



Greetings from the board!

We hope you all had a great 2019 Winter.

CONTACT THE BOARD:

Ladies and Gentlemen, if for any reason you need to reach out to a board member below are our names, our area of influence and our email. There is also a tab on the new website titled "Contact" that you can use. Feel free to contact any or all of us.

Amanda Brush: President

pinonranchhoa.president@gmail.com

Shawna Uehling: Architectural Review Coordinator

pinonranchhoa.memberatlarge2@gmail.com

Bradley Gildin: Vice President / Secretary

pinonranchhoa.vicepresident@gmail.com

Shane Smith: Treasurer

shane@imipromo.com

Steve Schleiker: Member At Large

stevescheiker0625@gmail.com

SOCIAL FUND:

IT'S A PARTY ON SAMPLE AND FLAG WAY!!!

Last year we started the social fund so we could have more cook outs and events to just get everyone together for a smile and a good time (i.e. Cinco De Mayo, the Block Party, Octoberfest, Christmas Lights, etc.). Well, we need your help. Last year we collected \$424.00. This year we have only received \$236.00. We do have a way you can make donations electronically. That is <https://www.pinonranchhoa.org/make payments/>. Orrrrrr.....you can put some money in the donation jar at our next event. We will let you know when that is if Spring ever gets here (and stays!)



NEW WEBSITE:

pinonranchhoa.org

In case you have missed any of the emails or are not a member of the HOA Facebook group, WE HAVE A NEW WEBSITE! Amanda and Ned Brush did a great job getting this up and running! Do go and look around. As it is new, we are always interested in any suggestions you all would care to make.

P.S. Note the ".org" (since we are a not for profit organization).

THINGS TO REMEMBER:

To many of our members, this might be the first time in an HOA. There are covenants and bylaws that govern our little community. As such, there may be a few rules that take a bit of adjusting to. So whether you are a Newbie or a long standing member, here are some of the areas we seem to see the most infractions.

~Architectural Review:

As Spring and Summer approach, you may have changes you would like to make to your home or property. Just about any change, anywhere needs to be ran by the Architectural Review Committee. Even if it is in your back yard. Remember, the changes may not be seen from the street but it still will be seen by your neighbors beside and behind you. Here are some of the more common changes:

- Roof Shingles
- Painting of the house
- Landscape changes-Xeriscape, adding trees, gardens, etc.
- Fencing-design or stain color change
- Additions - Sheds, tree houses, jungle gyms, etc.
- Deck and Patio Changes

For all of the above and more please visit our NEW WEBSITE, download the architectural review form and email it to Shawna. Thank you in advance for your time and help on this.

~Parking Overnight:

If you go to the NEW WEBSITE and go under "documents", then go to "governing documents", then scroll down to "Exhibit E", you will find info on our overnight parking regulations. Basically it reads: "No motor vehicles owned, leased, rented or used by owners or household members shall be parked overnight on any street within the Pinon Ranch Subdivision."

We know this one takes some getting used to. However, it really does help with the safety and the overall appearance of the HOA. Especially in the summer where children and families are playing outside. No cars on the road help widen the field of vision.

Of course, we all have friends and family that want to come visit. We live in Colorado after all!!! So in section E it also states that guests can park on the street for up to 14 days. We simply ask to let the Board know in advance. It helps so we don't bother you and if neighbors call to report it we have something to tell them.

And there are always the odd situations that arise as well. A couple of months ago, Steve, the previous president had an alternator go bad. They pushed the car to the street for a jump start and then couldn't get it going! It sat there for several days until the repair shop could fit them in. Even he notified the board just so we were aware in case anyone called in.

So let us know and enjoy those guests!!

~Trash Cans:

Trash cans on or near the road can be an unexpected hazard. Especially in the cul de sacs. Trash cans need to be taken in the day of the trash pick up. Also, they need to be stored out of sight. Usually in the garage.

Again, odd things happen in life. As an example, if your cans are out, the trash guys are late and you are leaving on vacation, please ask a neighbor to at least get them up to the side of the house. If that fails, email one of the board members and we will come over and assist.

~Exterior Storage:

There is no storing of items around the outsides of your home. Not for any length of time. We know. "I'll just put this here and get to it tomorrow". Then, a month later, "tomorrow" never came.

Some of the common culprits are:

- Ladders and tools
- Bags of Fertilizer
- Gardening supplies
- Lawnmowers
- Debris gathered from yard

If you would be so kind as to just put the items back at the end of the day we would all appreciate it. The goal is to keep the neighborhood neat and tidy.

~Weeds In Rocks, Cement and Yards:

With Spring here weeds become more prevalent QUICKLY!! We are asking that everyone take care to control the weeds, especially thistles. They are on the "Colorado Noxious Weeds" list. Be aggressive with these because they can quickly spread to neighbors yards. We have found that Round-Up or Spectracide work well on weeds in cracks and rock. Weed-Be-Gone works well on the weeds in the grass (without killing the grass). If you do not like using pesticides, we found a Natural Weed Killer: Mix 1 gallon of white vinegar with 1 cup salt and 1 tbsp of dish soap. Combine the ingredients in a spray bottle and treat weeds at the sunniest time of day for best results.

~Low Hanging Branches Over Sidewalks:

Per City Code, there needs to be a 7 foot clearance where branches hang over a sidewalk. If you do not have the tools or are unable to trim the branches, please contact board member Shane Smith and he will be happy to bring over his trusty tree branch lopper and help you trim the branches.

~Edging Grass Along The Sidewalk:

Grass can actually grow over the sidewalk. This needs to be trimmed back to provide plenty of room for people to walk without tripping or spraining an ankle. If you don't have the tools or don't know how to edge a sidewalk, contact the board and one of us will come and work with you on it.

PAINTING THE FENCE:

This spring the Common Area Fence (that runs the length of our neighborhood along Mule Deer) is in dire need of painting! Don't be surprised to see a crew out taking care of this much needed repair.

UNIFIED TRASH SERVICE:

Getting the entire neighborhood on one trash service has been a topic of discussion for a couple years now. The Board has at times struggled with how to best implement the service, but the general idea appears to have widespread support, and we are still working towards that goal.

There are many benefits of unified trash service, including a bulk discount that would make it cheaper than what most of us pay now. Having only one day of trash and recycling service in the neighborhood each week reduces noise pollution, air pollution, wear and tear on our roads, and the likelihood of litter. Unified trash service enhances the neighborhood appearance by only having trash cans visible 1 day per week, and it improves safety for children playing in the front yard, pets, bicyclists, etc. The down side is our HOA wasn't established as one that provides this service, so the way forward has not been obvious.

The anticipated starting date of the unified trash service would be September 1, thus the Board would need to collect trash fees for the final 4 months of 2019, and again in 2020. The provider we selected quoted a rate of \$14/month/house for trash service only. Recycling is \$5 extra/month/house and is optional. To cover administrative billing costs, the HOA will charge an extra \$1.50/month, which comes out to \$46.50/quarter for trash only and \$61.50/quarter for trash and recycling. For reference, my family currently pays \$70/quarter for both services.

In order for this program to work, 100% of households must participate. To guarantee 100% participation, the Board anticipates that the program will have to be mandatory. Making the program mandatory will require a change of the covenants, which means at least 2/3 of property owners voting in favor of the program.

The primary constraint in the covenants that keeps us from implementing the trash program is the rule that annual dues may not be increased by more than 10% each year. Until last year, when state law changed, our HOA had a firm cap on annual dues of \$300 + insurance. State law now sets the cap at \$400 in 1998 dollars, which is the equivalent of approximately \$615 today. The change to the covenants that the Board is proposing is a 2 year waiver of the 10% increase rule for the specific and sole purpose of collecting money to pay for trash service. At the end of the 2 year waiver, the 10% limit on annual dues increases will go back in force, and annual dues will remain capped at \$400 plus inflation.

Our singular goal is to provide an excellent service to our members, a service that is commonly provided by HOAs in Colorado Springs, since the city does not provide it. The Board will provide the specific language of the covenants changes well before any vote is taken so members can ask questions and provide feedback.

Sincerely,

Amanda Brush

Well, that is all for now. Thank you for your help on any and all of the above Bring on Spring!

The Pinon Ranch HOA Board