



# President's Message

Hi Neighbors!

It was great to see so many of you at the Annual Block Party earlier this month. For those of you who missed it, the Board has one or two more events in mind before the year is out. We have gotten great use out of the Social Fund donations!

I would like to take this time to outline some of my priorities as your President. The governing documents task the Board with two primary commitments: enforcing the covenants and maintaining the common area along Mule Deer Drive. Beyond those obligations, it is my and the Board's hope that we can help create an atmosphere in which neighbors care about each other and want

to work together to help one another. We want to foster a feeling of community here in Pinon Ranch.

The purpose of our HOA is to represent its members. The Board and I appreciate and thank the community members who come to our monthly meetings or who call or email us with suggestions and comments about our neighborhood. All members of this community are important and valued. We would love to see more people getting involved. By working together, a community can accomplish great things.

Overall we are working to make everybody in Pinon Ranch feel like they are part of a community to be proud of—a safe and beautiful community, with regu-

lations that are understood and agreed upon, an attractive common area, and neighbors that act neighborly. Building community takes many more hands than the 6 elected board members, so look for opportunities to participate. Keep your email address current with us and we will keep you informed. Join the group Pinon Ranch Neighbors on Facebook. Many thanks to all of you for making our neighborhood a community that is nice to come home to!



## Landscaping Stuff.....

**Fall Cleanup:** Now is a good time to gather up those “loose ends” from the yard that would otherwise overflow your yard debris bin...

**Leaves, leaves, leaves...** raking your

tree's leaves up before the wind moves them to your neighbor's yard is just being neighborly. And if you're not quite sure whose tree it is, maybe you can work together to tidy things up.



### Inside this issue:

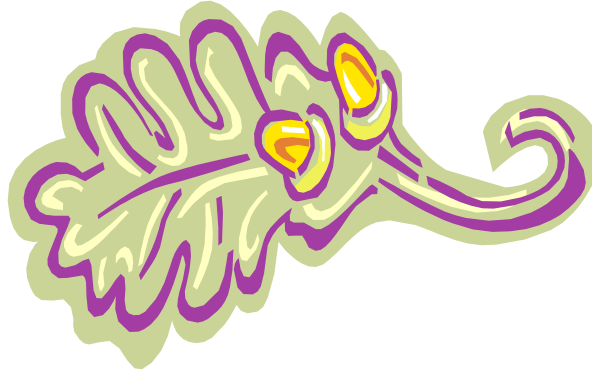
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### Special Points of Interest:

- *HOA Board Meeting—Wednesday, September 26, 2018 (1675 W. Garden of the Gods Rd., Colorado Springs, CO 80907 (Rm. 1017) (7:00pm-9:00pm)*
- *Visit our Facebook Page at <https://www.facebook.com/groups/1187249051371591/>*

## Fall yard prep.....

According to Scott Frith, CEO of Lawn Doctor, a lawn care company with more than 200 franchises around the country, many homeowners make the same basic mistakes before grass goes dormant, and then wonder why their grass isn't doing better the following year. Wonder no more. Here is Frith's seven-step program to getting a beautiful lawn next year.



6. Spread seed
7. Stay on schedule

1. Remove the leaves
2. Keep cutting, but to the correct height (2 1/2—3 inch height)
3. Continue watering until the end of October
4. Loosen the soil (aerating)

*Fall has arrived. Behold the changing leaves, and enjoy the crisp breeze. Let your eyes take in the bursts of color. Transformation is afoot and hope is in the air.*

5. Add fertilizer

## Get Ready for WINTER (BRRRR!!!!)

It may not seem like it, but Fall is upon us and now is the time to get our homes ready for WINTER.... The Old Farmer's Almanac predicts Colorado Springs should expect a brutal upcoming winter complete with "teeth-chattering cold" and "plentiful snow."

Here are some things you can do to help yourself and the HOA prepare:

- Get a pre-season HVAC tune-up to ensure your furnace is ready for cold weather. Don't forget to change the furnace filter, too.
- Remove hoses from outdoor spigots to prevent bursting and costly water damage.

- Keep a shovel on hand to help clear sidewalks, driveways, and curbs. (per City code homeowners have 24 hours after the snow stops to clean sidewalks for pedestrians).
- Check carbon monoxide detectors and replace batteries in smoke alarms.

*"What good is the warmth of summer, without the cold of winter to give it sweetness."*

## What are the Covenants?

The Covenants are the rules that every one of us has agreed to follow when we purchased our homes. Whether you have a loan on your home, or is a very lucky one amongst us that is free and clear of any mortgage debt, you have signed a deed that says you will follow the guidelines that were set down in 1998 when the Pinon Ranch Subdivision was first recorded. You can find a complete list of Covenants, Bylaws, Rules and Rule En-

forcement at the Pinon Ranch HOA website:

<https://www.pinionhoa.com/>

Here is a short list of violations that have been noted recently:

- Repainting, Re-Roofing, Re-Staining and Landscaping be-



fore approval from the architectural committee.

- Vehicles parked on the street overnight.
- Weeds in yard and parking easement.
- Low hanging tree branches.

# What is the Architectural Review Committee?

The goal of the Architectural Review Committee (ARC) is to protect the integrity of the Pinon Ranch community by reviewing all homeowner proposals/plans for any type of exterior constructions, alteration, erections, demolition or installation of any building, fence, wall, improvement or other structure.

The ARC has oversight responsibility for establishing and maintaining high quality standards for structures and home improvements, including landscaping in Pinon Ranch. The committee reviews all architectural changes proposed by our homeowners to ensure consistence and compliance with our covenants. Pinon Ranch is a beautiful neighborhood and we all need to do our part to ensure the high standard remains consistent.

Any homeowner requesting an alteration must submit an application / request on the Pinon Ranch HOA website at:

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

Types of changes requiring an application include:

- **Roof Replacement**
- **Exterior Painting**
- **Fence Replacement**
- **Window Replacement**
- **Garden Sheds or other Buildings**
- **Drive or Parking Extensions**
- **Landscaping Changes**

As you begin any exterior Fall projects:

1. Please don't start your project or schedule your contractor until you have received a written approval letter.
2. Please allow the ARC members enough time to do a thorough review of your plans.
3. Provide enough information about colors / materials and drawings to make an informed decision. This will expedite the review time.



# Real Estate Neighborhood Update....

There are a total of 55 Single Family Residential Properties in the Pinon Ranch HOA, and currently has a 2018 total appraised value of \$18.74 million.

### Sales Data:

- **Sales last 12 months = 3**
- **Total Value of Sales = \$1.16 million**

- **Low Sale = \$365,000**
- **High Sale = \$400,000**
- **Average Sale = \$387,031**



# Tuscan Foothills Village Filing No. 2.

Tuscan Foothills Village Filing No. 2 is the Filing / Construction occurring across the street on Centennial Blvd. & Mule Deer.

The City of Colorado Springs Planning Commission held their meeting for Tuscan Foothills Village Filing No. 2 on Thursday, September 20, 2018, in City Council Chambers, City Hall, 107 North Nevada Avenue, Colorado Springs, CO.

To review the meeting minutes, you can find them at:

<https://coloradosprings.gov/planning-and-development/article/public-notice/planning-commission>





**Pinon Ranch HOA**

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***Pinon Ranch -  
The Best Place to Live!***

**www.pinonhoa.com**

*HOA Board of Directors:*

*Steve Schleiker, President*

*Bradley Gilden, Vice President*

*Amanda Brush, Secretary*

*Shane Smith, Treasurer*

*Dan Taylor, Member at Large*

*Shawna Uehling, Member at Large, Architectural Review*

*Frank Hibbits, Contracted Property Manager*

## Board Notes:

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- The Pinon Ranch Neighborhood Fall party was a huge success! It was a joy to see everyone, and watch our kids have a blast in the jump houses. Many thanks to you all that came out and shared a dish. The deserts were absolutely amazing! THANK YOU!
- **MORE TO COME!** There is discussion of having a neighborhood Oktoberfest party on October 20th. The Board is discussing and planning... Any ideas, please reach out to any of your Board members and share your thoughts and ideas.
- The current Social Party Fund balance is \$137.00, please feel free to make a donation at our next event.

