day

9 AM to 2 PM Saturday, May 20th

In conjunction with the clean-up, the PHOA will organize another dumpster day. PHOA members who participate in the clean-up may bring items to the dumpster between 9 AM and noon. PHOA members who do not participate in the clean-up may bring items to the dumpster after 12:01 PM and until it fills to capacity.

All Time Records!

**468 PHOA member households
437 Trash Service participants**

Mark your Calendars

Garage Sale: Sat. June 17th

Movie in the Park: Fri. August 11th

BOARD OF DIRECTORS

Bruce Hutchison 599-3259
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Christine Thomas 205-4876
Vice President

Polly Petro 260-8105
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Judy McBride 592-9137
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Carl Peterson 531-0013
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Kim Young 599-4677
Membership

ARCHITECTURAL CONTROL COMMITTEE

Roger Carlson 598-9112

Jim Brechwald 266-1992

Rich Seyer 278-9414

Jeff Watson 817-584-3933

Trash Service Updates (by Judy McBride)

Thank you to everyone for signing up for the new year of Trash Service by the end of February! We now have 437 members participating in the program! It is not too late to sign up for the best service in town – visit our website @ www.pinecliff-hoa.com.

With the beautiful weather many neighbors have spring fever and are out sprucing up their yards. A reminder of our trash service level with Bestway: *One 96-gallon trash bin/cart and 2 bags per week.*

Bestway is happy to remove additional bags and large or nonstandard trash provided that you call them at (719) 633-8709 at least 48 hours in advance to make arrangements for those additional items. There will be a charge for the additional pickups. For a list of nonstandard items that can be picked up by Bestway for a charge, visit the Pinecliff Homeowner's' Association website or Bestway Disposal at www.bestwaydisposal.com

BEAR, BEARS, BEARS!

It is that time of year that the hungry bears and cubs are emerging from their dens! Please do not put our trash bins out the night before pickup! We do not want to encourage the bears, or any other critters, from feeding on trash! Please put trash and recycling bins out by 7am on Tuesday mornings.

Going on an Extended Vacation??

If you will be gone for 4 weeks or more, please contact the trash service coordinators by email at trashservice@pinecliff-hoa.com so that your trash service can be put on hold. Upon your return, service will be restarted and a refund for the missed weeks will be issued.

Neighborhood Clean-Up & Dumpster Day (by Tony Jacobs)

The Pinecliff HOA has scheduled a Pinecliff Park & Neighborhood clean-up day on May 20th. We will be working in coordination with the City of Colorado Springs Park & Recreation's citywide sponsored park volunteer day. We are currently working with the City to determine which projects we will address that day, but current ideas are repair & paint the shelter, park benches, and picnic tables. In conjunction with the Pinecliff Park efforts, we will also be sending a few teams out to clean-up trash along the entrance of Popes Valley and Point of the Pines. Please come join us May 20th 9:00 AM at Pinecliff Park and make our neighborhood look even greater than it does today. The HOA will provide coffee, orange juice, donuts, and great conversation. The HOA will provide an email blast closer to the date with updates and more detailed information. Feel free to call Tony Jacobs (719)330-1738 if you have any questions.

In conjunction with the clean-up, the PHOA has organized a small scale dumpster day and we are hopeful that we can do this in conjunction with the clean-up on May 20th. PHOA members who participate in the clean-up may bring items to the dumpster after 9 AM and until 2 PM (or until it fills to capacity). PHOA members who do not participate in the clean-up may bring items to the dumpster after 12:01 PM and until 2:00 PM (or until the dumpster fills to capacity). PHOA board members and volunteers will be on site throughout the event to assist participants and ensure compliance. Final details for the dumpster day will be included in an email blast closer to the date of the clean-up.

We are limited to a single 30-yard dumpster so participants should not bring normal household trash or yard waste (tree limbs, branches, leaves, etc.) to the dumpster. Please limit your total amount of items to dump to no more than 2 Bestway trash carts which is about 200 cubic feet. To maximize the dumpster capacity, please collapse your items as small as possible.

Items strictly prohibited from being put into the dumpster include: TVs, computers, computer monitors, cellular telephones, tires, paint, liquid waste, refrigerators, freezers, chemicals, or large furniture.

Point of the Pines Repaving to Begin in Late April (by Carl Peterson)

The repaving of Point of the Pines from the intersection at Elkton to 845 Point of the Pines has been delayed by a week or so. It was supposed to start Tuesday, April 18th. The delay has been caused by the recent snow storm and all of the damage it caused the trees. The city had the road crews helping the city forestry department clear the downed trees and tree limbs.

Some curb work will be done first, because there are some ADA compliance issues with the concrete. Then the repaving will begin. This repaving effort is funded with PPRTA money (i.e. Pikes Peak Rural Transportation Authority). It will be a heavy maintenance repave with 1,043 tons of asphalt used. This Point of the Pines repaving is the second repaving job this season using PPRTA funding. Once the paving starts, we can expect it take a week to a week and half. Also, the cost is about \$60,000 to \$70,000 in materials alone. This is exclusive of labor and equipment costs.

This is not the complete paving solution for Point of the Pines; that will come with the 2C repaving. The 2C funded repaving will begin after water main repairs are completed, and will not begin until 2018 at the earliest, and maybe in 2019 or 2020. It will be completed within the five year 2C funding time frame.

Finally, be prepared for lane closures on Point of the Pines late this month while the repaving progresses.

Disposal of Special Items

County Household Hazardous Waste Facility

3255 Akers Drive

M – F, 7am to 5pm and 2nd Saturday of each month, 9am – 1pm

Cost: A donation of non-perishable food items for the Care & Share food bank

Accepts:

Paint, Stains, Solvents, Etc.

Latex, Oil-Based, Aerosol, and Hobby Paints; Lacquers, Solvents, Stains, Strippers, Thinners, Varnishes, etc.

Lawn & Garden

Lawn & Houseplant Fertilizers, Herbicides, Insecticides, Pesticides, Rodent Poisons, Wood Preservatives, etc.

Household

Aerosols, Ammonia, Ammunition, Batteries, Bleach, Cleaners (carpet, drain, oven, toilet), Cooking & Lamp Oils, Degreasers, Deodorizers, Document Shredding (**limits and fees apply for shredding**), Fire Extinguishers, Fireworks, Floor Cleaners/Waxes, Fluorescent Lights & Ballasts, Furniture Polish/Wax, Gun Powder, Laundry Products, Mercury, Mothballs, Photographic Chemicals, Propane & Butane Tanks (1-lb & 20-lb), Rust Removers, Silver Cleaners, Smoke Alarms, Spot Removers, etc.

Porcelain

Sinks, Toilets, Ceramic Tiles, Granite & Marble countertops. **Remove all non-porcelain parts. Items must be put in the dumpster without staff assistance.** The County is partnering with Colorado Springs Utilities to recycle crushed porcelain for use in local roads.

Automotive - NO TIRES

Antifreeze, Batteries, Brake & Transmission Fluids, Cleaners (bug, tar, chrome, engine, vinyl), Road Flares, Fuels, Motor Oil (5-gallon containers or smaller only), wax, etc.

Electronics

TVs (19" or smaller), Central Processing Units (CPUs), Computer Monitors, Peripherals, Printers, Fax Machines, Laptops, Notebooks, Ultra-Books, Net Books, Electronic Tablets, DVD Players, VCRs, Radios, Stereos, Video Game Consoles and Video Display Devices with viewing screens greater than 4 inches.

Medical Sharps: Must be in a certified medical sharps container available at any pharmacy.

Rocky Top Resources - Accepts Yard Waste

1755 E. Las Vegas Street

Saturdays, 8am to 4pm

Cost: A donation of non-perishable food items for the Care & Share food bank

Yard Waste Accepted

Branches and bushes
Christmas Trees
Wood Fencing
Fill Dirt
Grass and leaves
Mulch
Needles
Sod
Fill Dirt and Top Soil
Pallets

Yard Waste NOT Accepted

Anything that has been painted, stained or treated!

Seeking Help with Young Family Activities

Over the past several years, long time residents have notice more young families moving into Pinecliff. This is a wonderful trend that we all hope will continue for years to come.! In recognition of the changing demographics, the PHOA would like to host a new social event this July that will be targeted toward families with younger children (toddlers, pre-schoolers, younger elementary schoolers, ...). While our new Social Co-Directors, Christine and Karin, are excited to make this happen, they would love to have several parents of young children help plan the event to ensure its success and value.

On a related topic, based on the terrific success of neighborhood playgroups in the past, we are seeking parents who would like to attend an informational meeting with some of the key organizers of past playgroups to learn about the how's and why's of playgroups. We encourage anyone interested in learning more about either of these efforts to please contact Christine Thomas at 205-4876 or shoot her an email at vp@pinecliff-hoa.com.

Free Chipper Program = Fire Mitigation (by Craig Carroll)

The Pinecliff Neighborhood Chipper Program is scheduled for the week of July 3rd. Your participation in this valuable program helps reduce the risk of a wildfire catastrophe in Pinecliff. Last year we had over 150 homeowners sign up and we hope to have even more in 2017!

Participants DO NOT have to be a member of the PHOA to participate in this valuable program, so please pass this information on to your neighbors. Homeowners can go to our HOA website: www.Pinecliff-HOA.com and sign up under the Neighborhood Resources tab / Wildfire Mitigation / Chipper Program. Please remember to click on the link provided to display a flyer from CSFD's Wildfire Mitigation Coordinator. It has specific guidelines as to what materials you may include and how to organize them for disposal.

- ***The sign-up deadline is Friday June 30th.***
- ***Piles must be stacked curbside by 8:00AM Monday, July 3rd.***
- ***It takes several days for the chipper crew to cover the entire neighborhood so be patient.***
- ***Follow the guidelines below to ensure a smooth and successful program.***

Participants MUST have, within the past several years, either attended a neighborhood fire mitigation meeting or arranged for an onsite consultation before the chipping date. To arrange a consultation, please contact Amy Sylvester, CSFD Wildfire Mitigation Program Coordinator at (719) 385-7342 or email her at asylvester@springsgov.com as soon as possible.

What's Not Acceptable:

- NO construction or building materials
- NO nails or wire
- NO trash bags, piles only
- NO trash, weeds or yuccas
- NO root wads, dirt or rocks
- NO grass clippings or bags of leaves

Pile Guidelines:

- Woody limbs and branches only up to 9" diameter
- Piles must be stacked neatly with ends facing the road
- Piles must be within 5' of the road
- Please limit pile size to 5'x5'x5'
- There is no limit to the number of piles along the curb
- Please do not combine piles with neighbors or haul in from other neighborhoods

If you have any questions, or to sign up please contact Craig Carroll at chipperprogram@pinecliff-hoa.com

Introducing Our Newest PHOA Volunteers (by Bruce Hutchison)

I am extremely pleased to introduce our two newest PHOA volunteers, Christine Thomas and Karin Crown-Smith. These terrific gals are long time Pinecliffers who stepped forward to fill the critical vacancies left when Brenda Kelso, PHOA VP and Social Director, moved to Surprise AZ last fall.

Karin Crown is originally from Austria and has living in Pinecliff for 27 years raising her two children; Chrystina and Cody in the neighborhood. Karin has been involved with the original Pinecliff Playgroup, Neighborhood Watch as well as various volunteer events in Pinecliff. Karin has generously offered to donate her party planning skills to the PHOA for Social Events and has quickly proven herself a tremendous attribute to great fun in Pinecliff. Many of you may know Karin's husband, Mike Smith.

Christine Thomas has lived in Pinecliff for 26 years where she and Bill have raised their three boys; Andrew, Darren and Ian. Playgroup for the boys, deeply rooted the Thomas family in Pinecliff family. Christine joined the PHOA as Vice President in January and works directly with Karin Crown to create wonderful social events for PHOA. In an ongoing effort to create community, Christine was one of the founders of Friends of Ute Valley Park and works diligently in Ute Valley daily. She has worked the past 8 years as a substitute teacher in D-20 and was a long time cub scout leader and treasurer in Pack 166.

Pinecliff Garage Sale

Spring is here and it's time to clean out all the "stuff" and get ready for the Annual Pinecliff Neighborhood Garage Sale. Plan to join us on Saturday, June 17th at 8:00 am; rain or shine. If you would like to have your items for sale included on the sellers' list, please send your name, address, phone number and items you'll be selling in an email to Garagesale@Pinecliff-HOA.com before Wednesday, June 14th, midnight, so we can add you to the list. We advertise in the Gazette and on-line Garage sale sites for great exposure and success. We encourage you to make and set up directional signs to help guide buyers to your garage sale on your street. A complete list of all sellers and a street map will be put in the flyer boxes at both entrances of our neighborhood early Saturday morning. If you have any questions, please contact Bruce Hutchison at Garagesale@Pinecliff-HOA.com. Thank You!

Thank You From Billy Greer

Dear Pinecliff Friends,

WE DID IT! Another record amount raised for the MDA Bowl-a-Thon. My goal was \$10,000 and it was met, to the tune of \$10,600!! Across the city our carriers raised close to \$24,000 so look how important you are to these impressive amounts. I get donations from co-workers and friends, but the lion's share come from you, the good folks of Pinecliff. There was a muscular dystrophy family who attended the Bowl-a-Thon and Bruce Hutchison also dropped by. The boy was so excited to see all who helped send him and many others to summer camp.

Another thing I'm happy to report is that the Colorado Springs branch (#204) placed first in their branch size in 2016 thus winning the national award for the third time in the last 4 years. My wife Bea and I will be attending the National Awards Ceremony which will be held in Minnesota (my home state) in June. We will be staying a few extra days to visit my family which will be an extra bonus.

Words cannot express my thanks and gratitude for your generosity and caring to support me and the MDA for so many years. You all are the GREATEST!!!

Sincerely,
Billy Greer



Real Estate Activity Report

Below are Pinecliff homes actively for sale, under contract, or sold, from Jan. 8th through Apr. 20th, 2017. This information came from the Pikes Peak Multiple Listing Service courtesy of former Pinecliff HOA board member, Paula Lydon. Paula is the Managing Broker with Buy Sell Impact Real Estate. (note: CDOM = # of days on the market)

Multiple Listing Report for Pinecliff Single Family Homes as of April 20, 2017

<u>MLS#</u>	<u>Stat Date</u>	<u>Address</u>	<u>Sqft</u>	<u>Bds</u>	<u>Bth</u>	<u>L/S Price</u>	<u>CDOM</u>
<u>Status: Active</u>							
5940466	02/10/2017	1060 Golden Hills Rd	2,879	4	4	\$399,950	69
8870236	03/04/2017	1020 Point of the Pines	5,299	5	4	\$564,900	47
Averages:			4,089	5	4.00	\$482,425	58
<u>Status: Pending</u>							
3544290	03/12/2017	890 Point of the Pines	3,604	4	3	\$350,000	7
6959374	03/06/2017	1550 Golden Hills Rd	3,048	3	3	\$487,500	53
Averages:			3,326	4	3.00	\$418,750	30
<u>Status: Sold</u>							
8122390	03/22/2017	850 Popes Valley Dr	2,958	3	3	\$367,500	164
7611584	01/11/2017	1050 Popes Valley Dr	3,399	3	3	\$379,900	23
9770092	03/10/2017	545 Popes Valley Dr	2,836	5	3	\$410,000	2
8139241	04/20/2017	5425 Setters Way	3,870	5	4	\$429,900	6
3181898	02/24/2017	845 Golden Hills Rd	3,881	5	3	\$430,000	47
2377269	03/15/2017	5160 Hopner Ct	4,842	5	4	\$520,000	8
Averages:			3,631	4	3.33	\$422,883	42

3rd Party Financial Review (by Bruce Hutchison)

Due to the incredible success of the PHOA's trash service and the amazing growth of our membership over the past 5 years, the amount of money the board manages and holds in our accounts has become quite substantial. This situation led Director Carl Peterson to recommend that we engage an independent CPA to review our financial management procedures and the specific financials of fiscal year 2016. The board approved Carl's proposal and selected the highly respected CPA firm of Robert Johnson to perform the review.

Mr. Johnson received and examined 12 months of PHOA bank statements, month by month list of expenses and income, and all our receipts and invoices. The same was done for 15 months of Trash Service records. Additionally, our bylaws and board meeting minutes were carefully reviewed. Finally, Mr. Johnson conducted face to face interviews with 5 current board members.

The review was completed in mid-February 2017 and a 4 page report of the findings was released. I am please to report that no improprieties were found with either our financial records or the management of funds. On the negative side, it was pointed out that the HOA has failed to submit tax returns to the IRS as required by law. As a result, our CPA will file forms for the past 4 years with the IRS and a penalty may be assessed. We will report additional details of the report, along with progress to improve our financial management procedures at the annual Membership Meeting on September 28th. In the meantime, feel free to contact me (phone 599-3259 or email president@pinecliff-hoa.com) if you have questions.

USAA Homeowners Insurance Discount

On August 29, 2016, Pinecliff was officially designated a Firewise Community which qualifies Pinecliffers with USAA homeowners insurance to receive a discount on their next policy renewal. Homeowners need to contact USAA directly to let them know you live in a Firewise Community!

ACC Request Form

With the arrival of spring, many of our residents may be considering yard and home improvements. Remember that many outside improvements or repairs require review and approval by the ACC. If you are planning painting, outside remodeling, landscaping, fencing, or constructing/building/replacing something on the outside of your property send the ACC this form. Quick approval/feedback is our goal; call us so we can help.

Pinecliff Architectural and Landscaping Change Request Form

Application:

Please use this form to start the application process for change to the Pinecliff Architectural Committee for **any** changes to the exterior of your home, to include: Roofing, Fencing, Exterior Paint Colors, Decks and Landscaping.

Name _____ Date _____

Address _____

Phone Number _____ Cell _____

E-Mail Address _____

Scope of work: _____

I live in Covenant Filing number or name _____

The protective covenants are available on-line at www.Pinecliff-hoa.com web site. If you do not know your Covenant Filing number, you can call a member of the Architectural Control Committee (ACC) at one of the numbers below: Roger Carlson 598-9112; Jim Brechwald 266-1992; Rich Seyer 266-9414. Please allow 2 weeks to hear back from the ACC. Please do not schedule work to start until you have final approval. Thank you.

I have / have not reviewed the protective covenants for my address.

Contractor I will be using: _____

Your Contractor phone number: _____

Contractor not selected _____ or a self help/ do it yourself project _____

Requirements for the project:

Submit a materials description and a plan or drawing showing fence lines, landscaping detail, concrete or stone work, etc.

Submit a lot plan with setbacks if the house or deck footprint is changing.

Submit color samples for any paint change (These are not required if your house has an approved color, simply state the color name).

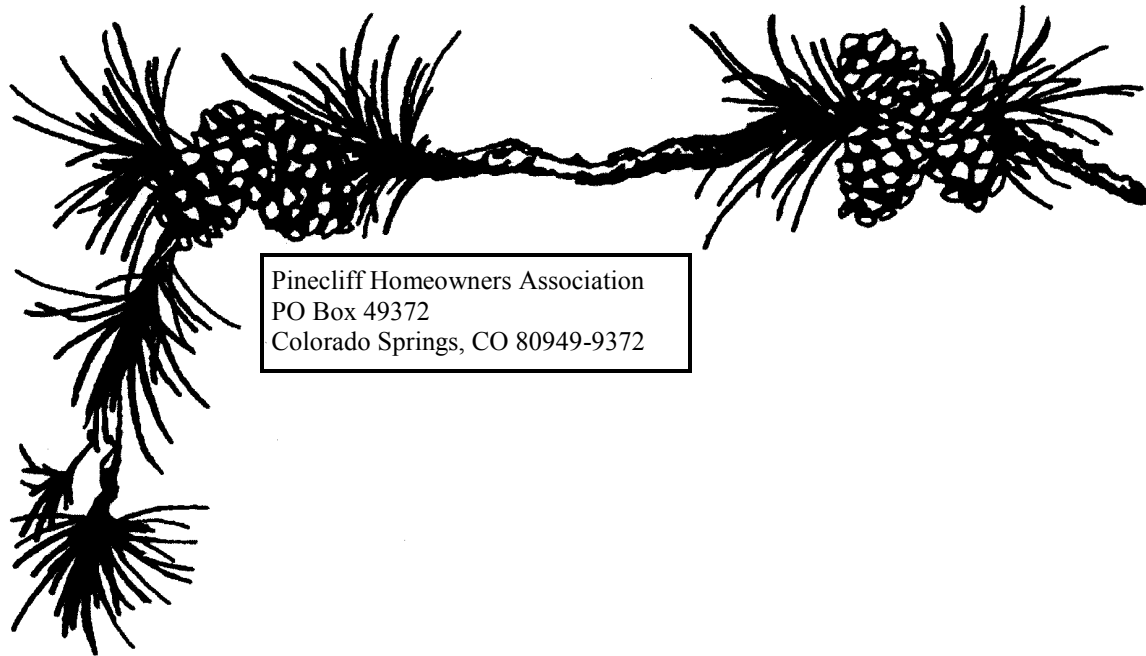
Submit detailed specifications for new roofing including the name, material type, color, and weight per square for composites. (If the roofing material is a new product please submit a brochure and a manufacturer's contact phone number.

Submit all requests to the architectural committee at acc@pinecliff-hoa.com or mail to Pinecliff Homeowners' Association/ ACC, PO Box 49372, Colorado Springs, CO 80919-9372. Visit our website at: www.Pinecliff-hoa.com

Approved by: _____ Date _____

YOUR PROJECT MUST BE STARTED WITHIN 90 DAYS OF THE APPROVAL DATE AND COMPLETED IN ONE YEAR OR A NEW REQUEST IS TO BE SUBMITTED.

(version 4-22-2014)



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PO Box 49372
Colorado Springs, CO 80949-9372

Up Coming Events

***Neighborhood Clean-Up and
Dumpster Day: Sat. May 20th***

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***Kickoff Summer Party
With Live Band & Pizza: Fri. June 2nd***

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Garage Sale: Sat. June 17th

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Chipper Week: starts Mon. July 3th

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Movie in the Park Night: Friday, August 11th