



# PINECLIFF HOMEOWNERS' ASSOCIATION

## *4th 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 15th, 2018

**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:** Pizza and drinks provided; donations appreciated

*All Pinecliff residents are encouraged to come and enjoy live music by Pinecliff's own Cliff Hangers band!*

Pizza, entertainment, door prizes, volleyball, 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! By city ordinance, no alcoholic beverages allowed in the park and animals need to be on a leash.

## *Neighborhood Clean-Up* **9 AM to 11 AM Saturday, May 12th**

Take an hour or two to help out with the annual neighborhood clean-up day. Participants will enjoy coffee, OJ, and donuts before we break into various crews and head off to our assignments. One project will be to continue the re-vegetation of the dirt road near Rusina and Popes Valley which the HOA recently blocked off.

## *Spring Dumpster Day* **9 AM to 2 PM Monday, June 18th**

It's time for PHOA's spring dumpster day so members can get rid of some useless clutter. Since Bestway does not offer dumpster-drop off or pick on weekends, this event will be held on a Monday. Please find more details on Page 2.

*All Time Records!*  
**484 PHOA member households**  
**458 Trash Service participants**

**Garage Sale: Sat. June 16th**

\* \* \*

**Billy's Send-off Party: 5 to 6:30 PM**

**Fri. June 29th, Pinecliff Park**

### ***BOARD OF DIRECTORS***

Bruce Hutchison 599-3259  
*President*

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### ***ARCHITECTURAL CONTROL COMMITTEE***

Roger Carlson 598-9112

Jim Brechwald 266-1992

Rich Seyer 278-9414

Jeff Watson 817-584-3933

## Trash News - by Judy McBride and Hollis Shumway

We are off to another great year with our partner, Bestway Disposal!! Thank you to everyone who renewed or signed up for the new year of Pinecliff's Trash Service! We are at a record high with 458 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/pinecliff-unified-trash-collection/](http://www.pinecliff-hoa.com/pinecliff-unified-trash-collection/)

With the nicer weather, neighbors have spring fever and are cleaning up their yards. Just a reminder that our trash service contract with Bestway allows for the 96-gallon trash bin plus 2 extra bags (up to lawn & leaf size) per week. If you have additional bags or large or nonstandard trash items that need to be disposed of, please be sure to contact Bestway at (719) 633-8709 at least 48 hours in advance to make the necessary arrangements for their pickup.

**BEARS, BEARS, BEARS!** Hungry bears & cubs are out and have been spotted in the neighborhood! It has been another mild winter and food will be limited according to Colorado wildlife officials. *Please do not* put your trash bins out the night before pickup! We do not want to encourage the bears, or any other critters, from feeding on trash. Trash and recycling bins should be put out Tuesday morning by 7 AM.

**Going on an Extended Vacation??** If you will be gone for 4 weeks or more, please contact the Trash Service Co-Chairs via email, [trashservice@pinecliff-hoa.com](mailto:trashservice@pinecliff-hoa.com) to put your service on hold. Upon your return, service will be restarted and a refund for the missed weeks will be issued.

### **Disposal of Special Items:**

#### **County Household Hazardous Waste Facility**

3255 Akers Drive

M – F, 7am to 5pm and 2<sup>nd</sup> Saturday of the month, 9am to 1pm.

Cost: A non-perishable food donation to Care & Share

#### **Rocky Top Resources – Accepts Yard Waste**

1755 E. Las Vegas Street

Saturdays, 8am to 4pm

Cost: A non-perishable food donation to Care & Share

#### **Federal Document Shredding (paper, x-rays, hard drives & more)**

2784 Steel Drive

M – F, 8am to 2pm

Cost: reasonable charge depending on what is being shredded

## Dumpster Day - by Judy McBride

On **Monday, June 18th**, Pinecliff HOA will provide a 30-yard dumpster to be located at the Popes Valley entrance to the neighborhood, near the Pinecliff sign, beginning at 9 AM and continuing until 2 PM *or until the dumpster reaches capacity*. Pinecliff HOA members are encouraged to do some spring-cleaning and clearing out of crawl spaces, garages, and storage areas. Participants should not bring normal household trash or yard waste (tree limbs, branches, leaves, etc.). Board members and volunteers will be on site throughout the event to assist participants and ensure compliance.

**Items that are NOT ALLOWED** are electronics such as TVs, computers, monitors, cell phones, batteries, paint, toxic chemicals, liquid waste, large appliances, large furniture or tires.

### **Point of the Pines Water Main Work - by Carl Peterson**

Your board has been in contact with Colorado Springs Utilities since the early March Newsblast regarding the upcoming Point of the Pines water main repairs. As we know, there have been many water main leaks on Point of the Pines in the last several years. CSU surveyed the Point of the Pines water main in the February timeframe from just above the assisted living facility on Elkton to the intersection with Cliff Point Circle West, a total of 6,000 feet of pipe. Additionally, CSU completed a Condition Assessment of the water pipes on March 6<sup>th</sup>.

The condition assessment analysis of the water main resulted in good news. Initially, CSU engineers had expected they would have to replace 3,500 to 4,500 feet of the cast and ductile iron pipe that was made in the late 70s and early 80s with 8" or 12" PVC pipes. This would have taken roughly four months! The condition assessment revealed that there is a lot of good pipe in the ground on Point of the Pines and that only 1,200 feet needs to be replaced. The work will start roughly at the intersection with Golden Hills Road and continue to 845 Point of the Pines.

Design work is complete, and pre-planning activities are done. The work still has to be bid out and a contractor selected. Currently, the schedule calls for the digging to begin in July and last for six to eight weeks. Before work begins, CSU will notify affected residents. Point of the Pines will be closed to through traffic. The contractor will make an effort to minimize lane closures. Flaggers may have to control traffic. If water outages are necessary, CSU will notify impacted homeowners 24 hours in advance. The water outages may last up to six to eight hours.

Finally, a driver in getting these water main repairs done this year is that Point of the Pines is scheduled to be repaved in 2019 with 2C funding.

### **Ute Valley Park Fuels Mitigation Project - by Jeremy Taylor (CSFD)**

The Colorado Springs Fire Department in conjunction with City Forestry and Colorado Springs Parks, Recreation and Cultural Services is interested in reducing wildfire risk in Ute Valley Park and surrounding neighborhoods. The intent of this FEMA funded project is to reduce critical fuel loading and modify fuel structure by limbing, thinning stand density, modification/chipping of any dead and down woody debris and the removal of live, dead and diseased standing vegetation within Ute Valley Park. The total project area is approximately 295 acres and divided into four management units. The vegetation consists of ponderosa pine, Gambel oak, juniper and grassy meadows.

Our goals are to reduce the wildfire risk to the park and surrounding neighborhoods -Protect critical infrastructure by reducing wildfire risk to adjacent access roads and utilities - Prevention of slope erosion by reducing wildfire risk - Reducing wildfire risk to wildlife habitat, recreation resources, biological areas and natural and cultural resources (i.e. trails, scenic vistas, riparian, historical, archeological)

Fuels Mitigation Project Timeline (Tentative)

May 2018 - Contractor(s) to begin fuels mitigation project

Mid Fall 2018 - Completion of the fuels mitigation project

When visiting the park, please use caution as mitigation crews will be working throughout the management units. We appreciate your patience with the fuels mitigation work and ask that trails users please follow all posted trail closures and warning signage located throughout the park.

Crews are currently flagging management units with ribbon tape. Please do not remove!

Do not enter work areas unless authorized

Be aware of possible debris around crews working

Please keep your dog(s) on a leash at all times

You may encounter working machinery, please keep your distance

Please respect temporary trails closures, these will be posted at trailheads and trail junctions when needed.

A project map and additional info can be found at: <https://coloradosprings.gov/utefuels>

## **Billy Greer Retirement Party is Friday, June 29th**

All Pinecliff residents are welcome to give our beloved mail carrier, Billy Greer, a proper send-off as he heads into retirement bliss. It will be held from 5 PM to 6:30 PM on Friday, June 29th at Pinecliff Park. Watch for additional details in a future PHOA NewsBlast from Angie Greene. Call Bruce Hutchison at 599-3259 with any questions or suggestions to make this a very special occasion for Billy.

## **Free Chipper Program = Fire Mitigation - by Craig Carroll**

The Pinecliff Neighborhood Chipper Program is scheduled for the week of June 25th. 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 2018!

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](http://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 22nd.***
- ***Piles must be stacked curbside by 8:00AM Monday, June 25th.***
- ***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 Ashley Whitworth, CSFD Wildfire Mitigation Program Coordinator at (719) 385-7342 or email her at [awhitworth@springsgov.com](mailto:awhitworth@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

*We need your help! In order to maintain Pinecliff's Firewise Community status, we need to account for all hours worked and expenses incurred relating to wildfire mitigation. I'm asking that all participants report back to me with this information.*

Email Craig Carroll at [chipperprogram@pinecliff-hoa.com](mailto:chipperprogram@pinecliff-hoa.com) with questions or to sign up.

Thank you!

### **Regarding Covenants - by Bruce Hutchison**

- Pinecliff is a covenant protected community which protects our quality of life and property values.
- While HOA membership is voluntary, all homeowners must adhere to the covenants.
- The Pinecliff HOA does not oversee covenant compliance. That is the job of our 4 member Architectural Control Committee
- The Pinecliff ACC is the designated authority responsible for covenant compliance, project approvals, monitoring, and enforcement in the older sections of Pinecliff. Specifically in: Sunbird Cliffs 1, The Pinnacles, Pinecliff filings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, and 20.
- The Pinecliff ACC does not service the newer developments of The Woodlands, Pinon Mesa, Sunbird Cliffs 2, Vista Ridge, Mission Ridge, or the Townhome complexes in Pinecliff.
- There are at least 3 ways homeowners can address covenant concerns or issues with their neighbors:
  1. Direct neighbor to neighbor dialogue to reach a satisfactory resolution (Preferred way)
  2. Contact the ACC to make them aware of the situation and request they look into the issue (s)
  3. Act independently, and without ACC involvement, to pursue resolution through mediation or legal means. This can be costly and have unpredictable outcomes.

### **Pinecliff Garage Sale - by Bruce Hutchison**

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 16th 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](mailto:Garagesale@Pinecliff-HOA.com) before Wednesday, June 14<sup>th</sup>, 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. Sellers are welcome to set up directional signs to help guide buyers to their garage sale on their 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](mailto:Garagesale@Pinecliff-HOA.com). Thank You!

### **A Heartfelt Thank You and Farewell - by Billy Greer**

Dear Pinecliff Friends,

I would like to thank all who contributed to our recent MDA Bowl-A-Thon. Your donations totaled over \$9,000 which will send several kids to summer camp. If you missed me and would like to donate, you still are able to do so through May. Just let me know. We also have an MDA Muscle Walk on June 2nd.

The results are in from last year and the Colorado Springs branch was a winner in our size category for the fourth year out of the last five! We couldn't have done it without you, and that's a fact!

As many of our know, I will be retiring at the end of June. It's bittersweet since I've really enjoyed serving as your mailman for the past 22+ years. -- a third of my life -- think about that! I was very fortunate to deliver mail in such a wonderful neighborhood, but most of all, to form some wonderful friendships with some great people. I won't be a stranger in retirement as I plan on visiting my Pinecliff friends from time to time...of course, you don't have to answer the door. Ha Ha! Please keep in touch; Bea and I are always up for lunches, happy hours, dinners, parties, or "you-name-it". Feel free to call me any-time to say hi at 528-5173 (H) or 499-3396 (C). Thanks for supporting our charity for the past 20 years and being so nice to me!

With Gratitude,  
Billy Greer



## Architectural Control Committee Update - by Roger Carlson

Spring has arrived and also new weed growth in lawns throughout Pinecliff. Weeds will be a serious issue this year due to very dry conditions which retard grass growth. It is important that lawn watering be accomplished early to minimize weed growth and keep grasses from dying.

Here are some of the issues the ACC enforcement will be concentrating on during the year.

**Trailers and Campers:** Trailers can only be parked in drive ways or yards while they are being used for maintenance around the home. Try to limit this activity to a week. Also, camping vehicles, camper trucks or trailers may not be stored on Pinecliff property unless in a garage. Temporary parking of these vehicles should also be limited to one week.

**Home improvement and painting:** Any and all changes to the outside of homes or landscapes must be approved by the ACC. The request forms may be found on the Pinecliff web site or on the following page.

**Trees and Shrubs:** Because of the fire danger in our area, please remove dead trees and bushes. As an aside, Russian olive trees are classified as noxious by the city and we recommend removal.

**Overnight Parking:** There is no overnight parking of vehicles on Pinecliff streets and courts. This is by covenant restriction and for crime prevention. All vehicles must be parked in a driveway or approved pull off area from the driveway.

Lastly, as always, do not feed the wildlife in our area. Bird feeders are acceptable, however chickens may not be raised or caged on Pinecliff property. Any violations of this type will be reported to city officials who will join the ACC in enforcement action.

Jim Brechwald      Roger Carlson      Rich Seyer      Jeff Watson      email: [acc@pinecliff-hoa.com](mailto:acc@pinecliff-hoa.com)

## Real Estate Activity Report - by Angela Greene

Below are Pinecliff single family homes actively for sale, sale pending, under contract, or sold, from Jan. 6th through Apr. 20th, 2018. This information is from the Pikes Peak Multiple Listing Service courtesy of Pinecliff HOA board member, Angela Greene, Realtor, MRP with Keller Williams Client's Choice Realty.

(Note: CDOM is number of Days On Market)

<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>
<b><u>Status: Active Listing</u></b>							
No single family homes are currently on "Active Listing" status							
<b><u>Status: Under Contract - Showing</u></b>							
1812965	04/08/2018	5425 Kates Dr	3,732	4	4	\$514,900	63
<b>Averages:</b>			<b>3,732</b>	<b>4</b>	<b>4</b>	<b>\$514,900</b>	<b>63</b>
<b><u>Status: Pending</u></b>							
1189929	04/12/2018	1140 Point of Pines Dr	3,022	5	4	\$415,000	8
5611768	04/19/2018	1160 Popes Valley Dr	3,299	4	4	\$450,000	2
<b>Averages:</b>			<b>2,631</b>	<b>4.5</b>	<b>4</b>	<b>\$353,333</b>	<b>5</b>
<b><u>Status: Sold</u></b>							
3839235	02/14/2018	790 Popes Valley Dr	3,425	4	4	\$475,000	2
3563227	04/10/2018	5115 Acton Ct	3,276	6	3	\$470,000	8
6126305	03/06/2018	830 Point of Pines Dr	4,220	5	3	\$470,000	0
5196602	03/29/2018	5410 Kates Dr	4,804	5	4	\$605,000	16
<b>Averages:</b>			<b>3,931</b>	<b>5</b>	<b>3.5</b>	<b>\$505,000</b>	<b>6.5</b>

## 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](http://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; Jeff Watson 817-584-3933. 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).

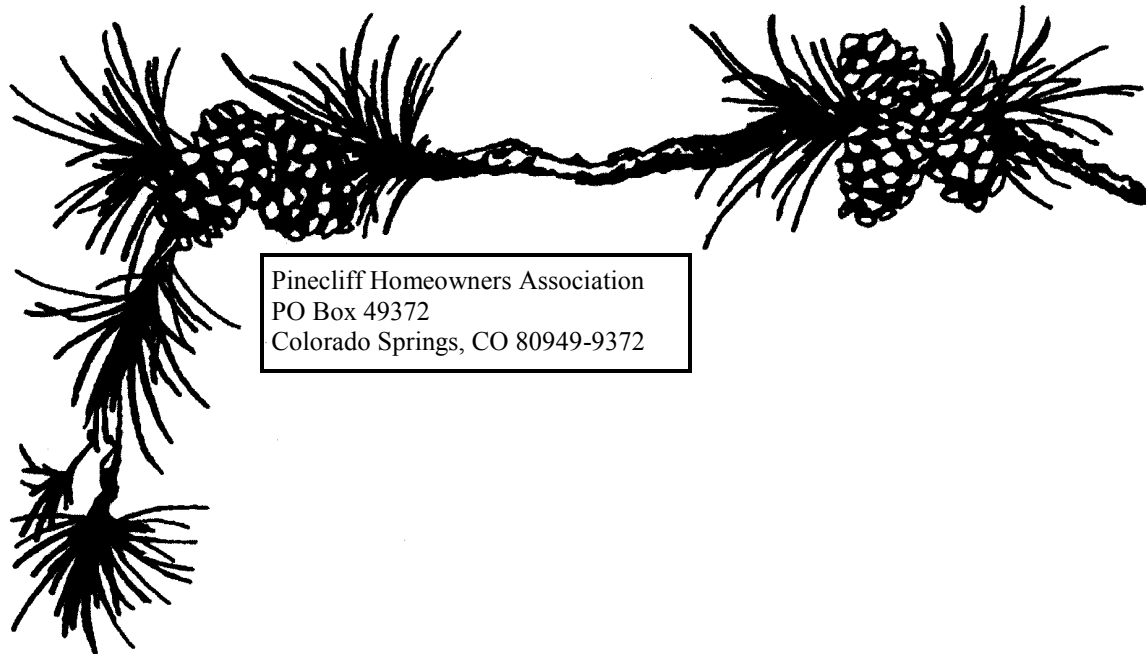
Submit detailed specifications for new roofing including the name, material type, color, and weight per square for composites. (If the roofing material is a new product please submit a brochure and a manufacturer's contact phone number.

Submit all requests to the architectural committee at [acc@pinecliff-hoa.com](mailto:acc@pinecliff-hoa.com) or mail to Pinecliff Homeowners' Association/ ACC, PO Box 49372, Colorado Springs, CO 80949-9372. Visit our website at: [www.Pinecliff-hoa.com](http://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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Pinecliff Homeowners Association  
PO Box 49372  
Colorado Springs, CO 80949-9372

**Up Coming Events**

***Neighborhood Clean-Up: Sat. May 12th***  
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***Kickoff Summer Party  
With Live Band & Pizza: Fri. June 15th***  
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***Garage Sale: Sat. June 16th***  
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***Dumpster Day: Mon. June 18th***  
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***Chipper Week starts: Mon. June 25th***  
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***Billy Greer Retirement Party: Fri. June 29th***  
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***Movie in the Park Night: Fri. August 10th***