



The Piñon Ranch HOA is run by Piñon Ranch homeowners *just like you!*

PRESIDENT - Steve Schleiker

VICE PRESIDENT - Bradley Gildin

SECRETARY - Amanda Brush

TREASURER - Michele Wood

MEMBER AT LARGE & ARCHITECTURAL REVIEW - Shawna Uehling

MEMBER AT LARGE – Dan Taylor

JOIN US ON FACEBOOK!

We have a private group called Pinon Ranch Neighbors.

SIGN UP FOR EMAIL ALERTS!

In order to reduce costs and improve communication, the Board has the goal of moving to 100% email communication. Please contact Amanda Brush to opt in.
PinonRanchHOA.secretary@gmail.com

BOARD MEETINGS:

All residents and homeowners are welcome to discuss any questions or concerns directly with the Board at any Board meeting. If you are interested or would like to request an agenda, please email: pinonranchhoa@gmail.com

The Piñon Ranch HOA Board of Directors
P.O. Box 50373
Colorado Springs, CO 80949-0373

<http://www.pinonhoa.com/>

Annual Newsletter

January 2018

LETTER FROM THE PRESIDENT

Hello Neighbors,

On behalf of the new Home Owners' Association Board of Directors, I would like to extend warm greetings to all of the residents of The Pinon Ranch Neighborhood! A special thanks to everyone who participated in this year's elections and to the previous Board for their service to our community. On behalf of the new Board, we would like to say that we are excited to have been chosen to serve, and we are looking forward to continuing the efforts to improve our community.

You new 2018 HOA Board Officers are:

Steve Schleiker - President

Bradley Gildin - Vice President

Michele Wood - Treasurer

Amanda Brush - Secretary

Dan Taylor - Member at Large

Shawna Uehling - Member at Large & Architectural Review

With the exception of Bradley, who has faithfully served this Board for over a year, this is an entirely new venture for us. Yet we are dedicated to the roles entrusted to us. As members of your new Board, we are working to improve communication and resolve some of the remaining concerns posed by the community in the past. Each member has new ideas and goals for the Board and the community, and we welcome any feedback that you have as well. Beginning this year, 2018, I will provide you with quarterly reviews of the Board's endeavors of what we completed, or are tasked to complete. This will be in addition to our monthly face-to-face Board meetings. We hope that you enjoy our first newsletter and we thank you again for choosing us to serve our community!

Respectfully,

Steve Schleiker

2ND ANNUAL HOLIDAY LIGHTS WINNERS

Congrats to all the winners and thank you for making our neighborhood shine bright! Thanks to Shawna & Troy for hosting us in their lovely home!

1st Place (50 points): 5540 Flag Way, The Schleikers

2nd Place (42 points): 5485 Sample Way, The Gillis's, AND 5520 Sample Way, The Gildins

3rd Place (40 points): 5440 Flag Way, The Hansens, AND 5490 Flag Way, The Whitleys

NEW WEBSITE!

In order to communicate more effectively with members, we have decided to create a new Pinon Ranch HOA website. Our old website fell severely short in both capability and content so the new website is a huge improvement. Please bookmark and explore the new site as we continue to expand its capability. You will also find Board meeting minutes and special announcements there. A special thanks to Vince M. for the initial setup of this site. www.pinonhoa.com



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PROPERTY VALUES INCREASING

2017 saw a new record high sale price in Pinon Ranch, building upon the record high sale prices of 2016. The average annual increase in market values over the last 5 years has been approximately 3.4% or 17% over 5 years. Our little community is a desirable neighborhood!

COMMUNITY EVENTS DESIGNATED FUND

The Board is developing the option to dedicate funding outside of the annual dues specifically to community and social events. All events in the last year have been privately funded by the event hosts. President Steve Schleiker is donating \$150 to the Community Events Fund. If you would like to help sponsor fun events that enrich our sense of community, you may do so when you pay your annual dues. Please fill out the slip at the end of the newsletter.

PINON RANCH "TRASH CLUB"

In response to community interest, the Board is pursuing the possibility of unified trash service for our neighborhood. There are several benefits to this approach. We would contract with a single trash company for a discount over the retail price we all pay currently as individuals. By minimizing the amount of traffic from trash trucks each week, we would also be saving the wear and tear on our roads and improving the overall safety and quality of life in the neighborhood. We are still working out the details, but the more people that opt in, the better the discount we will receive. If all 55 homes join, the discount could be significant. There will be an option to add recycling. If you are interested in joining the "Trash Club" or if you have questions, please contact Shawna Uehling. shawnauehling@gmail.com

COMMUNITY EVENTS UPDATE

Our community has enjoyed two successful events since the last newsletter. In September, Amanda Brush hosted a Community Ice Cream Social in the Sample Way cul de-sac. More than 60 residents attended. Kids and grownups both enjoyed fun games and delicious ice cream in the fine company of neighbors. The Board of Directors is already looking forward to a bigger and better version of this event in 2018.

In December, we held the 2nd Annual Pinon Ranch Holiday Lights Competition. This is such a festive event and a wonderful chance to view the beauty of our neighborhood in another light. We convened at the Uehling residence and then walked down Flag Way and up Sample Way, admiring all the decorations as we went. Afterward we nibbled on cookies and sipped hot cocoa and were merry. Please be sure to set aside a couple hours in December 2018 to attend the 3rd Annual Holiday Lights Competition.

MEET YOUR BOARD

Steve Schleiker, President

Steve, Kendra and Aria Schleiker moved to Pinon Ranch in 2013. They absolutely love the neighborhood and its neighbors. Steve has served in the El Paso County Assessor's Office since 1999, and he is currently the El Paso County Assessor. Steve and his family are active in the community and enjoy living on the Westside of El Paso County.

Email: Steveschleiker0625@gmail.com

Bradley Gildin, Vice President

Hailing originally from the Chicago suburbs, Bradley and his family moved to CO two and a half years ago to start a new career as a Quality Improvement Engineering Manager at SRAM a bicycle component company. He enjoys taking his family on outdoor adventures, exploring the globe, and mountain biking. Bradley has served on other HOA boards in the past and previously filled the Secretary role. He hopes his efforts ensure a great neighborhood community and property values.

Email: PinonRanchHOA.vicepresident@gmail.com



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MEET YOUR BOARD, CONTINUED

Michele Wood, Treasurer

Michele is excited to serve on the board as Treasurer. She and her husband, Glenn, along with their 3 kids live on Sample Way. Michele is an industrial engineer, but she currently stays at home with the kids. She looks forward to making a difference in our community.

Email: woodcolorado@gmail.com

Amanda Brush, Secretary

Amanda is a happy stay-at-home mom of three kids: Danny (7), Sarah (4 ½), and Alex (20 months). She and her husband Ned are both from southwestern Virginia originally, but they have lived in Colorado for 10+ years and love it! The Brush family moved into Pinon Ranch in 2015 and feel lucky to live in a neighborhood with so many wonderful families. They love the proximity to Pinon Valley Park and Ute Valley Park. Amanda enjoys playing board and card games, drinking Ned's homebrew, and competing in Olympic style weightlifting. She looks forward to serving our community and meeting more neighbors.

Email: PinonRanchHOA.secretary@gmail.com

Shawna Uehling, Member at Large / Architectural Review

Shawna, her husband Troy, and their 4 kids, Delaney, Devynn, Dalton, and Darcie live on Sample Way. They love the neighborhood! This March marks their 10th year as residents, having moved from California. Shawna loves gardening, interior decorating, painting, cooking, hanging with the family and walking around the park or Ute. In her spare time she also enjoys selling houses around town. She looks forward to meeting more of the neighbors this year, so if you see her outside in the yard, don't hesitate to stop and say "Hi"!

Email: shawnauehling@gmail.com

Dan Taylor, Member at Large

Dan and his wife Jennifer have lived on Flag Way for the last year and a half, but have been part of the neighborhood for almost 15 years. They previously lived on Bourke Dr. Since day one, they have felt very welcomed by all of their immediate neighbors and enjoy talking with them on a regular basis. Having moved from basically across the street where there was no HOA, they find it refreshing that everyone takes pride in their yards and honors the covenants of the neighborhood. Dan and Jennifer have one son who lives in Denver and a mother-in-law that lives in the assisted living community on Centennial Blvd. Jennifer is in sales and marketing and Dan is a business consultant. They enjoy hiking in Colorado's beautiful mountains and walking their dog, Radar, around the park and neighborhood. They look forward to many years of living in this exceptional neighborhood.

Email: PinonRanchHOA.MemberAtLarge1@gmail.com

FRIENDLY REMINDER

In anticipation of Spring, the Board of Directors recently conducted a neighborhood review and noted several common themes that are worth highlighting. Now is a good time to plan and budget for home and lawn improvement projects for Spring. Many of the following suggestions are simple fixes that make a big difference in keeping our neighborhood looking beautiful. Your cooperation is greatly appreciated!

- Landscaping should be maintained in good condition. The following are common issues:
 - Dead plants, grass, and shrubs should be replaced.
 - Trees near a walkway should be trimmed 7' up the trunk for pedestrian clearance.
 - Edging your grass where it meets the sidewalk on a regular basis during the spring and summer keeps the walkway tidy and clear for pedestrians.



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FRIENDLY REMINDER, CONTINUED

- Home exteriors, fences, and decks should be maintained in good condition. Check your property for any of these common maintenance issues:
 - With the intensity of our Colorado weather, the paint on one side of a home may fade more quickly than other parts of the home. Excessive fading, staining, or discoloration may mean it's time to re-paint.
 - With sporadic cycles of snowfall and snow melt, the bottom couple inches of paint on garage doors tends to wear off. Touching up the paint can prevent the wood underneath from rotting.
 - Fences usually need to be re-stained every few years.
 - All storage (garbage cans, bikes, tools, equipment, etc.) should be out of sight (inside a garage or shed).
- Parking:
 - All residents (owners and renters) must park in their driveways or garages overnight. Visitors to the neighborhood may park on the street overnight.
 - Please park in a way that leaves the sidewalk clear for pedestrians.
 - Avoid parking on landscaped areas, including decorative rocks. The HOA recently created an allowance to widen driveways to the width of the garage itself rather than the garage door. If you need a little more room, this expansion is an option to consider.
 - Cleaning up oil stains can make a big impact on the curb appeal of your home. Small stains can be tackled with laundry detergent or dish soap, warm water, and a steel brush.
 - If your curb or sidewalk is damaged or in need of repair, residents can request repairs / replacement by filling out a request form on the City website:
<https://coloradosprings.gov/streets/webform/street-maintenance-request-form>

Thank you for making Pinon Ranch your home!

Please cut along this line

If you would like to contribute to the HOA Community Events Fund, please return this slip with your check for the annual dues and include the additional amount that you check in the box below. Thank you and stay tuned for some great community events in 2018!

\$5 \$10 \$20 Other _____