



Paw Prints

sponsored by Pineridge HOA

Introducing Paw Prints

Welcome to the first edition of Paw Prints, a newsletter that will come out to all homeowners within the Pineridge HOA. It will have informative articles on topics that pertain to our community, as well as fun interviews with the dogs that roam our streets. There will be a tasty recipe from a neighbor, and a place where timely tips might help your day. The writers of the Paw Prints are: Carol Finnegan, Maggi Markey, Shirley Stewart, and Chris Williamson. This Newsletter is for the homeowners and your ideas are welcome. Enjoy!

RECIPE OF THE MONTH

Recreated by Carol Finnegan

BLUEBERRY CREAM CHEESE MUFFINS

INGREDIENTS.

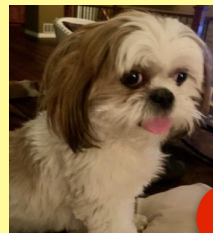
- 1 cup fresh blueberries
- 2 cups all-purpose flour, divided
- 3/4 cup sugar
- 1 1/2 teaspoons baking powder
- 1/2 teaspoon baking soda
- 1 pinch salt
- 1(3 oz.) package cream cheese, cubed
- 3 teaspoons lemon juice
- 2 teaspoons vanilla extract
- 1/4 cup butter 1/2 cup milk
- 2 eggs

DIRECTIONS

- Preheat oven 400 degrees
- Toss blueberries with about 2 T flour and set aside.
- Combine remaining flour with the other dry ingredients, set aside.
- In a large bowl, cream the cream cheese,, lemon juice and vanilla till smooth.
- Add eggs, then flour mixture, butter, milk and mix until just moistened.
- Fold in blueberries.
- Fill paper liners in muffin pan 2/3 full.
- Bake for 18-20 minutes till lightly browned.
- Remove from pan



NEIGHBORHOOD DIVAS



BUTTERS



BUTTONS



You may see Butters (4 years old)and Buttons (1 1/2 years old) Adam sashaying around the neighborhood strolling with their parents. The girls like to see who's out and about and get to know them. They are very friendly to all they meet.

When this reporter asked Butters how she decided to adopt John and Karla, she told me that one of their beloved older dogs had passed over the Rainbow Bridge. When she saw that they needed her to help them heal, she knew she had found her forever home. Later on Butters felt lonely and asked Karla to find her a perfect sibling. That's when Karla and John searched the country for Buttons. From first sight, Buttons and Butters say they can't imagine their lives without each other!

When asked what they enjoy doing they both giggled and barked "Deck Time"! The girls love to watch the various animals that come to visit. Buttons added she loves her toys, so much so she has names for them! She expects the Adams' to say the names when they want to play with her toys. Butters loves transportation. She can spend hours looking at trucks, golf carts, cars; whatever is going by. Mostly, they agree, they love to cuddle with John and Karla and they are very happy that they adopted them!

Written by Chris Williamson



Pineridge Receives Grant From Douglas County For Fire Mitigation

Pineridge HOA has been approved for a \$45,750 grant from Douglas County for fire mitigation on the Pineridge HOA's 22 acres of open space. The Pineridge HOA Board will be responsible for providing a grant match of \$15,250. Maggi Markey, who wrote the grant application, reported to the Board at the Board's meeting on June 6, 2023, that the money will be used to remove or trim trees and clean up and cut back Gambel Oak. The Board has budgeted the money for the match in the 2023 budget.

After hearing that Douglas County was planning to offer grant money to HOAs and other groups in Douglas County for fire mitigation, Maggi advised the Board that Pineridge could apply for that money but that they should have a Scope of Work drawn up before doing so. Early this spring, Spencer Weston, who is a forester for the Colorado State Forest Service, was contacted and agreed to go on the property with a crew and identify the work that needed to be done. After marking trees, shrubs, and Gambel Oak, Spencer drew up a Scope of Work for the Board. He also provided a list of recommended forestry contractors. Jeff Tyler, who is a Pineridge resident engaged in landscape planning for fire mitigation, also provided a list of recommendations for forestry contractors.

In May Maggi sent out five requests for proposals and received only one bid back. That bid was for \$61,000 from Deer Creek Forestry. Based on that bid, Maggi then prepared the application to Douglas County for grant money. Maggie stated that she thought the lack of bids was because contractors lacked the equipment needed to do the work on the steep and rocky slopes of the open space and also because of the large volume of fire mitigation work that needs to be done along the Front Range. Craig Johnston, a Pineridge resident who has prior forestry management experience, has agreed to supervise the work to be done by Deer Creek Forestry. Craig reported to the Board that he had walked the open space property with Easton Eisele who is the owner of Deer Creek Forestry and reviewed the Scope of Work with Easton. He stated that 12 trees needed to be removed including some with evidence of insect infestations and extensive work is needed to cut back and control the Gambel Oak. The desired result will be a healthy forest with age diversity of the ponderosa pine. Understory shrubs and vegetation that could lead to fire reaching into the pines will be removed. Dead trees or snags that provide homes for birds will not be removed.

The Board voted to approve the contract with Deer Creek Forestry and work is expected to begin later in June.

Written by: Maggi Markey

VILLA CARRIAGE HOA FIRE MITIGATION

Written by: Maggi Markey

HOA UPDATE

In their effort to protect Villa Carriage from fire, should a wildfire threaten Pineridge, the Landscape Committee, composed of Betty Brown and Kathleen O'Neill, reported at the June 5 Board Meeting that they had hired a landscape company to remove all plants within 5 feet of all Villa Carriage buildings starting about June 19.

Homeowners feel that there should be more homeowner participation in decisions regarding landscaping in the HOA.

Residents will be advised of the date of the meeting.

It's Okay to Ask

What You Need to Know About Homeowner's Association.

We'll try to figure it out.

Homeowners associations (HOAs) have been around since sometime after the Second World War when growth began to increase across the United States and developers needed a way to market and manage their new subdivisions. As communities became larger and people lived closer together in suburbs, mechanisms to pave roads, manage financial matters, control pets, enforce architectural requirements and so on and on, became more and more important. Thus, the HOA was born and laws and regulations governing them appeared soon after.

The first act that governs HOAs in Colorado is the Colorado Condominium Ownership Act which oversees the creation, management, authority, and operation of associations established before 1992. You can find this act within the Colorado Revised Statutes (CRS) Sections 38-33-101 through 38-33-113.

The second act that covers HOAs is the Colorado Common Interest Ownership Act (CCIOA pronounced Kiowa) which oversees the creation, management, authority, and operation of all associations notwithstanding their date of creation.

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However, it should be noted that some sections in this act only apply to associations established after July 1, 1992. This Act is covered in the Colorado Revised Statutes in Sections 38-33.3-101 through 38-33.3-402. This Act is long and complicated and has been amended or added to more than 30 times since its inception. And every time the Colorado State Legislature meets there are likely to be new bills proposed and new legislation enacted that affect HOAs.

CRS 38-33.3-209.7 requires associations to provide free educations at least yearly on "...the general operations of the association and the rights and responsibilities of owners, the association and its executive board under Colorado law." The HOA board can determine how to comply.

Some associations provide education through annual meetings, some through speakers, some through newsletters or their websites, some use members of the board. However the instruction is provided, it is a good idea to keep homeowners informed of board action and help prepare potential future board members to serve.

We will try to have to have more info in future issues.

Written by Maggi Markey

TRASH DAY

PLEASE REMEMBER TO PUT YOUR TRASH OUT ON WEDNESDAY MORNINGS. BEARS ARE ESPECIALLY HUNGRY ON TUESDAY NIGHTS!



WELCOME OUR NEW NEIGHBORS

Hi everyone, I'm Lanette! Scott and I are local business professionals, who recently moved into the Pineridge subdivision. We love it here and we also happen to really love pets!

If you'd like a trusted, responsible neighbor to look after a member of your fur family, we provide caring reliable pet sitting services. Just reach out to L&S Pet Sitters at CPdogsitters@gmail.com or call directly at (309) 830-7920. We look forward to meeting you *and* your pets!

Paw Prints is written for the Pineridge community. Your idea, helpful tips, suggestions and feedback are welcome. Let us know if there is something you would like to see in future editions. A copy of the newsletter will always be posted at the mailbox kiosk.