

# PINEHURST ESTATES HOA



A Covenant Protected Community in Denver, CO

## *Happy Holidays!*

Hopefully you and your families are having a very happy holiday season. As we get ready to begin 2019, we wanted to share with you some of the “happenings” in Pinehurst Estates this past year.

You may have noticed that the entrance to Pinehurst Estates now has lighting. The association hired an electrical contractor to install a new set of lights on both the entrance and exit side of our subdivision. We now have a new lighting system that should provide us with trouble free lighting for years to come.



In September, we had a very well attended “meet your neighbors” gathering that was sponsored by the Pinehurst Estates Homeowners Association. The association provided pizza, baked goods and drinks. Many of our residents also brought dishes to share with everyone. A good time was had by all and we received lots of feedback from folks indicating that we should have gatherings every year and on a more frequent basis.

We also held our annual Easter festivities which culminated with an Easter Egg hunt sponsored by our Association. It was a resounding success and the kids really loved tossing those water balloons as part of the festivities. Our Fourth of July activities also received rave reviews. We had our annual parade with family members and everyone had a good time.

In September, our HOA board held its first meeting for 2018. The board discussed a wide range of topics affecting our community. The focus of these discussions centered around what we as an association can do to help maintain the character of our neighborhood. Topics such as neighborhood functions, transfer fees, annual dues, adherence to Denver City Code, covenants and future direction of the HOA were primary topics of discussion.



2018 has also brought another very active real estate market to Pinehurst Estates. In 2018, ten homes sold in our neighborhood. This represents a nearly 10 percent turnover in homeownership in our community. We have also seen many home improvement projects in 2018. With real estate transactions and home improvement projects remaining quite active in our community, it is important to keep in mind that there are laws and ordinances regulating such activities. Pinehurst Estates requires the collection of property transfer fees when a property is sold and many home improvement projects require the appropriate permits and inspections from the City of Denver. Also, it is important to keep in mind that our covenants and the City of Denver Ordinances have many restrictions and prohibited activities. Things such as child care facilities and multi-family residences are just a couple of prohibited activities within our community.



If you feel that prohibited practices such as a child care facilities, improvements without proper permits issued by the City of Denver, over the limit RV parking, etc. is taking place, you can dial 311 on your phone and you will be directed to the appropriate department for your particular issue or you can refer to the website at [City & County of Denver](http://www.cityandcounty.com). If you are planning home improvement projects, we strongly encourage you to review our covenants and check with the City of Denver to make sure you are adhering to all covenant restrictions and City of Denver requirements with your home improvement projects. The HOA's Architectural Review Committee needs to approve any structural improvements on outside projects such as roofs, pools, fencing, driveways, new garages, etc. The form for this committee can be found [here](#) or on our website.

We would also like to remind everyone that while your \$30 yearly dues are currently not mandatory we do rely on these dues to support the activities brought to you by your HOA every year. Lighting, neighborhood events, administrative costs and our Pinehurst Estates annual brunch at Pinehurst Estates Country Club are all made possible by your yearly dues.

Our annual association membership meeting will be held on January 26, 2019 at the Pinehurst Estates Country Club at 10:00 AM. For those of you that have attended in previous years you know that the brunch buffet sponsored by our HOA is exceptional. At the annual association membership meeting you will also be able to pay your \$30 dues for 2019. **NOTE: If you pay your 2019 \$30 membership dues prior to or at the annual meeting on January 26, 2019, your membership status will show as being current even if you have not paid your dues for 2018.**

Please keep in mind that additional information regarding Pinehurst Estates can be found on our website at [www.pinehurstestateshoa.com](http://www.pinehurstestateshoa.com) and on our Facebook page. Information on upcoming events, neighborhood "happenings" and preferred service providers such as HVAC and cleaning services can be found. Check it out and like us on Facebook.

**NOTE: The HOA is looking for a volunteer to help us find a place to store our Christmas decorations currently displayed at the entrance of Pinehurst Estates. The Christmas decorations fit into two 2'X6' plastic bags and need a home for storage throughout the year. If you could help us store these decorations in 2019, please contact Deb Cordova at 307-413-1140 or [dacordova66@gmail.com](mailto:dacordova66@gmail.com).**

In closing, Pinehurst Estates HOA would like to wish each and every one of you a very happy and safe holiday season and all the best to you and your families in the coming year. We hope to see you at our annual meeting on January 26 at the Pinehurst Estates Country Club. Join us, meet neighbors, enjoy a fantastic brunch, and listen to some of the great speakers we are lining up for this event. Please look for your Dues Statement in the mail in early January along with all the details about our January 26th annual meeting.



Happy New Year!