

PINECLIFF HOMEOWNERS' ASSOCIATION

Pinecliff HOA Annual Meeting And Crime Prevention Presentation

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7 PM, Wednesday, Sept. 26th
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, services, and activities the PHOA provided towards improving our neighborhood and enhancing our sense of community. We will also review the recently completed, fiscal year 2018 financials and elect several members to the 2019 board of directors.

Prior to the business portion of the meeting, Officer Christopher Ausec, CSPD Crime Prevention Officer, will speak for 40 minutes and will cover such topics as:

- **Overview of criminal activity and trends occurring in and around the Pinecliff area**
- **Tips on personal safety**
- **Tips on how to prevent becoming a victim of crime**

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CSPD's Crime Prevention Officers are dedicated to:

- Reducing crime and the fear of crime
- Increasing the knowledge of citizens in providing "pro-active" crime prevention strategies
- Encouraging and training citizens in neighborhood watch activities
- Training the community in a wide array of crime prevention approaches & techniques
- Providing home and business security checks

**490 PHOA member households
and
463 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

Angie Greene 661-2468
Communications

Karin Crown-Smith
Social Events

Carl Peterson 531-0013
Traffic & Safety

To Be Determined
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

Pinecliff Road Repair Update by Carl Peterson

We made some progress this year in improving the road conditions in Pinecliff. In terms of big projects, we started off the year by getting a sinkhole repaired that was eroding away the dirt under the concrete overlay at the NW corner of Popes Valley and Rusina and potentially interfering with the integrity of Popes Valley Drive. This problem was called in twice (Service Request #42130 on 26 October 2017 and again with Service Request #43986 on 5 April 2018). City repair crews came by two times in April, on the 19th and 30th to fill in the sinkhole. They poured several yards of cement into the sinkhole on the first try, and finished up on the 30th with another cement truck with 15 yards of cement.

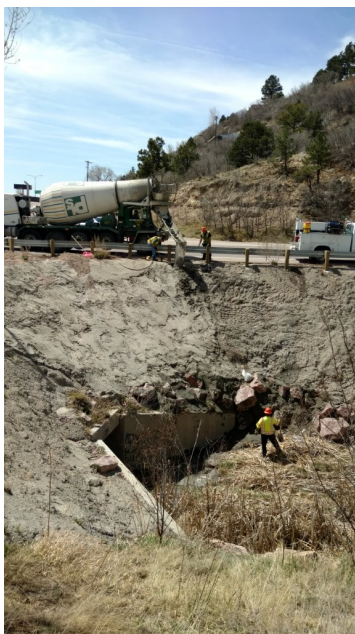
Late May was another fruitful period in terms of road repairs. I have written up innumerable potholes on Golden Hills Road north of the intersection with Popes Valley Drive and asked that it be resurfaced many times. My two most recent requests were Service Request #42228 on 5 November 2017 and Service Request #43984 on 5 April 2018. In late May the repaving of that section of Golden Hills to the crossspan at 1210 Golden Hills was repaved. I talked to one of dump truck drivers and he said that there were eight dump trucks carrying 12 tons of asphalt apiece. Each truck was going to make three trips. So that's 288 tons of asphalt on that stretch of Golden Hills Road.

It's the same story with Flatrock Place, with numerous requests over the years to fill potholes and repave the severe alligator cracked area of the road. The last request I submitted was on April 5th, Service Request #43983. The worst part of Flatrock Place was repaved shortly after the Golden Hills work was done.

Unfortunately, both Golden Hills Road and Flatrock are not paved to the intersections with Popes Valley Drive. I talked to Gary Higby, the West District Paving Supervisor, and it is due to Americans with Disability Act compliance. Although the sidewalks look to be ADA compliant to a casual observer, they are not. Gary said the road crews are prohibited from repaving those streets up to the intersections with Popes Valley until the sidewalks are made ADA compliant. The sidewalks at those intersections are on the concrete team's list. But it is a long list! It won't happen soon. Concrete work seems to be a long pole in the tent.

I've called in about three dozen potholes in Pinecliff this year. Most have been filled, and I will re-engage with the city on the few remaining. If you see a pothole or two or three, or other road work that needs to be done, I won't mind if you call the city directly at 385-ROAD (385-7623).

Finally, by the time you read this, water main repair on Point of the Pines will be underway. Colorado Springs Utilities will replace 1,700 feet of old cast iron pipe with new PVC pipe from the intersection with Golden Hills Road to about 845 Point of the Pines. This work needs to be done this year, as Point of the Pines is on the 2C repaving list for 2019.



Popes Valley/Rusina Sink Hole



Repaving north Golden Hills Rd.



Repaving Flatrock Place

Trash Service Update by Judy McBride

What a year we have had!! We currently have 20 more participants in our trash service program than last year at the same time, currently 463 households participating. A big thank you to all for making this program such a success!

Great Rates – Super Service – Fewer Trucks in the Neighborhood!!

A goal for this next year is to increase the number of neighbors having recycling service. As I walk the neighborhood, I notice many households without a recycling bin. With the increase in cardboard boxes alone, it would be great to see everyone playing a part in keeping our Mother Earth clean. Just an additional \$5.15 per month! Recycling service can be added at any time – contact Judy or Hollis by email at:

[trashservice@pinecliff-hoa.com!](mailto:trashservice@pinecliff-hoa.com)

A few reminders:

* Moving?? Please contact us so that we can issue you a refund for unused service and to arrange the final pickup of trash and the bin(s).

*Our current level of trash service with Bestway is for the 96-gallon bin plus two trash bags (up to lawn & leaf size) per week. If you have extra pickup needs, including additional bags, please contact Bestway at (719) 633-8709 to make the necessary arrangements for their pickup.

* Do not put your bins out the night before. Please wait until the morning so that the trash does not attract bears and unwanted critters.

* If you do have recycling, please make sure **ALL** recyclables are placed inside the bin. Likewise, all trash items should be placed in the bin or in one of the two bags allowed.

*Resources to dispose of extra 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 Care & Share

Rocky Top Resources – Accepts Yard Waste
1755 E. Las Vegas Street

Saturdays, 8am – 4pm

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

* Holiday Schedule – Bestway only recognizes three holidays, which may result in a one-day delay of your pickup – New Year’s Day, Thanksgiving Day & Christmas Day. Christmas Day 2018 falls on a Tuesday so pickup will be delayed until Wednesday, December 26th. Likewise, New Year’s Day 2019 is on Tuesday so pickup will be Wednesday, January 2nd.

Got Questions? Got Issues? Who Ya Gonna Call?

Bestway trash or recycle: Email trashservice@pinecliff-hoa.com or call Judy McBride or Hollis Shumway

Protective covenants or ACC requests: Email acc@pinecliff-hoa.com or call Roger Carlson

Mountain lion encounters: contact the Colorado Parks and Wildlife office at 719-227-5200

Bear problems: call the Colorado Parks and Wildlife office at 719-227-5200 to get in contact with a local “Bear Aware Volunteer”

City ordinances: Call Colorado Springs Neighborhood Services at 444-7891

Preliminary PHOA Financials for Fiscal Year 2018

The PHOA's 2018 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 2017, the continued growth in our membership has allowed us to end the year with a positive cash flow.

FY 2018 Income	Actual	Budget	Difference
Membership Dues	19303.42	19200.00	103.42
Advertisements	0.00	0.00	0.00
Special Event Sales	0.00	100.00	-100.00
interest Income	12.19	10.50	1.69
Total Income	19315.61	19310.50	5.11
FY 2018 Expenses	Actual	Budget	Difference
<u>Administrative</u>			
Office supplies	72.09	100.00	-27.91
Postage	49.74	100.00	-50.26
Printing	0.00	300.00	-300.00
PO Box Rental	96.00	90.00	6.00
Miscellaneous/ had signs made	110.14	300.00	-189.86
<u>Insurance & Legal</u>			
Liability Insurance	1527.00	1527.00	0.00
Legal expenses & reserve	2907.00	5000.00	-2093.00
<u>Communication</u>			
iContact	193.80	194.00	-0.20
Website	504.62	400.00	104.62
Miscellaneous	85.00	100.00	-15.00
<u>Social Events</u>			
Warm Pie Welcome	0.00	125.00	-125.00
Membership Social	3689.09	3200.00	489.09
Summer Kickoff Party	690.86	1300.00	-609.14
Movie in the Park	984.08	1350.00	-365.92
<u>Programs & Services</u>			
Annual Meeting	84.14	150.00	-65.86
Garage Sale	96.70	125.00	-28.30
Safety & Crime Prevention	3982.97	4700.00	-717.03
Quarterly Newsletters	2398.91	1850.00	548.91
Trash Dumpster	350.00	325.00	25.00
<u>Pinecliff Improvements</u>			
Pinecliff Park & Spring Clean Up	64.47	100.00	-35.53
Projects and Maintenance	710.90	3500.00	-3324.86
Total Expense	18597.51	24836.00	-6238.49
Net Income	718.10		

End of the Year Bank Account Balances

Below are the end of the fiscal year balances in the PHOA bank accounts over the past 4 years. It shows that we continued to operate in the black over this period (i.e. expenses have never exceeded our income). 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 balances in these accounts peaks each year in February and is lowest by the following December.

Acct. Balances	Aug. 31, 2015	Aug. 31, 2016	Aug. 31, 2017	Aug. 31, 2018
PHOA Checking	1769.13	1209.72	865.21	769.19
PHOA Savings	32058.33	35910.51	38421.91	38634.1
Total Cash Balance	33827.46	37120.23	39287.12	39403.29

Police Events in Pinecliff Through August Of This Year

There were 127 police responses to activities in Pinecliff thus far this year in 2018 through the end of August, which averages out to almost 16 per month. These 127 were categorized as follows (the number behind each category is the number of that kind of category): Disorder – 50, Other – 10, Proactive Policing – 2, Property – 42, Traffic – 11, and Violent – 12. Clearly the two largest categories were Property with 42 events, and Disorder with 50 events. These two categories are 72% of the total police events. So we will break those two categories down as follows, for Property events: Alarm – 29, Burglary - 1, Burglary –Auto -3, Criminal Mischief – 2, Theft – 5, Theft (Vehicle) – 2. That totals 42 Property related events that resulted in the filing of a police report. For the Disorder category, the events are as follows: Abandoned Vehicle – 12, Disturbance – 13, Drugs – 1, Fraud – 8, Suspicious Circumstances - 4, Suspicious Vehicle – 7, Suspicious Person – 3, Sex Registrant Violation – 2. These Disorder events total 50. Additionally, in the Violent category, the details are as follows: Assault – 1, Child Abuse – 1, Domestic Violence – 5, Harassment – 4, and Subject with a Weapon – 1, for a total of 12 events in this category. Also, as noted above, 29 of the 127 police responses were to alarms, which comprised 23% of the police responses. Information for this article has been compiled throughout the year from the following two websites:

The My Neighborhood website: <http://www.myneighborhoodupdate.net/>

The Raids Online website: <http://raidsonline.com/>

Take a look at the websites yourself sometime to see what is going on in the Pinecliff neighborhood. Finally, it is very important to stay alert and be aware of our surroundings. If something looks out of place, or just doesn't look right, please report it. The Police General Complaints phone number is 444-7000, and the Police Falcon Division phone number is 444-7240. Of course, if it is an emergency, please call 911.

Short Term Rental Ordinance Proposal

The city of Colorado Springs has been working towards the adoption of an ordinance that would require owners of short term rental properties to obtain a Short Term Rental Unit Permit and to adhere to a number of new regulations. A draft of the ordinance was reviewed and discussed by the CS Planning Commission on August 16th. Their resulting vote was a stalemate with 3 yes votes, 3 no votes, and 3 abstains from absent commissioners. The proposal will next be presented to City Council at their public meeting on Tuesday, October 9th. As usual, the meeting will be held at City Hall (107 N. Nevada Ave.) and will start at 1 PM. As expected, there is wide disagreement between short term rental owners/operators and a number of neighborhoods who fear these operations will negatively impact the character of their neighborhoods and property values. The current draft of the ordinance can be found at:

<https://coloradosprings.gov/planning-and-development/page/short-term-rentals>

Ute Valley Fire Mitigation Project Update by Jeremy Taylor (CSFD)

The Colorado Springs Fire Department is underway with the fire mitigation efforts in Ute Valley Park. The projects have been in the making since November of 2017 and have been part of a FEMA grant that was initiated back in 2016.

The latest plans for the project will be to begin with the project area number 3, which is closest to the new parking lot area and the entrance to the Hewlett Packard Facility. Upon completion of this project, the contractor will begin with Unit 1, which is located near the Vindicator Road Parking lot and extends towards Hewlett Packard Parking lot areas.

Unit 2, the unit closest to the Pinecliff Neighborhood, has been awarded and will be tentatively starting in early October and working through the winter.

The Colorado Springs Fire Department Wildfire Mitigation Section will also be assisting in a volunteer mitigation project in Ute Valley Park near project area 2. This project will involve volunteers from the Friends of Ute Valley group and the assistance TwoCor Youth Corps working alongside CSFD Mitigation Crew Members mitigating along the utility access road on the South West portion of the park. For folks interested in volunteering they can sign up and register in the city Cervis program.

Residents with questions or who want more information, please refer to the website. We will be updating the website with this new information as soon as possible.

<https://coloradosprings.gov/utefuels>

Wildfire Mitigation Information for Pinecliff HOA

2018 Wildfire Mitigation Chipping and Participation

176 Homes

15 Dump truck Loads

180 Cubic Yards of Biomass

18 tons of Biomass

Annual Meeting Elections by Bruce Hutchison

Below are key points from the PHOA bylaws regarding the nomination and election of board members:

- The number of directors serving on the PHOA board at any one time is 5 minimum and 11 maximum
- Board members are typically nominated and elected at PHOA's September Annual Meeting
- Terms are for 2 years and begin on January 1st of the following year (i.e. Jan. 1, 2019)
- 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 four HOA officers are 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.

Any PHOA member interested in a board or other volunteer position should phone Bruce Hutchison (599-3259) as soon as possible to learn more details and opportunities.

Multiple Listing Report for Pinecliff Homes

Below are Pinecliff homes actively for sale, under contract, pending, or sold, from April 21st. through Sept. 11th, 2018. This information came from the Pikes Peak Multiple Listing Service courtesy of Pinecliff HOA board member, Angie Greene (realtor with Keller Williams Client's Choice Realty)
(CDOM = Cumulative Days On the Market)

<u>MLS#</u>	<u>Date</u>	<u>Address</u>	<u>Sqft</u>	<u>Bds</u>	<u>Bth</u>	<u>Price</u>	<u>CDOM.</u>
<u>Status: Active</u>							
2912131	06/04/18	5140 Vista Del Norte Pt	3,638	3	3	\$439,900	99
7311060	09/10/18	306 W Sunbird Cliffs Ln	3,718	3	3	\$400,000	1
<u>Status: Under Contract</u>							
4256719	08/18/18	5010 Vista Del Ore Pt	3,588	4	3	\$449,500	72
4153410	08/27/18	785 Popes Valley Dr	3,354	6	4	\$449,999	11
7494467	08/31/18	660 Autumn Crest Cr #B	1,343	2	2	\$255,000	23
<u>Status: Pending</u>							
9390071	09/08/18	1240 Wentwood Dr	5,059	8	5	\$569,900	22
<u>Status: Sold</u>							
5961238	04/25/18	866 Pebblewood Dr	1,571	2	2	\$200,000	3
1812965	05/11/18	5425 Kates Dr	3,732	4	4	\$507,500	63
5416342	05/21/18	4980 E Cliff Point Cr	2,234	4	2	\$400,000	2
1189929	05/21/18	1140 Point Of The Pines Dr	3,022	5	4	\$415,000	8
9655024	06/01/18	665 Autumn Crest Cr #A	1,066	2	2	\$196,000	47
5611768	06/04/18	1160 Popes Valley Dr	3,299	4	4	\$455,000	6
7634777	06/21/18	510 Autumn Crest Cr #A	1,066	2	2	\$211,500	12
6598428	06/22/18	845 Golden Hills Rd	3,881	5	3	\$490,000	3
2816840	06/28/18	1075 Hunters Ridge Dr	2,754	4	3	\$430,000	21
9899044	06/29/18	5435 Setters Wy	3,095	4	2	\$350,000	2
1290783	07/02/18	5035 Vista Del Sol Pt	3,912	4	3	\$432,500	69
8336685	07/20/18	5115 Golden Hills Ct	2,856	4	3	\$427,500	13
1064648	07/26/18	930 Point of the Pines Dr.	3,194	4	4	\$494,500	4
4566038	07/27/18	4925 Sunbird Cliffs Dr.	3,322	4	3	\$345,000	38
1723629	07/31/18	645 Autumn Crest Cr #A	888	2	1	\$180,000	3
6468004	08/03/18	640 Autumn Crest Cr #B	888	2	1	\$204,000	10
5225207	08/17/18	980 Point of The Pines Dr	3,636	5	3	\$535,000	4
4870970	08/17/18	865 Point Of The Pines Dr	3,488	4	3	\$420,000	1

Introducing Our New Letter Carrier

It is my pleasure to introduce Pinecliff's newest letter carrier. Ms. Michelle Carter was thrilled to be selected to take over Billy Greer's route when he retired in late June. She has been working for the US Postal Service for the past 20 years and has found the Pinecliff route and residents to her liking. Michelle was born and raised in Savannah Missouri which is about an hour north of Kansas City. When not working, she enjoys hanging out with friends and family, as well as, giving her beagle, Halley, lots of attention and TLC. She enjoys taking Halley on day trips along the front range to explore new dog parks and "chill" at dog friendly taverns like Pub Dog in Colorado Springs and Watering Bowl in Denver. She told me her favorite thing about being a letter carrier is not having a boss looking over her shoulder for most of her work day. Her least favorite thing is having to work Saturdays...Ugh! If you haven't already, be sure to welcome Michelle to the neighborhood and wish her the very best with her new assignment. You will find she has a great sense of humor but takes her job quite seriously.





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 Wednesday, September 26th
Rockrimmon Library Meeting Room



**A Successful Movie Night! Great turnout, loads of fun, and
NO RAIN!!!**