

Piñon Ranch HOA Fall 2016 Newsletter

Annual Meeting

The annual HOA meeting is scheduled for Thursday, December 1, 2016 at 6pm at **Fire Station # 18, 6830 Hadler View, behind the Walgreens at Centennial and Vindicator.**

See meeting agenda listed on backside.

HOA Board and Elections

I'm sure you've all noticed that our neighborhood is one of the most attractive neighborhoods in our area. We all take pride in maintaining the value of our homes. Our HOA board is now reaching out to interested Pinon Ranch Homeowners to serve on the board. We need your help to maintain the efforts in keeping our community a desirable place to live.

Our HOA plays a vital role in maintaining the neighborhood image and property values. It enforces the HOA covenants and bylaws, as well as maintaining the HOA common areas. HOA boards function best when all essential positions are filled. We are asking all of you to seriously consider serving on our board. We are now accepting nominations from interested homeowners to serve on the Pinon Ranch Homeowners Association. Interested candidates need to submit their name, address and the position they'd like to fill, and any helpful information to: pinonranchhoa@gmail.com, no later than November 05, 2016. *Note: serving on the HOA Board of Directors requires a commitment to attended monthly meetings, in addition to having the time to review and comment on HOA issues via email between meetings. HOA board members also have a fiduciary duty to uphold the HOA covenants and bylaws.*

Note: elections will only be held if more than one candidate is running for the same position.

If an election does take place, you can either vote in person at the annual meeting mentioned above or you can just return the ballot via US mail. Note 1; the HOA will mail out one ballot to each homeowner. If your ballot is misplaced, then you will have to bring a photo copy your Driver license or ID, and we will attach it to a substitute ballot, after we match it to the homeowner record.

Note 2: ballots returned via US Mail must be post marked no later than November 20, 2016. Final election results will be announced at the annual meeting, or no later than December 15, 2016 on the HOA website.

Currently the board is made up of the following homeowners:

Vince Maione - President

Frank Hibbits - Vice President

Open Position - Treasurer

Open Position - Secretary

Open Position - Architectural Approval Authority, coordinator.

Dennis DelaHoy - Member at Large

Covenants, Bylaws and reminders

- **Parking;** the HOA has received complaints of residents parking on the street overnight, and has been notifying violators. Also, please be courteous to your neighbors and please don't block the sidewalks with your vehicle (this is a violation of city code and the by-laws).

- **Trash cans, wheel borrows, tools, etc ;** need to be kept out of view, so as to not be visible from any neighboring property or adjoining street, except during trash pickup days.
- **Snow;** residents are expected to clear snow and ice from their sidewalk within 24 hours after the snow has fallen (as per city code).
- **Exterior home improvements, and landscape changes,** Please remember to contact the HOA prior to any yard or outdoor home modifications that you plan to make. Written plans with color and material information are needed in order to get approval. Please allow ample time for full review of plans and color changes (to include roofs), as is required per the covenants. Lastly, written approval is needed from the HOA Board prior to starting your projects. In an effort to recoup the administrative costs associated with reviewing and documenting these requests the HOA is charging a architectural review fee of \$25 for a simple color and roof changes to \$50 for more complicated landscape plan, in accordance with Covenants *Section 6.5(a) The Architectural Approval Authority may charge reasonable fees to cover expenses incurred in review of plans, samples and materials submitted pursuant to this Declaration.*

Piñon Ranch HOA

ANNUAL MEETING AGENDA

A meeting of the Pinon Ranch Homeowners Association will be held on December 1, 2016 at 6pm in the community room at Fire Station #18, located at 6830 Hadler View, Colorado Springs CO 80919, for the purpose of electing a board of directors for 2017, and to hear any business from the floor. Note: both the association by-laws and the "Colorado Revised Nonprofit Corporation Act" require an annual meeting of the resident members.

6:00 Call to Order, Confirm Quorum (resident members need to sign in)
 6:05 Officer Reports (President and Treasurer)
 6:10 Presentation of the 2017 HOA Budget.
 6:20 Candidate introductions and Q & A
 6:35 Election of Directors
 6:45 Business from the Floor
 7:00 Announcement of Directors & Adjournment

Note: Audience members are welcome to address the Board during the Business from the Floor segment of the meeting. This section is intended to provide audience members an opportunity to give input to the Board of Directors. The Board will take any input under advisement but may not respond immediately as they proceed with the planned business of the Association. The Board reserves the right to limit this section of the meeting to a time they believe is appropriate.

Thanks to all of you for making our neighborhood a desirable place to live, and we look forward to serving you in 2017.