

PINEHURST ESTATES HOA



Happy Summer 2018!

Hopefully you and your family are enjoying a fabulous summer. This is our first newsletter for 2018 and we have a number of things to share with you. Coming up is our 4th of July celebration. We will be holding a parade and party on Saturday, July 7th starting at 10:00 AM. All attendees should gather at 4805 West Princeton Avenue for the start of the festivities. Please visit our website at pinehurstestateshoa.com or our new Facebook page [@PinehurstEstatesHomeownersAssociation](https://www.facebook.com/PinehurstEstatesHomeownersAssociation) for more information.

We have been working diligently to reestablish our entry way lighting on the corner of Sheridan and Oxford. Much coordination with the City of Denver and utility companies has gone into this effort and we seem to be making progress. Please check our website and Facebook page for updates.



Thanks to the efforts of the new homeowners at 4664 Oxford we now have our first free little library at that location. These little libraries are a great way for us to share the joy of reading with our community. If you would like to learn more about how to set up your own free little library, please send us an email at pinehurstestateshoa@gmail.com.

We are proposing a neighborhood garage sale day sometime this summer or fall. Neighbors would get together in groups of three or four houses on their block. This way the items for sale for those three or four homes could be found easily. Get your treasures ready to sell! We would love to get your feedback on the idea of a neighborhood garage sale. If you go to our Facebook page and share your thoughts with us on this one it would be greatly appreciated! Please check website and Facebook page periodically for updates on a neighborhood garage sale.

Ron and Alvena Blatchley at 4121 S. Yates Way have graciously agreed to host the annual potluck. The potluck is tentatively scheduled for September 8, 2018. We will be serving burgers, hot dogs and a few side dishes. We ask that you please bring your beverage of choice. If you would like to bring a side dish, that would be much appreciated. Ron and Alvena have been residents in our community for over 20 years and they sure know how to throw a party. So please join us at the annual family potluck for an enjoyable time and an opportunity to mingle with your fellow neighbors.



This time of year graces us with fabulous weather and an opportunity to spend much of our time outside. Cookouts and parties are some of our favorite activities. While we want you to enjoy yourselves, we ask that you please be respectful of your neighbors and the tranquility that makes our neighborhood such an enjoyable place to live. We also appreciate everyone maintaining their yard by keeping lawns mowed and properties free from overgrown weeds. We all live in a beautiful neighborhood and maintaining your property benefits all of us.

We have enjoyed a strong housing market these past few years. Home prices are increasing and renovations and home improvement projects are on the rise. Many of these home improvements and renovation projects require permits issued by the City of Denver. These permits are important because they ensure that all of these projects are built in accordance with the various standards found in the City of Denver building codes. Code compliance helps protect our neighborhood property value and can avoid potential resale issues. We have recently experienced property renovations in progress without the required City of Denver permits. The City of Denver requires that all permits must to be posted at the front of the property at all times throughout the project. If you suspect home renovations or home improvement projects are happening without the required City of Denver permits, please call the City Building Department at 720-865-2573 or the City Zoning Department at 720-865-2915. Please help us to ensure that all improvement projects in our neighborhood obtain the proper permits from the City of Denver by calling the phone numbers provided above if you suspect improvements are being made without the proper permits.

Our Pinehurst Estates Covenants do not permit childcare facilities in our subdivision. The City of Denver also has very strict guidelines for in home child care facilities that are regulated by the State of Colorado. Non licensed child care facilities continues to be an issue in our subdivision. The Office of Early Childhood for the City of Denver that regulates these facilities recently issued a cease and desist to one of our residents with such a facility. If you suspect that a child care facility in violation of our covenants and not regulated by the City of Denver is operating in our neighborhood, please call the Office of Early Childhood at 1-800-799-5876 or their complaints hotline at 303-866-5958.

We would also like to thank all of you who have remained current on your annual HOA dues of \$30 dollars. These dues are vital for our HOA to bring you a variety of activities and services throughout the year. In the past, dues have been used for luminaries throughout the neighborhood



at Christmas time, light bulbs for house porch lights, Christmas decor for our entry way walls, our annual potluck, our annual breakfast buffet at Pinehurst Country Club, Easter egg hunt activities and administrative costs. Your



\$30 annual association fees are minimal at best. They provide a lot of benefit for our neighborhood. Those of you that are not current on dues, we ask that you please make your \$30 annual payment for 2018 so that we can continue supporting and enhancing our neighborhood activities that are provided for all of you to enjoy. If your dues are outstanding for 2018, please send your payment to PO Box 27646, Denver, CO 80227. Checks can be made payable to Pinehurst Homeowners Association. If you have any questions regarding homeowners association dues, please send an email to pinehursteasthoa@gmail.com.

