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January 2026 Election

The 2026 elections will be held in January to fill (4) positions on the Community Services Committee (CSC) and (2) at-large position on the PHA Executive Board. Please consider serving.

The Executive Board is responsible for establishing corporate policy and the finances for the association.

The Community Services Committee (CSC) is responsible for upkeep of common properties, managing the trash and RV programs and coordinating the Pinery community events. (See website, pinery.org for more information on the responsibilities of the CSC.)

If you would like to serve your community in any of these ways, please consider having your name placed on the ballot.

Candidate information should be submitted to the PHA office, 8170 Hillcrest Way, Parker, CO 80134 or pha@pinery.org, by November 24, 2025.

The January 2026 newsletter will provide ballot and candidate



**Pinery Trash Program
2026 Yearly and Quarterly
Payments due
December 1, 2025**



2026 Proposed Budget

The Pinery Homeowners' Association Executive Board is currently finalizing the 2026 Proposed Budget, to be voted on in January. The Proposed 2026 Budget will be posted on the Pinery HOA website as soon as it is completed and printed in the January 2026 Newsletter.



Fall Leaf Collection Program

As the seasons change, so do your yardwork needs. You can now keep leaves out of the landfill by taking them to Douglas County's new Fall Leaf Collection site, open Saturdays in November from 8 a.m. to 2 p.m. through Nov. 15 at 1400 Caprice Drive in Castle Rock.

Only leaves will be accepted from 8 a.m. to 2 p.m. Nov. 1, Nov. 8, and Nov. 15.

Acceptable Items

- Leaves only. Contamination of branches, bags, or green waste may get compostable loads rejected and sent to landfills.

In case of inclement weather, please call [303-548-7810](tel:303-548-7810) to ensure that the site will be open as scheduled.

Snow Removal in The Pinery

Douglas County Public Works is responsible for snow removal in the Pinery.

Roads are cleared of snow based on road priority. See below for more details.

Snow Removal Priorities:

Priority 1 - Arterial Roadways

These are major roadways with high traffic volumes and high operating speeds that provide critical transportation and emergency access and links within the County.

Priority 2 - Collector Roadways and School Bus Routes

When the snowfall has subsided and arterial roadways have been cleared, equipment is deployed to plow collector roadways and school bus routes. Collector roadways distribute traffic between arterial roadways and residential streets and often serve as links between subdivisions.

Priority 3 - Local Street and Cul-de-sacs

Local streets and cul-de-sacs provide for low and moderate traffic volumes within subdivisions and provide direct access to residences or private property. All local streets and cul-de-sacs are plowed during every storm unless accumulations are minor and are expected to melt the following day.

Here's what you can do:

- When shoveling, place snow on landscaped areas, not in the street.
- When snow is predicted, move your car from County streets to make room for plows.
- Drive safely near plows. Don't pass plows in operation and stay back.

New Trash Rates & Trash Cart Exchanges:

As we approach 2026, we mark five years with our current trash contractor, Apex Waste (formerly Little Dumpsters). The Pinery Board of Directors is pleased to announce that we have renewed our contract with Apex Waste for another term.

Over the past five years, despite rising inflation, the Board has successfully maintained stable pricing for trash services. We've worked diligently to keep costs unchanged, recognizing the importance of affordability for our community.

With the new contract, the Board has carefully reviewed projected costs and after thorough analysis, we've determined that a modest rate increase is necessary to continue providing reliable service. We've made every effort to keep this increase as reasonable as possible while ensuring long-term sustainability.

2026 trash service invoices for both yearly and quarterly customers will be mailed out on **November 1, 2025**.

Updated Pricing:

- **Quarterly Customers:**
 - Trash Service: \$81.00 (per quarter @ \$27.00 per month)
 - HOA Dues: \$8.25
 - **Total Quarterly Cost: \$89.25**
- **Yearly Customers:**
 - Trash Service: \$297.00 (per year @ \$24.75 per month)
 - HOA Dues: \$33.00
 - **Total Yearly Cost: \$330.00**

Trash Cart Exchanges

If you are currently using a Little Dumpsters trash cart, we will be transitioning those to the new Apex Trash Carts. This will be a large-scale project, and we want to make the process as smooth and convenient as possible for all homeowners.

To facilitate the exchange, we will be using our Large Item Pickup schedule. The PHA Office will email homeowners by street with specific instructions. Once you receive that email, please reply with the following information:

- **Number of carts requested:** 2 or 3 (*Note: If you request more than 3 carts, there will be an additional charge of \$5.00 per cart per month.*)
- **Type of carts:** For example, (2) Trash & (1) Recycle
- **Size of carts:** Choose between 64-gallon or 96-gallon options

If your current Little Dumpsters recycle cart and/or trash cart are working properly, **please do not call the office to request an exchange at this time**. We will be contacting you within the next few weeks to arrange for cart replacements

Thank you for your cooperation. If you have any questions, feel free to reach out to the PHA Office.

PHA Family Movie Night



Movie Night was a great success. The weather was perfect as families arrived bringing their lawn chairs and blankets to Lakeshore Park ready to enjoy the movie. There was popcorn galore. And we thank Redstone Bank for providing free hotdogs.



Hotdogs



Popcorn



Volleyball



Douglas County Health Department Household Hazardous Waste Disposal Program

If you have paint from a recent project, old oil from your car's maintenance, or other hazardous waste from your recent DIY experience, Douglas County Health Department can help you safely dispose of it.

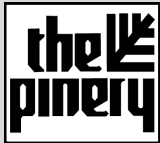
In place of a one-time annual event, the Douglas County Health Department is partnering with Waste Management to provide Douglas County residents with a low-cost service for household hazardous waste removal year-round. This direct service is available to Douglas County residents for \$30. Get details by calling 1-800-449-7587 or visiting www.wmatyourdoor.com.

Waste Management's At Your Door Special Collection® service can safely collect many types of unwanted potentially hazardous and hard-to-recycle items from your home. Scheduling a home collection is as easy as 1-2-3 see website: www.wmatyourdoor.com

Acceptable Items:

- **Household Chemicals**: Ammonia, cleaning compounds, bleach, floor stripper, drain cleaner, rust remover, carpet/upholstery cleaner, tile/shower cleaner, and more
- **Automotive Products**: Antifreeze, motor oil, oil filters, fluids, polish, waxes, vehicle batteries, upholstery cleaners, and more
- **Consumer Electronics**: Computers, laptops, keyboards, monitors, microwaves, DVD/CD players, CD ROM, fax machines, cell phones, VCRs, desktop printers, scanners, gaming systems, related cords, and more
- **Paint Products**: Oil-based paint, latex paint, spray paint, artist paint, wood preservative, stain, caulk, sealer and more
- **Batteries**: Batteries of various sizes: AA, AAA, C, D and rechargeable.
- **Garden Chemicals**: Herbicide, insect spray/ insecticide, fertilizer, pesticide, and more
- **Fluorescent Light Bulbs**: Compact fluorescent lamps (CFL) and straight fluorescent tubes
- **Thermometers and thermostats**: Numerous items that contain mercury
- **Flammable Items**: Kerosene, gasoline, solvents and more
- **Syringes and Lancets**: Sharps, syringes, needles and lancets
- **Swimming Pool Chemicals**: Pool acid, stabilizer, chlorine

Unacceptable items: asbestos, ammunition and explosives, biological waste, medicines and prescriptions, commercial or business supplies, unknown or unlabeled materials, trash, including bulky items and furniture, incandescent light bulbs, appliances: washing machines, vacuums, tools, or refrigerators, tires, containers over 5 gallons, lamp fixtures, liquid mercury, leaking or empty containers, construction related materials, radioactive items, smoke detectors, items improperly packaged for transportation



Homeowner

2026 Newsletter Back Page

Attention *Pinery Homeowner* Advertisers

**Are you interested in advertising on the
Back Page of the newsletter in 2026?**

If you were a regular advertiser in 2025, (that is, you advertised at least three times with an ad larger than a directory page) and would like to advertise on the back page of the *Pinery Homeowner* in 2026, **please notify the PHA office in writing by Monday, November 17th.**

- Send the dates you desire to the PHA, 8170 Hillcrest Way, Parker, CO 80134 or email pha@pinery.org.
- The back page can accommodate only half page ads.
- The cost is: \$225 for Pinery residents and \$400 for non-residents (10% discount does not apply). It is also available in color at an extra cost of \$100.
- No one advertiser may be on the back page two issues in a row, unless there have been no other requests.
- After the 2026 back page schedule is completed, notification will be given to each advertiser.
- Any unfilled dates will be available on a first come, first serve basis.

RV Lot Reminders



RV Storage Lot and Snow Removal

The Pinery Storage Facility Lease (Page 2, paragraph 5) states that the Association does not do removal of snow. In addition to being very costly, plowing snow at the lots would be problematic. The soft surfaces at the lot could be easily damaged and snow would, of necessity, be plowed in front of spaces of lessees.

Be sure to be aware of this as you make plans for use of your stored vehicle(s).



RV Dump Station News

Because of problems with frozen pipes in the past, the water at the dump station was shut off on November 1 and will be turned back on in the spring. The dump facilities will still be available.



Christmas Tree Disposal

**You can Recycle your tree
December 26—January 31**

Castle Rock
500 Fairgrounds Drive



Bring Christmas trees by at anytime and place in the mulching area. When recycling your tree, please be sure they are completely undecorated. This means removing all ornaments, lights, tinsel, garland, plastic wrap, tree stands, wire, rope, nails, etc. before bringing trees to be recycled. Live trees with artificial snow sprayed on the branches cannot be mulched.

Mulch available on-site while supplies last.

Call Douglas County Parks Department
at 720-733-6990 for more information.

Apex Christmas Tree Pick Up

- For interested Pinery residents, live Christmas tree pick up by APEX Waste Solutions is designated for Wednesday, January 7th, 2026 (normal trash pick-up day of the week).
- Trees picked up by APEX will be taken as trash to a landfill and not recycled.
- Trees must be cut into 4-foot lengths and left in the general area where normal trash & recycling is picked up.
- You do not need to contact Apex ahead of time but you do need to have your tree at the curb no later than 7:00 a.m. They will be coming EARLY for the trees. If they are not out and get missed there will be a go back charge.

Thank you,
Your APEX Waste Solutions Team

“The Pinery Homeowner” is a publication of The Pinery Homeowners’ Association, Inc. (PHA), a private, not-for-profit organization. The PHA reserves absolute editorial discretion over the content of the *Homeowner* and may reject a submission for any reason. Advertisement in *The Pinery Homeowner* should not be construed as an endorsement of products or services by The Pinery Homeowners’ Association. The *Pinery Homeowner* is the medium through which the PHA communicates with its members. It is not a forum for the views of individual members of the PHA or other individuals or groups.



Pinery Teens

Occasionally the PHA office receives calls from residents asking about snow removal. They would prefer to hire a local young person rather than a snow removal company to shovel off their porch and driveway. If you are interested in helping in this way, and would like to be put on our teen resource list, please contact the PHA office at 303-841-8572



Anonymous Complaints

The Architectural Review Committee is unable to address anonymous complaints. To file a complaint, please email compliance@pinery.org and provide your name, address and the address of concern. All complaints are held confidential.



2025 PHA Board of Directors

Sonia Eyre
President

James Glavin
Vice-President

Barry Hong
Treasurer

Mark Griffin
Secretary

Leslie Gaylord
Director

Andy Edwards
Director

Marci Horn
Director

Public Schools in the Pinery Area



Mountain View Elementary (K-2)

8502 N. Pinery Parkway
303-387-8675



Northeast Elementary (3-5)

6598 N. State Highway 83
303-387-8600



Sagewood Middle School (6-8)

4725 Fox Sparrow Rd.
303-387-4300



Ponderosa High School (9-12)

7007 E. Bayou Gulch Rd.
303-387-4000



Homeowner

Would You Like to Advertise in The Pinery Newsletter?

Advertising information can be found at:

www.pinery.org
or by calling:

303-841-8572

Newsletter deadlines can be found on the calendar page of this newsletter.

Emergency Telephone Numbers

Ambulance

24 Hour Line—911

Sheriff

Emergency only—911

Administration
303-660-7505

Southmetro Fire Dept.

Emergency Only—911

Administration
720-989-2000

CORE (IREA) (Electricity)

24 Hour Line 303-688-3100

Xcel Energy (Gas)

(North Pinery area)

24 Hour Line—800-895-4999

Black Hills Energy (Gas)

(South Pinery Area)

24 Hour Line—800-694-8989

Pinery Water District

(water & sewer)

24 Hour Line—303-841-2797

Animals & Wildlife

Douglas County

Animal Welfare

303-660-7529

Colorado Division of Wildlife

303-291-7227

Utility Locator

811

Call before you dig!



WISHING
YOU

SEASONS GREETINGS

FROM THE PHA BOARD
COMMITTEES & STAFF

AMY
ANDY
BARRY
DAVE
JAMES
JAY

JENNIFER
JO ANN
LEIGHA
LESLIE
LORI
MARC
MARK

MARCI
MARIA
ROBERT
SONIA
STEPHANIE
WENDY



The PHA Office will be closed
December 22nd through January 1
but the office staff will be Checking mail
and phone messages.



Bird Sanctuary Sign



A BIG THANK YOU to Girl Scout Troop #67746 for providing and installing a beautiful new Bird Sanctuary sign at the Nature Park.

Douglas County Emergency Notification System—CodeRED

Life can change in a moment - make sure you are connected to the CodeRED emergency notification system in Douglas County! The system, CodeRED, is a high-speed telephone emergency notification service allowing public safety agencies the ability to deliver pre-recorded information to targeted areas within the county.

Douglas County's public safety agencies encourage everyone to register their contact information in the CodeRED system (reverse 911). Registration is not automatic, but it may be critical to your safety and that of your family.

Please register online at douglascountycodered.com

November 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5  Pinery Trash & recycle B week	6	7 <i>Noon deadline for ARC meeting</i>	8
9	10	11  <i>ARC Meeting 6:30 p.m.</i>	12  Pinery Trash & recycle A week	13 <i>CSC Meeting 6:00 p.m.</i>	14	15
16	17	18	19  Pinery Trash & recycle B week PHA EB Meeting 6:30 p.m	20	21	22
23	24	25	26  Pinery Trash & recycle A week	27  <i>Office Closed</i>	28	29
30						

December 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 newsletter deadline	2	3  Pinery Trash & recycle B week	4	5 Noon deadline for ARC meeting	6
7	8	9 ARC Meeting 6:30 p.m. 	10  Pinery Trash & recycle A week	11	12	13
14	15	16	17  Pinery Trash & recycle B week	18	19	20
21	22	23	24  Pinery Trash & recycle A week	25 	26	27
Office Closed for the holidays						
28	29	30	31 Pinery Trash & recycle B week			
Office Closed for the holidays						

January 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1  Office Closed	2	3
4	5	6	7  Pinery Trash & recycle A week	8 CSC Meeting 6:00 p.m.	9 Noon deadline for ARC meeting	10
11	12	13 ARC Meeting 6:30 p.m. 	14  Pinery Trash & recycle B week	15	16	17
18	19	20	21  Pinery Trash & recycle A week	22	23	24
25	26	27	28  Pinery Trash & recycle B week PHA EB Meeting	29	30	31