

# PINECLIFF HOMEOWNERS' ASSOCIATION

## Pinecliff HOA Annual Meeting

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7 PM, Thursday, Sept. 28th  
Rockrimmon Library Meeting Room  
(Safeway Shopping Center)  
832 Village Center Drive

We encourage our members to attend this year's Annual Meeting to learn about the projects and services PHOA provides to improve our neighborhood and enhance our sense of community. We will also review the recently completed, fiscal year 2017 financials and our preliminary budget for FY 2018. Members will also be able to participate in our annual board of directors election.

Prior to the business portion of the meeting, two guest speakers will bring attendees up to date on a couple of relevant topics to Pinecliff residents.

**Lieutenant Michael Lux, member of CSPD's Homeless Outreach Team (HOT)**, will give an overview of the homeless situation in Colorado Springs, both past and present. He will explain the history, purpose, and operational guidelines of his team. He will also make us aware of how the public should deal with various homeless situations that may occur near or in our neighborhoods.

**George and Anna Heidinger, owners of Pikes Peak Athletics** which will soon be Pinecliff's newest neighbor. Topics will include:

- background on their successful aquatics programs and athletic training businesses
- insight into their exciting new facility currently under construction at Elkton Drive and Chestnut Street
- The programs, services, and memberships they will be offering in their new facility.

**479 PHOA member households  
and  
444 Trash Service participants!**

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

Bruce Hutchison 599-3259  
*President*

Christine Thomas 205-4876  
*Vice President*

Polly Petro 260-8105  
*Secretary*

Joel Smith 531-7450  
*Treasurer*

Hollis Shumway 641-1922  
Judy McBride 592-9137  
*Trash Service*

Lisa Taskerud 661-2468  
*Communications*

Tony Jacobs 598-9273  
*Parks, Wildlife, & Clean-Up*

Carl Peterson 531-0013  
*Traffic & Safety*

Scott Johnson 599-4537  
*Webmaster*

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

### **Popes Valley Road Repair Work by Carl Peterson**

Your board tries its best to keep up with needed road repairs in our neighborhood. For the past three years it has been keeping an eye on the severe erosion potentially impacting the integrity of the road bed on Popes Valley Drive about 150 yards west of the intersection with Rusina Road. The first time we called it in was August of 2014. Storm water eroded the soil on the north side of the road up to the guard rail posts. After we called it in, the city filled the eroded space with dirt and covered it with asphalt. That lasted three years, until it began eroding again. Your board contacted the city this summer and asked that the eroded area be fixed again. This time, the city filled the eroded area with dirt, and covered it with boulders, some of which were about three feet in diameter. To top off the repair, the city covered the rocks with 12 ½ cubic yards of concrete. It looks like this repair will last a while.



### **Plea to Control Mullein Weeds by Bob Reiman**

What's a mullein? That's what 90% of the Pinecliff residents say when I raise the subject of getting rid of these weeds on their Pine Cliff property. A Mullein (Common) is an invasive, noxious, non-native weed that has been placed on the Department of Agriculture's List C for containment. They have large, broad soft, fuzzy, grey-green leaves, can be anywhere from 2' to 7' tall, and are widely seen along Colorado's roadsides. It is clear that they are now making their presence felt in our neighborhoods.

Why should we care? These invasive weeds displace more desirable plants and compete with them for resources and they are spreading at an alarming rate. They have no natural enemies since they were introduced years ago from Europe. Nature needs a hand from us.



What can we do? Since it is late in their season, if you have one or more around your property, get a pair of clippers or heavy shears, cut the yellow/green head off, put it in a plastic bag, and dispose of it in your weekly trash. DON'T throw it on the ground! That is the equivalent of planting it for next year. I have found many, many of them between properties where owners don't even take notice of them. There are many on the steep slope between Golden Hills Road and Popes Valley Drive. This isn't going to be easy, but if we work on this together, we can make a significant difference in our future natural environment. This is the first step of what is probably a multi-year effort.

### **Trash Service Update & Reminders by Judy McBride and Hollis Shumway**

Thank you, all for participating in the Pinecliff Homeowners' Association (PHOA) Trash Service program with Bestway Disposal! What a year we have had!! We currently have 444 households participating in program! If you do not have service currently or want to make changes to your existing service, please visit the PHOA website at [www.pinecliff-hoa.com](http://www.pinecliff-hoa.com) or email Judy or Hollis at [trashservice@pinecliff-hoa.com](mailto:trashservice@pinecliff-hoa.com). Great Rates – Super Service – Fewer Trucks in the Neighborhood!

A few reminders:

- \* With fall quickly approaching, please remember that our service level with Bestway includes two extra bags per week. If you have been busy raking and have extra bags that you wish to be picked up, please contact Bestway Disposal @ (719) 633-8709 ahead of time to make arrangements for the extra pickup. If no prior arrangements have been made, only two bags will be taken.
- \* If you have recycling service, please take extra care to *only put recyclables in the recycling bin*. Bestway has single stream recycling and having non-recyclable items in the stream creates problems and requires extra manpower to remove the trash items.
- \* Please put your bins out in the morning for pickup, not the night before. The bears and other critters are out, and we do not want to encourage their feeding on trash.
- \* In the event that the following holidays - New Year's Day, Thanksgiving Day, or Christmas Day - fall on a Tuesday, trash removal will occur on the next day.

Your current trash service runs through 2/28/18. Watch for information in January 2018 for continuing service through the PHOA.

### **Update from the Social Committee by Christine Thomas and Karin Crown-Smith**

The dynamic duo of Karin and Christine have gotten off to a terrific start this year. Although new on the job we have hit the ground running with tremendous support for the PHOA Committee. Our first venture was the Summer Kick Off Party! Although the weather was a challenge, we made it happen with the fantastic sounds of the Cliff Dwellers, good food and good fun with door prizes! We look forward to another amazing kick off next year, be sure to join us!

Our next adventure was the Movie Night at the Park which mother nature approved of and helped us out tremendously! The BFG was a great choice for all the families who joined us and everyone was treated to free popcorn and cotton candy (which proved to be far more messy than we realized). Special thanks to all the wonderful volunteers who made this event a success!

Next on our agenda is the resurgence of the world famous neighborhood Playgroup. We have a number of families who have expressed interest in joining the group. Please contact Karin Crown or Christine Thomas for more information through the PHOA web site.

### **National Association of Letter Carrier's Food Drive by Billy Greer**

Dear Pinecliff Friends,

Robert and I wanted to send out a big THANK YOU to all who generously donated to the National Association of Letter Carriers 25th Anniversary Stamp Out Hunger food drive. This annual nationwide, community service event is held on a single Saturday every May when postal customers are encouraged to place donated, non-perishable food next to their mailboxes. The food is then collected by the mail carriers for pickup and delivery to local food banks, pantries, and shelters. In Colorado Springs it is distributed to Care and Share. There are many volunteers, postal and non-postal, who help unload, inspect, and sort the donations. We also have other non-profit partners such as the United Food and Commercial Workers, the AFL-CIO, Valpak, and United Way which help with the marketing, grocery bag donations, etc.

It is a great community event that we as carriers are proud to be a part of. This year over 72 million pounds of food was collected nationwide, including 72 thousand pounds from Colorado Springs. None of this was possible without your help in caring for others. Indeed, Pinecliff came through once again! As I have said many times, "You're the Greatest!" Sincerely,

Billy Greer and Robert Dorsey

### Preliminary PHOA Financials for Fiscal Year 2017

The PHOA's 2017 fiscal year ended on August 31st. At this point, the table below is the preliminary breakdown of our total income and expenses for the past 12 months. Once we run our own internal verification, we will have the final financials verified by two independent, qualified, non-board members. Similar to previous years, the continued growth in our membership allowed us to end the year with over \$1,800 positive cash flow.

<b>PHOA Income</b>	<b>FY'17 Actual</b>	<b>FY'17 Budget</b>	<b>Difference</b>
Membership Dues	19068.60	18400.00	668.60
Advertisements			
Movie Night Sales	14.19	50.00	-35.81
interest Income	11.40	10.50	0.90
<b>Total Income</b>	<b><u>19094.19</u></b>	<b><u>18460.50</u></b>	<b><u>633.69</u></b>
<b>PHOA Expenses</b>			
<b><u>Administrative</u></b>			
Office supplies	12.10	100.00	-87.90
Postage	46.16	100.00	-53.84
Printing	0.00	300.00	-300.00
PO Box Rental	90.00	86.00	4.00
Audit from CPA	1700.00	1700.00	0.00
Miscellaneous/ had signs made	237.38	300.00	-62.62
<b><u>Insurance &amp; Legal</u></b>			
Liability Insurance	1527.00	1527.00	0.00
Legal expenses & reserve	770.00	5000.00	-4230.00
<b><u>Communication</u></b>			
iContact	193.80	194.00	-0.20
Website	31.98	400.00	-368.02
Miscellaneous	10.00	100.00	-90.00
<b><u>Social Events</u></b>			
Warm Pie Welcome	17.98	125.00	-107.02
Membership Social	3532.41	3200.00	332.41
Summer Kickoff Party	894.26	1300.00	-405.74
Movie in the Park	924.55	1350.00	-425.45
<b><u>Programs &amp; Services</u></b>			
Annual Meeting	42.99	150.00	-107.01
Garage Sale	111.66	125.00	-13.34
Safety & Crime Prevention	3953.82	4700.00	-746.18
Quarterly Newsletters	2692.24	1850.00	842.24
Trash Dumpster	350.00	325.00	25.00
<b><u>Pinecliff Improvements</u></b>			
Pinecliff Park & Spring Clean Up	63.38	100.00	-36.62
<b>Total Expense</b>	<b><u>17201.71</u></b>	<b><u>23032.00</u></b>	<b><u>-5830.29</u></b>
<b>Net Income</b>	<b><u>1892.48</u></b>		

### End of the Year Bank Account Balances

Below are the end of the year balances in the PHOA bank accounts for fiscal years 2015, 2016, and 2017. It shows a substantial increase from the previous year primarily due to the continued increase in membership. In addition to these accounts, the PHOA also uses separate checking and savings accounts for the Trash Service funds. Because we collect a full year of payments from all participants at the beginning of the annual cycle, the cash in these accounts reached as high as \$72K in 2017 and will drain down to about \$2,000 by the end of the current cycle.

Acct. Balances	Aug. 31, 2015	Aug. 31, 2016	Aug. 31, 2017
PHOA Checking	1769.13	1209.72	865.21
PHOA Savings	32058.33	35910.51	38421.91

### Swimming in Appreciation in Ute Valley Park - By Phill Emmert (first published in the Sept. 13th Woodmen Edition)



Our day-to-day lives are strung together by a series of events – when these events flow smoothly, it typically elicits some kind of a sense of gratitude on our parts. But what does it actually mean to truly appreciate something?

According to Merriam-Webster, appreciation can be “a feeling or expression of admiration, approval, or gratitude.”

We all understand that definition. Think about all the things you

appreciate throughout your day - it might be the first cup of fresh coffee in the morning or a fellow motorist showing kindness in traffic. What about an encouraging lunch with a friend or a genuine compliment from a co-worker? You get the idea. Too often we overlook these moments and forget to pause for a moment of appreciation. Or perhaps we're so focused on one negative moment that we can't see past it to be grateful for what we have.

I like to think of gratitude like a swimming pool, which tends to have both a shallow and deep end. While lunches and traffic and coffee are part of our lives, they live in the shallow end of our pool of appreciation.

Merriam-Webster also defines appreciation as “sensitive awareness...recognition of aesthetic values.”

## Ute Valley Park (continued from Page 5)

Last Saturday I joined members of the Friends of Ute Valley Park group, and the Trails and Open Space coalition for a hike around the new East Loop trail. It was a spectacular day, and the first time out for many in the group on this great new trail. During the hike, we conversed about the park, its trails, wildflowers, views, and overall beauty. There was one special moment on the hike when I stopped to take a photo and the view - along with the overall hike experience - brought me to this second definition of the word "appreciation" Standing in the middle of our city on a sunny morning, I was suddenly swimming in the deep end of the pool of appreciation.

It reminded me of Bill Ruskin, the former superintendent of design and development for the Colorado Springs Parks Department. Bill had the superb vision to see a possible oasis in the middle of what would become a fully developed area - and then he fought to make Ute Valley Park happen. How about developer Chuck Helenberg working hard with Golden Cycle Land Corp to arrange for a land donation to help create our spectacular park? Academy School District 20 donated land to the effort as they moved forward in building Eagleview Middle School. Digital Equipment Co. was building their facility and they also contributed land for our park out of their purchased parcel. That property would ultimately become Hewlett Packard and their land has now been acquired to add to Ute Valley Park. Plus, countless amounts of monies that were donated to make it all happen.

That is a just a quick flash review of the assembly of the park property. There was also a ton of planning, followed by thousands of hours of hard work - many done by volunteers - that were invested to create this amazing space. Add to that hundreds more volunteer work hours that happen every year to keep it available for our use and enjoyment.

Moving forward I hope that you experience a wider variety and high number of moments of gratitude in your days. Some of those moments may happen while on a visit to Ute Valley Park for a hike, or maybe a quick bike ride after work. If so I would ask that the next time you are back in UVP that you please take a moment to stop, look, and listen to have a deeper appreciation of everything put forth by so many to make Ute Valley Park a very special place.

## Annual Meeting Elections by Bruce Hutchison

Below are the key points from the PHOA bylaws on how members of the board of directors are nominated and elected:

- The number of directors serving on the PHOA board at any one time is 5 minimum and 11 maximum
- Board members are usually elected at PHOA's September Annual Meeting and serve for 2 year terms starting January 1st of the following year (i.e. Jan. 1, 2018)
- If a board vacancy occurs before the end of a term, a qualified replacement is appointed via a majority vote of the current board of directors. Replacements serve on the board through the remainder of the original term.
- A nominating committee selected by the president selects qualified HOA members who agree to be listed on the annual meeting election ballot. Only one nominee for each vacant board position is allowed.
- During the election portion of the annual meeting, "other nominations may be made from the floor by any active member."
- The first meeting of the newly constituted board of directors must be held within 30 days following the date of assuming office, which is January 1st.
- The HOA officers shall be, President, Vice President, Secretary, and Treasurer and shall be elected by a majority vote of the board of directors, at the first meeting of the newly constituted board of directors. Each officer shall serve a term of one year or until his successor shall have been duly elected. Officers, if re-elected, may succeed themselves.

At the end of this year, both Lisa Taskerud and Tony Jacobs will be stepping down from the board after serving admirably for 6 and 2 years respectively. Thus at the Sept. 28th annual meeting, we hope to elect 2 new board members for 2 year terms. **Any PHOA member interested in filling the remaining director vacancies should phone Bruce Hutchison (599-3259) as soon as possible to learn more.**

## Real Estate Activity Report

Below are Pinecliff homes actively for sale, under contract, or sold, from April 21st. through Sept. 13th, 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 Sept. 13, 2017

MLS#	Date	Address	Sqft	Bds	Bth	L/S Price	CDOM
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**Status: Active**

7353377	07/18/2017	265 Cliff Falls CT	3,061	4	3	\$395,000	57
8691588	08/18/2017	5340 Germaine CT	3,606	3	3	\$429,650	26
9982652	05/09/2017	240 Cliff Falls CT	3,718	5	4	\$450,000	127

**Averages:    3,462   4    3.33   \$424,883    70**

**Status: Sold**

3357314	08/31/2017	121 Sunbird Cliffs LN	2,180	3	3	\$322,200	20
6148312	08/24/2017	5118 Overbrook PL	2,377	4	3	\$359,000	22
3544290	04/24/2017	890 Point of the Pines	3,604	4	3	\$366,000	7
9571829	07/06/2017	5336 W Cliff Point CR	3,483	3	3	\$390,000	21
5940466	05/30/2017	1060 Golden Hills RD	2,879	4	4	\$395,000	76
9367551	07/07/2017	330 Hummingbird Hollow	3,216	3	3	\$410,000	8
3210392	08/18/2017	4990 Nightshade CR	4,438	4	4	\$469,900	12
4079533	07/27/2017	5121 W Cliff Point CR	3,412	4	3	\$510,000	2
9200088	06/30/2017	1565 Golden Hills RD	3,309	3	3	\$525,000	5

**Averages:    3,211   4    3.22   \$416,344    19**

### Friends of Ute Valley Park Opening - by Dave Grossman and Dan Woods

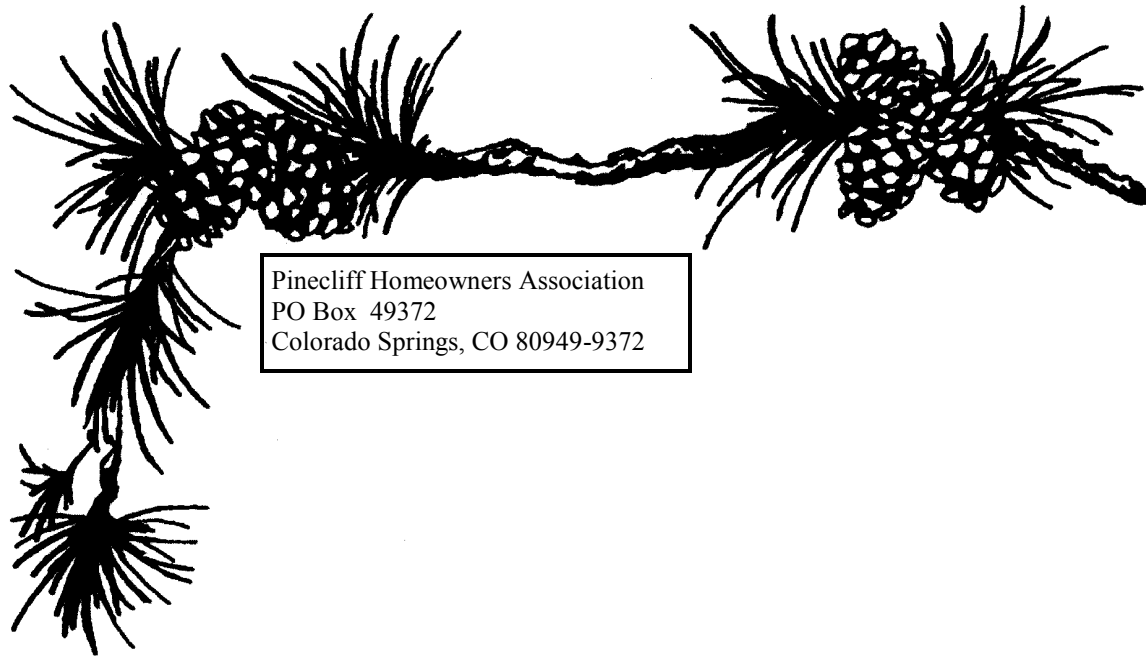
Mr. Dave Grossman will be stepping down as the Communications Director for the Friends of Ute Valley Park organization. This position has been, and will continue to be, vital to the programs and successes of the FUVP. In fact, since forming in 2013 to lobby for the purchase of the HP Open Space, FUVP has become the highest regarded "Friends" group across the Colorado Springs area! Please review job information below and if you are interested and meet the qualifications, please contact President Dan Woods at 532-0324 for more information.

Communications Director's Responsibilities:

- Update, maintain and support the FUVP website
- Update and support the FUVP Facebook page
- Maintain the membership list including the email distribution lists
- Email informational FUVP newsletters to the membership as needed
- Attend the monthly Friends of Ute Valley Park Board Meetings
- Provide verbal Communications Reports at the monthly meetings
- Support the programs, events, and fund raising activities as needed

Desired Qualifications:

- Strong written communications and website development skills
- Love of the outdoors and appreciation of nature



PRSR STD  
U.S. POSTAGE  
PAID  
Colo. Springs, CO  
PERMIT No. 434

Pinecliff Homeowners Association  
PO Box 49372  
Colorado Springs, CO 80949-9372

**Annual Meeting - 7 PM Thursday, September 28th**  
**Rockrimmon Library Meeting Room**



Movie in the Park Concessionaires: Hollis Shumway, Karin Crown-Smith, Christine Thomas, and Evan Curtis, our cotton candy spinner extraordinaire. Note that by the end of the movie, Evan had an incredible pink, cotton-candy hairstyle!