

# THE BREEZE E-LETTER



Pat Rolfe, Editor (wordsworth3@msn.com) May/June 2009

## *Duties and Responsibilities of the Pinewood Springs Property Owners' Association (PSPOA)*

Each year we ask property owners in this community to pay their dues and become a member in good standing of the PSPOA. We ask this for a number of reasons, and feel that this is a very low cost benefit to our community. We are an elected, volunteer, non-profit organization, formed according to bylaws set up when this subdivision was created. These covenants and bylaws are available at any time for the asking.

Our primary responsibilities are to maintain community properties, which include the Tubs and Crescent Lake recreation areas. To this end, we provide insurance and maintenance of these sites to preserve them and keep them beneficial and useful.

In the last few years we have successfully assisted with the upgrading of mailboxes near the highway; construction of the new sign near the fire station; organization of propane, pellet and Beetle Block cost saving co-ops; and applied for and received a grant for improving Crescent Lake. We also assisted with community parties and gatherings, and provide a common forum for everyone to openly discuss issues.

We hold monthly meetings at the fire station to which *all* residents are welcome to voice their opinions about what happens in our community. We organize meetings to educate and inform the community about what is of concern here. Some recent educational presentations have been dedicated to subjects such as wildfire and mountain Pine-Beetle mitigation, and animal concerns.

All property owners are members of the PSPOA, but only those who have paid their yearly \$25.00 dues—*which have to be the least expensive property owners' assessments anywhere*—may vote on issues that can change the existing rules. The PSPOA itself cannot change any rules without a vote from the paid members,

so in effect, the *members* govern the community. We have always encouraged everyone to join and create a forum to discuss issues and organize community activities and projects. Everyone has a chance to speak and be heard at the meetings no matter how sensitive the topic.

We often get requests to do something about loud noises, unruly pets, property misuse, and covenant wording. A lot of this goes beyond the scope of this organization, but we still try to put together some sort of presentation to inform and help people coexist in harmony.

We feel that this association is *your* association, if you have a problem, please tell us; if you approve of what we do, please tell us that as well. In the past our membership has represented about half of the entire community, and it continues to grow. The current board has completed numerous improvements and contributed to community events because we strive to be pro active and available to everyone.

We will use our grant funds to improve the lake, and we have several other projects in mind as well. Our annual membership drive is now going on, so won't you please join with us this year and help make a difference? We value your input and would like to see you at our monthly meetings. With your participation we can build a strong organization that will be helpful to all and a benefit to this community.

Thank you for your consideration,

*The Pinewood Springs Property Owners' Association Board*

## NEIGHORLY SUGGESTIONS FOR THRIVING IN PINWOOD SPRINGS

Excerpted from the original by Diane Emerson

1. The night sky here is amazing. Please don't ruin your neighbors' experience with bright outdoor spotlights. Take a moment to check where your lights actually shine; is it perhaps in your neighbor's yard, windows, or spa area? Look into motion-detector lights and aim the lights toward the ground, not out to your neighbor's property
2. Your pets may be *your* pride and joy, but please keep them on *your* property. No one enjoys being met at their door, lot, or garage by someone else's snarling or barking dog. They belong with you and must be under your voice control at all times. Please be considerate. Additionally, we have leash and dogs-at-large laws, so *please* keep your dogs leashed when hiking our trails and roadways
3. *Do not* leave your trash cans out; we have wild animals that love to investigate and spread the wealth. If you are a composter, you *must* have your pile in an enclosed, predator-proof space. The scent will bring in anything from bobcats to big cats! So place it safe♦

## BULLETIN BOARD RULES

- PLEASE DATE YOUR POSTING
- POSTINGS TO BE LIMITED TO EVENT ANNOUNCEMENTS AND RELEVANT RESIDENT ADVERTISING FOR GOODS AND SERVICES
- PLEASE REMOVE POSTINGS AFTER 30 DAYS, OR AFTER AN EVENT HAS PASSED
- PLEASE KEEP THIS VENUE NEAT AND UNCLUTTERED

Thank you!

## NEW TREE-CLEARING PROJECT TO BEGIN THIS MONTH!

The Canyon Lakes Ranger District was awarded another tree-thinning contract in the Pinewood Springs area to begin on Wednesday, April 29<sup>th</sup>. So be aware that some 15-20 men armed with chainsaws will be roaming about♦

## NEW ROAD BOARD PHONE-MESSAGE SYSTEM AND RECENT ROAD WORK

Residents can now call this message-only number (303 895-3848) 24/7 to leave a message for the road board. The board's phone administrator receives an email notification within a couple of minutes of a message being left on the voicemail system, so the response time should be very good. Any issues brought to their attention will be handled as soon as possible♦

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Additionally, our hard working road-crew members, Pat Little and Dan Cundall, have finished their work on upper Kiowa, though the county will continue working through next week, including the paving of the Seneca bridge♦

## BREEZE AD RATES

Credit-card-sized ads are available for just \$15 per one issue, or \$70 for the whole year. Please contact Gabi Benson at: 823-5345, or e-mail her at: [gb4949@aol.com](mailto:gb4949@aol.com). You may also drop your card and a check in the bill-payment slot at the firehouse, or mail to: PSpOA, 61A Kiowa, Lyons, CO 80540♦




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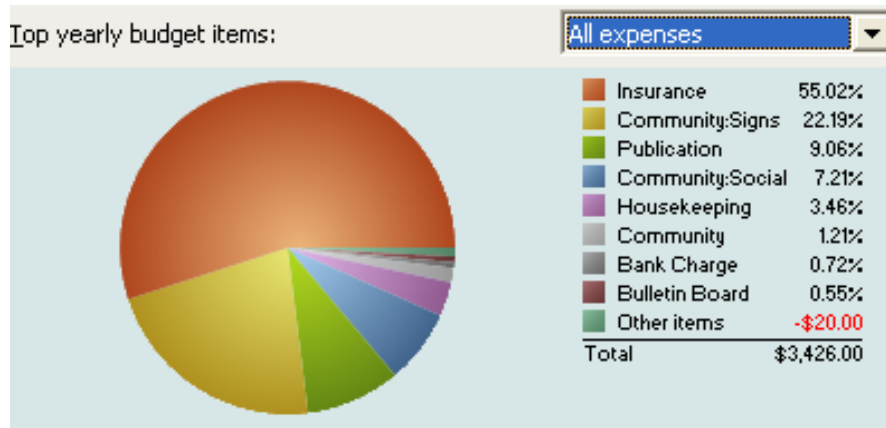
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**MORE POA INFORMATION**

Please go to [www.PWSWD.COM](http://www.PWSWD.COM) and click on the **Resident Information** link for more information about POA covenants and bylaws...

**PSPOA 2008 BUDGET**



**POA BOARD RECEIVES GRANT MONEY FOR CRESCENT LAKE**

On April 23rd, the PSPOA received an award of \$2000 from the Larimer County Small Grants Program for maintenance and restoration of Crescent Lake. The grant money, along with \$1000 in matching contributions of materials and services from Pinewood Springs, will be used to clean and stabilize the lake inlet and outlet, maintain the berm, reduce invasive species, and develop a multi-year preservation plan. From the program's web page (<http://www.co.larimer.co.us/Parks/openlands/smallgrants.htm>): "Since 1998, the Larimer County Open Lands Small Grants Program has provided funds to a variety of individuals, neighborhood groups, homeowner associations, school groups, non-profits, and other appropriate local organizations for projects on public and private lands that enhance natural areas, improve open spaces, and provide opportunities for environmental and outdoor education." The PSPOA is grateful to the Small Grants Program for its support, and proud to be a grant recipient. A tip of the hat is due Board President Art Caruso for an outstanding grant application, and Water Superintendent Carl Pender for his help and advice♦

PSPOA  
 61 A Kiowa Road  
 Lyons, CO, 80540