

MINUTES OF THE ANNUAL PINEHURST HOA MEETING
SATURDAY, FEBRUARY 4, 2017

The annual meeting of the Pinehurst Homeowners Association (H.O.A.) was held on Saturday, February 4, 2017 at Pinehurst Country Club.

The following HOA Members were present

- Mark Lindel – President
- Ronald K. Blatchley – Vice President
- Lisa Wera - Treasurer
- Mary Klodt – Secretary

Mark Lindel opened the meeting by welcoming those in attendance and introducing guests invited to speak at the meeting.

Kevin Flynn, Councilman for District 2:

Councilman Flynn reported on the following:

- The applications Native Roots filed to operate a medical and retail marijuana business in Bear Valley shopping center were officially denied by the Director of Excise and Licenses. Councilman Flynn noted over 1,700 signatures were gathered against Native Roots' proposed operation vs. 900 gathered signatures in favor. Councilman Flynn thanked Joe Waters for organizing the petition for our neighborhood as well as thanking those that showed up for the hearing back in December.
- Hopefully Pinehurst Estates residents noticed the snow plows come through our neighborhood during the last sizeable snowstorm. Residential plowing will occur whenever there is snowfall 6" or greater. The snow plows will make 1 pass through the neighborhood. The only exception to the snow plow rule is that the snow plow drivers cannot plow cul-de-sacs.
- Speeding in several neighborhoods has been a concern. In the neighborhood area of South Lowell, between Evans and Yale Avenues, new double-yellow centerlines have been painted to replace the current dashed yellow line. Hopefully this will

help discourage cars from speeding up and passing other cars. Free “SLOW – Children At Play” signs are available by contacting Councilman Flynn.

- Ft. Logan National Cemetery recently purchased, from the State of Colorado, 15 acres for expansion. Ft. Logan National Cemetery is nearing capacity. Recent surveying activity, noted by residents whose houses on S. Vrain St. back up to the field area, is related to the cemetery expansion.
- Revitalization of the commercial area on S. Sheridan Blvd. (where the old Target used to be) continues to be a main focus. A South Sheridan Steering Committee was established to learn more about development opportunities in the focus area from Florida to Hampden avenues, with emphasis on the former Target Village between Evans and Warren avenues, the closed Safeway store on at Jewell, and the Bear Valley shopping area. A 30-year covenant on the property where Target Village used to be restricts any development that would compete with Target. Additionally, Councilman Flynn noted that the Neighborhood Wal-Mart grocery store, currently located at 3125 S. Sheridan Blvd. is closing March 3, 2017.
- The “Safety Stop” bill, also known as the “Idaho Stop”, was recently presented to the Colorado Legislature for consideration. The “Idaho Stop” refers to a current law in the state of Idaho whereby allowing bicyclists to roll through stop signs and red lights. The City and County of Denver has no jurisdiction over this bill that is being considered but Councilman Flynn isn’t sure the bill will pass. No other state has adopted the “Idaho Stop” law.

Denver Police Department:

Officer Nathan Beiriger (Nathan.beiriger@denvergov.org), Community Resource Officer with the Denver Police Department, reported on the following:

- Theft from vehicles continues to rise in our district with theft from vehicles being #1 in the Pinehurst area. Southwest Denver leads the entire state in auto theft. 35% of auto thieves live in Southwest Denver. 30% of auto thefts occur during the winter when owners leave their cars “puffing”. “Puffing” is where car owners let their cars warm up during cold weather but leave their cars unattended. Even though the State of Colorado exempts cars with a remote-start system, the City and

County of Denver is taking a hard stance on “puffers” and ticketing those who leave their cars running while the driver is away.

- Theft of license plates is rising. Anti-theft license plate bolts are available from the Denver Police Department.
- Lighting is important in keeping home theft down. Keeping your porch lights on at night and other exterior lighting can decrease home theft by as much as 20%.
- As mentioned by City Councilman Flynn, speeding in neighborhoods is a problem. You can request a speed trailer to be set up in your neighborhood to monitor speeding but there are a limited number of speed trailers available for our district. Only 2 trailers are available.
- The Denver Police department has a new Virtual Neighborhood notification system. This new notification system is in lieu of The Denver Police Department’s postings on the social media website Nextdoor. You can sign by going to pocketgov.org/police. You can follow as many Denver addresses as you want to get news that matters to you and your family, read posts from your police officers and find out about events happening in your area and other pertinent information.

President’s Report:

Mark Lindel thanked Ed and Nancy Maxey for sponsoring this year’s annual breakfast at Pinehurst County Club.

Volunteers are needed to serve on the HOA Board in 2018 as terms for Treasurer and Secretary are ending at the end of the calendar year. Please consider volunteering for these upcoming vacant posts and be part of your community. Additionally, we need volunteers to take over as the decorating committee for the front entrance at Christmas. Mark thanked Pat Griffith, Nancy Maxey, Gwen Luby and Diane Myers for their dedication in decorating the front entrance these past several years.

Mark Lindel reported that the HOA will be providing for each household within the next couple of weeks. Up to 3 lightbulbs (maximum) per household will be distributed. As Officer Beiriger reported earlier, having porchlights on during the night helps deter home

burglaries. Please contact Mark Lindel if you have any questions about the lightbulb distribution.

We are still working on getting the entrance lighting updated. No estimated date on when the lighting will be fixed but we hope soon.

Mark reminded homeowners that they are liable for making sure sidewalks on their property are repaired. The HOA Board is working on getting a discount with - for Pinehurst Estates homeowners who want to repair their sidewalks.

The HOA Board will be purchasing two Little Free Library kits for our community. Little Free Library (<https://littlefreelibrary.org>) is a non-profit foundation that encourages book reading by sharing used books within your neighborhood. We will have one Little Free Library for children's books and another Little Free Library for books for adults. A location for the two libraries has yet to be determined but it will most likely be along West Oxford Ave. & S. Wolff St.

A question was asked on who is responsible for snow removal on properties that are vacant. Mark reported that the homeowner is responsible for snow removal. If you see that snow isn't being removed within 24 hours, then the realtor should be contacted.

Mark reminded homeowners to not underprice their home when it comes time to sell. Pinehurst Estates homes currently command \$500,000 or higher so please don't underprice your home.

Mark recently received a complaint about dogs barking too much. Mark reminded dog owners to be mindful of their neighbors and bring your dog inside if they are constantly barking.

The HOA has rented a new Post Office Box. The new Post Office Box is:

Pinehurst Estates HOA

P.O. Box 27515

Denver, CO 80227

Please direct all correspondence to the HOA to the new Post Office box.

Treasurer's Report:

Lisa Wera reported that currently we have \$10,885.93 in the bank. That amount will be adjusted depending on the total number of annual HOA dues and minus the final cost of this year's breakfast at Pinehurst Country Club. Cost for the two Little Free Library kits still needs to be added to the 2017 budget. Money was saved in 2016 due to the cancellation of the Easter Egg hunt (due to inclement weather) no Halloween party and no annual potluck.

Receipt of annual HOA dues of \$30.00 is down from previous years. Residents are encouraged to pay the annual HOA dues in order to continue annual activities (Easter Egg Hunt, 4th of July parade, annual potluck, Halloween party and annual meeting breakfast). Without payment of annual HOA dues, there is risk of discontinuing these events. Residents are encouraged to pay their annual dues.

Regarding the annual events, new volunteers are needed for the 4th of July parade and other events.

The winners of the Christmas lighting contest were Leta Garnett and Lori Thomason. Lisa encouraged more residents to participate in the voting for this year's Christmas lighting contest.

Lisa thanked Lori Thomason for coordinating the luminaries around the entire development. Many thanks to Joe Waters, Mark Lindel and [REDACTED] who helped distribute and light the luminaries. It has not been decided as to whether or not to have luminaries again the coming Christmas.

Lisa mentioned that we would like to include on our web page a list of companies that residents have used for things like landscaping, plumbers, concrete repair, etc. in addition to companies **not** recommended. Please email Lisa at pinehursteasthoa@gmail.com if you would like to contribute to this list please.

The URL to our HOA website is: <http://www.pinehurstestateshoa.com>

Information about the Ash tree disease, originally discovered in the Boulder area, is available. American Arbor Care offers treatment of any Ash trees on your property. Information about the Ash tree disease will be posted on our HOA website or you can contact Lisa for additional information.

Saturday, May 20th, will be the Great Denver Cleanup. Please check the HOA website for further details.

Secretary's Report:

Mary Klodt reported that new additions to the Directory are available at the information table in the lobby. The Directory is updated every 5 years. The next updated Directory will be printed in 2020.

Mary also reported that approved Minutes of the HOA Board meetings will now be posted on the HOA website.

There being no further business to discuss, the meeting adjourned at 12:30.