



NEIGHBORHOOD UPDATE

August 2017

FROM THE DESK OF THE SECRETARY

Late summer is in full effect as frequent afternoon rain storms means green lawns and one last vacation before kids prepare to return to school. We warmly welcome several new households to our neighborhood as we look to strengthen our community.

MEET YOUR NEIGHBORS

Adrienne and Cory Tuck



Q) House number?
A) 5515 Sample Way

Q) When did you move to Pinon Ranch?
A) July 2016

Q) Where did you live before Pinon Ranch?
A) Northgate

Q) What do you and your husband do professionally and for fun?
A) Cory manages Aviso Law, the law firm he founded to protect clients' careers, families, educations and reputations. Cory also serves as a JAG attorney in the Army Reserves, and volunteers with the local veteran's legal clinic. Adrienne is a marketing and business development pro for Bridgers & Paxton, an engineering firm that brings buildings to life. She also serves on the board of directors for Atlas Preparatory School, is the chairwoman for the local committee of the Society of Marketing Professional Services, is a Court Appointed Special Advocate, and is on the Mayor's Young Leader Task Force.

Q) What is your favorite aspect of living in Pinon Ranch?
A) Ute Valley Park!! When we drove in and saw Pinon Valley Park set against Ute Valley Park we knew it was a great place to live.

Q) Tell us something unique about you and your husband that few neighbors know about you.
A) Adrienne is an athlete and referee for USA Weightlifting, and we have an Olympic-style weightlifting gym in our basement. Cory loves all things Winston Churchill, and is in a secret competition to have the best lawn on the street.

HOA Townhall Meeting – October 12th 6:30 to 7pm at the Rockrimmon Library

All are encouraged to attend this event located at 832 Village Center Drive, Colorado Springs, CO 80919 . We have reserved the community room to go over the following:
1. Review the proposed 2018 budget followed by a question and answer session
2. Meet those interested in helping out the HOA board

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

PRESIDENT - Vince Maione

VICE PRESIDENT - Frank Hibbitts

SECRETARY - Bradley Gildin

TREASURER - Open

ARCHITECTURAL - Open

MEMBER AT LARGE – Dennis DeLahoy

JOIN THE BOARD:

The board would like to meet interested candidates at our next HOA board meeting on Thursday Sept 14th from 6-6:30 pm. If you are interested, please send an email to: pinonranchhoa@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, please send an email to: pinonranchhoa@gmail.com.

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

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



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COMMUNITY EVENTS

Neighbor Amanda Brush has created a Facebook group called “Pinon Ranch Neighbors “ to share social information and further connect our neighborhood. Additionally, she maintains an email list to share upcoming community events. Please email Amanda at AmandaPinonRanch@gmail.com if you would like to receive information regarding upcoming community events.



Back on June 30th, Amanda and her husband Ned, hosted a social gathering at their house at 5465 Sample Way. A good time was had by all as adults socialized and children played. The real magic of this type of event is meeting neighbors you don't already know; so even if you can only stop in and say hello for a few minutes, we look forward to seeing you at future events.

There will be a **Community Ice Cream Social on Saturday, September 9th at 6 PM** in the Sample Way cul-de-sac. We hope to see as much of the neighborhood there as possible. Contact Amanda at the above email if you wish to help out.

Interested in mountain biking? Join your neighbors for a fun ride in Ute Valley Park on Saturday August 26th at 9 AM. Everyone is welcome, no need for advanced skills or a full suspension mountain bike to join. Meet at 5520 Sample Way at 9 AM. See you there!

OTHER TOPICS

Interested in including a business ad in an upcoming Pinon Ranch HOA newsletter? Please contact pinonranchhoa@gmail.com if you are interested in learning more and reducing HOA expenses.

Earlier this summer there was a vehicle theft and multiple vehicles burglarized in our neighborhood. Be sure to keep your vehicles locked, garage doors shut, and keep an eye out for suspicious teens and adults. If you are interested in starting a formal neighborhood watch program, contact pinonranchhoa@gmail.com, otherwise just keep an eye and ear out to help our community stay safe.

The HOA is looking for volunteers to help out with covenants and bylaw review. Please contact at us at pinonranchhoa@gmail.com if you are interested in helping us archive our goal of maintaining a good neighborhood image for you and our neighbors to enjoy, while maintaining and helping preserve our property values.



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COVENANTS REMINDERS

These simple rules, which we all agreed to upon purchasing our homes in Pinon Ranch, help keep our neighborhood looking great and home values up! The HOA board carries the responsibility to enforce covenants for the benefit of our entire community, please be respectful of them and do your part to keep our community wonderful.

It is each homeowners responsibility to know and comply with the full covenants and bylaws located at the top of <http://www.pinonranchhoa.com/>. Common issues that typically need special attention include:

1. Fences, decks, and your home's exterior paint need to be maintained (Cov. Sect. 6.9)
2. Grass is to be weed free and green (Cov. Sect. 6.9 , 6.17)
3. Gravel/rock areas need to be weed free (Cov. Sect. 6.9, 6.17)
 - Some weed control/prevention methods:
 - Pre-emergent
 - Roundup or other chemical herbicide
 - More environmentally friendly ways such as vinegar
 - <http://www.agardenforthehouse.com/2011/06/got-weeds-use-vinegar-not-roundup/>
4. Edging your grass along the sidewalk (Cov. Sect. 6.9, 6.17)
5. Garbage cans, bikes, tools etc., need to be stored indoors (Cov. Sect. 6.14)
6. No A/C Units in front windows, without HOA approval (Cov. Sect. 1.4 and 6.2).
7. Resident /Renter vehicles are to be either parked in the garage or on our driveways overnight. (Cov. Sect. 6.22, Bylaw Exb. E)
8. Vehicles shall not block the sidewalk. The city will be called in the event a vehicle continues to block a sidewalk. Vehicles need to be parked in the driveway or garage and not in the landscaped areas, on the rocks, or on the sidewalk. (COS Ord. 10.12.101, Bylaw Exb. E)
9. Remember before you build that deck, improve your landscaping, change the color of your house, fence or roof, written approval from the HOA is necessary. (Cov. Sect. 6.3)
 - This process could take up to 30 days so please contact the HOA early and allow for this in your schedule. (Cov. Sect. 6.2-6.5)

Your support in prompt resolution of any of these issues is greatly appreciated and helps keep our HOA dues low.

CURB REPAIR

If your curb 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>. This will add your property to the queue of repairs for the city.



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ROLES AND RESPONSIBILITIES

The following is a segment from the Community Associations Institute (a HOA leadership association). It reminds us that both residents and board members need to treat each other with courtesy and respect as they uphold their responsibilities and that there are always constructive ways to address differences of opinion.

Owners have the responsibility to:

1. Read and comply with the governing documents of the community.
2. Maintain their property according to established standards.
3. Treat association leaders honestly and with respect.
4. Vote in community elections and on other issues.
5. Pay association assessments and charges on time.
6. Contact association leaders or manager, if necessary, to discuss financial obligations and alternate payment arrangements.
7. Request reconsideration of material decisions that personally affect them.
8. Provide current contact information to association leaders or manager to help ensure they receive information from the community.
9. Ensure that those who reside on their property (e.g., tenants, relatives, and friends) adhere to all rules and regulations.

It is the role of a board to:

1. Always act in the best interests of the association.
2. Be responsive to the needs and desires of the owners. *
3. Be familiar with the governing documents, state statutes, and federal laws that impact the association.
4. Establish and enforce the governing documents fairly and uniformly.
5. Set the policies, standards, procedures, programs, and budgets for the community association.

Source: Community Associations Institute, Lesson 4-1: Community Mgmt.

* The board is working to administer a survey to find out if the majority membership is in favor or against certain rules and covenants. Your participation in this is very important as we need >80% participation to make good decisions that represent the majority.

NEW ARCHITECTURAL GUIDELINES

Architectural guidelines for driveways and parking pads has recently been approved and is available on <http://www.pinonranchhoa.com/>. A special thanks to all those that gave their feedback and contributed to defining these guidelines!