



*Hello and Good Day Friends and Neighbors.*

We hope each and every one of you had a good summer!! Fall is upon us, and we have some fun and exciting things coming up, as well as a few reminders.

## HOA BLOCK PARTY and POTLUCK LUNCH!!

WHEN: Saturday September 28th

TIME: Starts around 11:00 a.m. for as long as you want to stay.

WHERE: Sample Way Cul De Sac

WHAT'S FOR LUNCH: The HOA will provide hamburgers, hot dogs, brats, buns, condiments, plates, utensils, napkins, and water.

PLEASE BRING: German or regular potato salad, cole slaw, fruit salad, chips, your favorite side, your favorite dessert, your favorite beverages (alcoholic or otherwise).

WHAT'S FOR FUN: We will have two bounce houses and cornhole. Bring a street or yard game if you got it!

## HOA TRASH SERVICE:

As you are aware, we have been working towards getting one trash company to come in and pick up everyone's trash on the same day. We have negotiated a great rate with Best Way, who has a reputation for excellent service. Trash and recycling pick-up will switch to Tuesday. The cost for one trash and one recycling can will be \$251 for the year (less than \$63/quarter), which can be paid in full with the HOA dues at the beginning of the year, or divided into two installments due in February and July. Both the Peregrine HOA and our neighbors in Green Valley Ranch have happily used Best Way for years.



To pass the amendment and implement the service, we need 37 of the 55 houses to sign on. At the block party there will be a table set up for questions and/or signatures. Feel free to ask any questions or express any concerns you may have to any or all of the board members or administrators at the party (Amanda, Bradley, Shawna, Shane, Steve and Frank).

*PERSONAL TESTIMONIAL: This is Shane. From another HOA I have been in, I can tell you it is GREAT having one day of pick up. All the cans are in and out. One truck on the street for less than an hour. And, the Best Way crew has always been friendly and courteous.*

## FENCE IN THE COMMON AREA OFF MULE DEER TO BE PAINTED:

It has been over five years since the front fence of the HOA has been painted. Several of the boards are damaged from the hail and the sprinkler system so it's time for some TLC on the whole thing. We are updating the color to a lovely brown and using a high quality Sherwin Williams paint. The new color will contrast nicely with the brick pillars, but it should also be less noticeable when it chips from hail damage. We hope the higher quality paint will also be more durable. The painting is scheduled to begin in early October. The Board obtained three bids, and the lowest bid came in around \$4,000. We currently have a balance of over \$8,500 in the Replacement Reserve Fund, which leaves us with approximately \$4500 for future expenses and repairs related to the common area.

## PARKING ON THE STREET:

Remember, folks, per HOA Covenants there is no parking on the street by owners or tenants. If you are having a guest in town, great! If they are parking on the street for less than seven days there is no need for HOA acknowledgement (although we certainly don't mind if you drop us a line.) If they are staying from 7-14 days, please contact a member of the HOA Board via email and let us know. Our contacts are on the website at [pinonranchhoa.org](http://pinonranchhoa.org). Street parking over 14 days is not allowed. Thanks in advance for your help.



## A FEW HOA REMINDERS:

Once a month or so the HOA Board does a walk through looking at the overall presentation of our neighborhood. There are always a few of the same covenant violations that crop up. As we are getting ready to winterize our properties here are a few reminders.

- ➔ **WEEDS:** These dangd things will keep growing as long as we have an Indian Summer. That could easily be into November. So please, keep after them every couple of weekends or so. In both the rocks, sidewalks and yard. Two weeds in particular to watch for are Thistle and Lambs Ear. Both spread quickly. Please be mindful to prevent weeds from encroaching on your neighbors' property.
- ➔ **LOW-HANGING BRANCHES:** Remember, the city ordinance mandates that tree branches must be AT LEAST seven feet above the sidewalk so we don't bean pedestrians and bicyclists. If you don't have a loper or a saw give Shane a call (439-1194) and he will come over and give you a hand. He will help cut them but you have to get rid of them. He's not a cut AND haul service!
- ➔ **GRASS EDGING OVER THE SIDEWALK:** A nice trim edge at the sidewalk does so much for the presentation of your property. Plus the sidewalks need to be kept clear and free for people walking, pushing a stroller or wheelchair, or kids riding bikes. A weed eater, shovel or edger can do the job of keeping the grass back enough to see the sides of the sidewalk. If one doesn't stay on top of it, it can become a bigger job to trim it back. Shane has an old fashioned edger he's willing to loan out if you need to borrow one.
- ➔ **OUTSIDE STORAGE:** Finally, things such as machinery, lawn supplies, tools and implements need to be stored out of sight from the street and neighbors.

Let's take care of the above items early and often! The four areas mentioned plus on-street parking probably account for 80 percent of the violation letters we send out. PLEASE take care of them so we don't have to send out a written reminder!

## A FEW TIPS GOING INTO WINTER:

**BLOW OUT THE SPRINKLERS:** Before the temperatures drop too much, probably in mid to late October, it's a good idea to blow out your sprinklers or you could be looking at costly repairs in the Spring. If you need some suggestions on who to call for this service, Shane uses a mom & pop business he highly recommends.

**SHOVEL YOUR WALK:** City ordinance requires public walkways to be cleared of snow within 24 hours of the snow stopping. If you are going to be out of town or you are physically unable to shovel, let someone know. There are some notices up on the mail boxes for kids looking for odd jobs. Perhaps one of them could be of help in the short or long term. Amanda actually enjoys the peaceful exercise of shoveling so she would be willing to help you out too. :)

### 2019 HOA ANNUAL MEETING:

We are going to try something a bit different this year. In the past the Annual Meetings have been in mid-December. That is always when there are a lot of children's school events, workplace holiday parties, Christmas shopping, and bad weather. So, in the hopes that more people can attend, we are going to schedule it for:

**November 19th at 6:30 p.m.**

*Citizens' Service Center on Garden of the Gods Road*

Check Facebook or the website for updates. We will send out another reminder as the date gets closer. Hope to see all of your there!

Contact any of us if you have a question, need help or want additional information (like how to become a Board Member).

*Have a great Fall.*

Respectfully,  
The HOA Board.

