



PineRidge News

October, 2005

For those of you who are unfamiliar, PineRidge has an Architectural Review Committee (ARC) that is charged with the review and approval of any changes to the “visible” portions of our community as well as conformance with our Covenants, Conditions and Restrictions (CCR’s) found in the PineRidge Declarations. The ARC has developed an overall landscaping design theme based on the following objectives.

- Integrate improvements with native surroundings. This includes the addition of boulders and berms as well as grasses, trees, and plants that thrive in this environment.
- Establish a balance between our high-density levels, continuity, and individuality.
- Reduce dependence on irrigation resulting in significant savings in water fees and surcharges.
- Reduce overall long term maintenance costs.

Keep these in mind as you plan your improvements and don’t forget to submit a request to the ARC for review and compliance. Several patios were done last year that introduced new looks and materials that can be shared with you. Please contact Ron at Hallmark to begin the processing of your request or if you have any questions.

Snow Removal

The vendor for snow removal is Frank’s Finish Grading Inc. All three HOA’s have contracted with them for the removal of snow from the respective areas. The specifications and responsibility for removal of snow are as follows:

- PineRidge HOA – Streets & mail box kiosk area.
- LifeStyle HOA – Sidewalks & driveways.
- Villa/Carriage HOA – Sidewalks & driveways.

Snow will be removed as soon as possible after the snow has stopped falling. If still snowing at 6:00 AM and snow has exceeded a total 4 inch depth, the roads and driveways will be cleared sufficiently to allow cars to get out within a reasonable amount of time, with a return to finish the removal after it stops snowing. Our goal is to have the snow removal crew on premise no later than 3 hours after a minimum of 4 inches has fallen.

Snow removal does not include:

- 1) Total removal of all snow from driveways, streets, or walkways.

- 2) Removal of any snow from porches, decks, or balconies.
- 3) Applications of ice melt, sand or gravel to driveways, streets, or walkways. This would be applied as an extra service if required.
- 4) A guarantee that driveway and/or street will be clear before a homeowner leaves his/her house.

Snow removal is a major item that is budgeted each year by the respective HOA. The total amount budgeted for 2005 was \$25,000.00 for all 3 HOA's. The expenditure amount will have a direct correlation to the amount of snow received. The expenditure is on a per hour basis so if you decide you need (or want) to shovel your driveway or sidewalk, you will save the HOA some cost.

Landscape and Tree maintenance

Landscape maintenance in the fall and winter is critical for the survival and long-term appearance of our neighborhood. Our maintenance contract with TruGreen LandCare provides spring & fall leaf cleanup, spring aeration, and winter trash cleanup services. The Board of Directors of all 3 Associations are in the process of acquiring bids to water our newly planted trees this winter.

PineRidge Lifestyles

Tree and landscape maintenance is especially crucial for the Lifestyle homeowners, many of whom have installed extensive improvements in the recent past.

PineRidge Villa/Carriage

There have been fewer parking violations in the Villa/Carriage area but a few residents continue to chronically park in their driveways, which is a violation of the Villa/Carriage covenants. The Four-Plex units, in particular, have very limited parking areas for visitors and usually must rely on their driveways for visitor parking. Also, when homeowners chronically park in their driveways, the unit behind them often does not have room to back their cars out of their garages. This can force the neighbors to have to back their cars all the way out to the street, which is unacceptable.

The covenants clearly prohibit chronic parking in driveways by homeowners and, in the interest of harmonious living, please park inside your garages whenever possible. If circumstances temporarily require driveway parking, please contact Ron Valiga at Hallmark Management and inform him of the situation. In certain circumstances, parking arrangements can be made on a temporary basis. Chronic violators will be asked to remove their vehicles and may be fined if the problem persists.

For those people having window problems:

The first call should be to the US Homes warranty number. Genesee used multiple window manufactures in our area. The three vendors that we know of are:

- ✓ **Milgard Manufacturing** (they have an MM on the snap lock closure) Phone 303-365-5520
Warranty
- ✓ **Western Pacific** (above-ground windows, flip latch locking mechanism) 303-394-2301 Susie

- ✓ **Basement Windows** (supplied by McClure Concrete) 303-364-7399 Tim Wood
- ✓ **Capital Pacific** supplied some, but they are out of business.

According to Genesee, Summit, (now Jeld-Wen), did not have activity in Pine Ridge. If you call any of the above companies and give them your address, they can check their database and see if they have you in their database. Most of these vendors will guarantee a window that has a bad seal, but finding them is tough. Any vendor (Milgard is the best for here) will quote you a replacement and lifetime warranty.

Maintenance TIPS:

If you have a seat in your tiled shower, make sure to reseal underneath the seat annually or you may have a water leak. The seat and the tile separate at different rates and create a gap. The same gap may be seen at where the tile is grouted to the shower pan in the bottom.

What to do? Clean the joint and purchase a silicon caulking and sealant that you can get from Home Depot in a small, easy to use tube. This can save dollars in damaged floors and ceilings.

IMPORTANT NOTE: The rates we have been paying to the CPN Metro District for water and sewer have basically doubled since the middle of this year and this past week the board was notified that rates would increase by at least 10% next year. Please make every effort to conserve water. The magnitude of these new billing rates was not expected when our budget was computed.

Hallmark Management is currently attempting to correct what seems to be a Metro District billing error for Building F-3, whose water use last month was over 100,000 gallons of water, which is physically impossible and is usually approximately 10,000 gallons. Everyone should make sure the toilet flappers in their toilets are functioning properly.

Common Areas

Douglas county records have been corrected to reflect that all of the General Common Elements located within the community (Tracts B, C, D, F & G) are owned by Villa Carriage, and Genesee has paid all the back-taxes.

The Villa/Carriage Homeowners Board is seeking candidates for positions on the board as vacancies develop. Anyone interested in supporting their community and participating in the association process should notify Hallmark Management or any of the current board members.

Reminders

70% of all PineRidge homeowners are currently registered with the Castle Pines North web site to receive their electronic newsletter via email. CPN Master Association has a web site at (www.cpnhoa.org). You can select the individual "Neighborhood HOA Home Page" for PineRidge Master Association, Villa Carriage or Lifestyles. Those who are not yet on the list can send an email to MAILLIST@CPNHOA.ORG and include your name and home address. The PineRidge HOA is working to get our newsletter delivered through that same list.

Property Management

Hallmark Management: Ron Valiga and Joe Staresinic, (303) 683-6444 or (720) 939-3933