

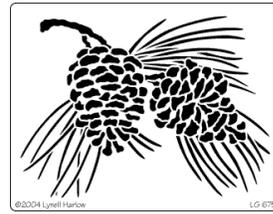
January 10, 2020

INVOICE for PINEHURST ESTATES HOMEOWNERS DUES 2020

\$30.00 Please make checks payable to Pinehurst HOA

Please remit by MARCH 31, 2020

2020 dues can be paid at the meeting with cash, check or credit card.



mail to:
Pinehurst HOA
P.O.Box 27646
Denver, CO 80227

Notice of 2020 Annual Meeting

Our Annual Homeowners meeting will be held on:

Saturday, January 25, 2020

10:00-11:30 am

St James Presbyterian Church, 3601 W Belleview Ave.

A Continental Breakfast will be provided for ALL homeowners in attendance. A copy of the agenda will be posted on the Pinehurst website (www.pinehurstestateshoa.com) the week prior to the meeting. Please send any agenda items you may have to pinehursteasthoa@gmail.com

Our top agenda item will be approval of an updated set of covenants. Please see the attached sheet for the recommendations the Board has prepared regarding the Covenants. This can also be found on the website. Discussion will be allowed, followed by a vote on the final changes. According to the Bylaws, any changes made to the Covenants must be approved by a majority of **ALL** homeowners (in this case being a dues paying HOA member is not a requirement). So we will need at least 61 homeowners for any changes to be made. Our goal is to have a final copy of the covenants approved, voted on and signed by as many in attendance on the 25th. If you are unable to attend the Annual meeting but would like to view and sign the covenants, please contact the Board, as we are able to gather signatures after the meeting.

The Board has approved a 2020 updated set of Bylaws for the Pinehurst Estates Homeowners Association. This document will be posted on the website by Jan 20, 2020.

While we continue to be a voluntary HOA (dues are voluntary, adherence to covenants is not), we also continue to need help with the light workload to keep the board running and our neighborhood a great place to live. Please consider taking the time to attend this meeting to share your thoughts and concerns and perhaps volunteering your time with any of the HOA activities. Widespread participation is the key to a great HOA.

Board Recommendations for Pinehurst Covenants

Our covenants, like the constitution, were designed to be difficult to change to protect them from the whims of shifting opinions and what is currently fashionable. There have been more and more discussions and suggestions around the neighborhood regarding making some changes to the covenants that shape the basic rules of our community.

Changes to the covenants require the affirmative vote of a majority of the site owners. Please attend the annual meeting, discuss, and make your voice heard on these matters. They will either pass and, likely, remain in place for the next 50 years or more; or fail and be set aside for nearly as long. Your voice and opinions matter, make them heard January 25th.

Here are two of the changes which have been discussed; presented here for your consideration and potential adoption or rejection... what do you think?

1. Permit non-traditional animals (chickens, rabbits, etc.) to be kept.

What would this do?

This change would allow chickens, ducks, rabbits, and some other animals to be kept on your property, subject to Denver's restrictions and enforcement, rather than prohibiting them completely.

How would we do it?

This change would lift the ban currently in our Covenants on such animals by prefacing paragraph 3 of the General Conditions, Stipulations and Protective Covenants with the phrase "*Except as permitted by City and County of Denver ordinance(s) and subject to the restrictions therein, as enforced by the City and County of Denver*". The City currently limits the number of such animals that may be kept and restricts where their coops/hutches can be placed. The HOA would have no costs associated with enforcement as all the rules and responsibilities reside with the City and County of Denver.

Want more information?

Search "Denver Keeping Animals Outside the Home" or go to the following web address:

<https://www.denvergov.org/content/denvergov/en/denver-development-services/home-projects/outside-the-home/keeping-animals.html>

2. Update Design Review requirements previously created during the initial building of the subdivision which may no longer be pertinent.

What would this do?

The Special Conditions, Stipulations, and Protective Covenants were written specifically with regard to the initial building of homes within the subdivision and significant portions are no longer relevant to the routine maintenance, improvement, and remodeling of homes some 50+ years later.

Specifically, many parts of the current Design Review requirements would be waived, except in the case of major remodeling (change in the footprint of the home) or rebuilding after a fire or other calamity; and others, requiring the Association to play policeman with residents taking ordinary care of their homes and/or regarding compliance with City/County rules about contractor licensing and timely completion of work, would be deleted.

How would we do it?

This change would be comprised of several parts and would:

Replace, in Section 1, the word “showing” with the phrase “, as necessary, to illustrate”. This would permit the Design Review to be completed and approved with only those items and information necessary to understand the change and its suitability being provided, rather than requiring a potentially burdensome full set of plans and specifications, encompass much more than the change requested, be provided.

Preface Section 1 Paragraph 2 with “In the case of major remodels (involving a change in the footprint of the residence) or rebuilding after a fire or other calamity,”. This would waive the requirement for soil testing except when the building structure is being changed.

Remove Sections 3 and 4, requiring the use of downspout extensions, and licensed contractors with arbitrary timely completion of work requirements. While it is highly advisable to use both downspout extensions to protect your foundation, and licensed contractors; the Association should not be required to police residents taking normal care to protect their homes from erosion, or their compliance with City and County of Denver Building Codes (the City and County of Denver has highly capable building and zoning enforcement teams).