



## Pinon Hills Home Owners Association

### Annual Report for YTD 2009

Wednesday 28th, 2009

Presidents letter & Association Purpose:

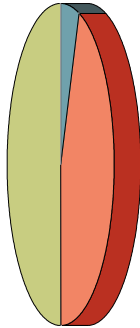
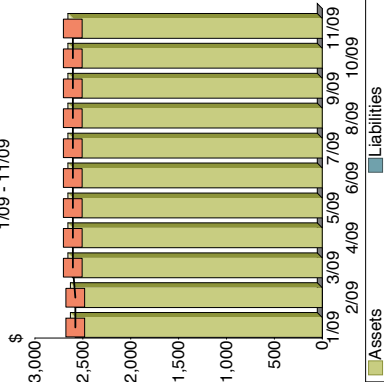
We are attempting to promote the well being for all in the subdivision by providing avenues of participation, communication, and direction, as well as a neighborhood voice to our County Agencies.

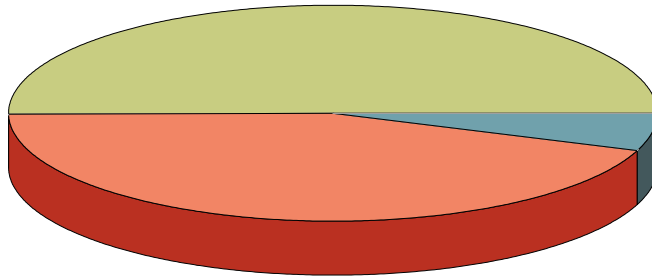
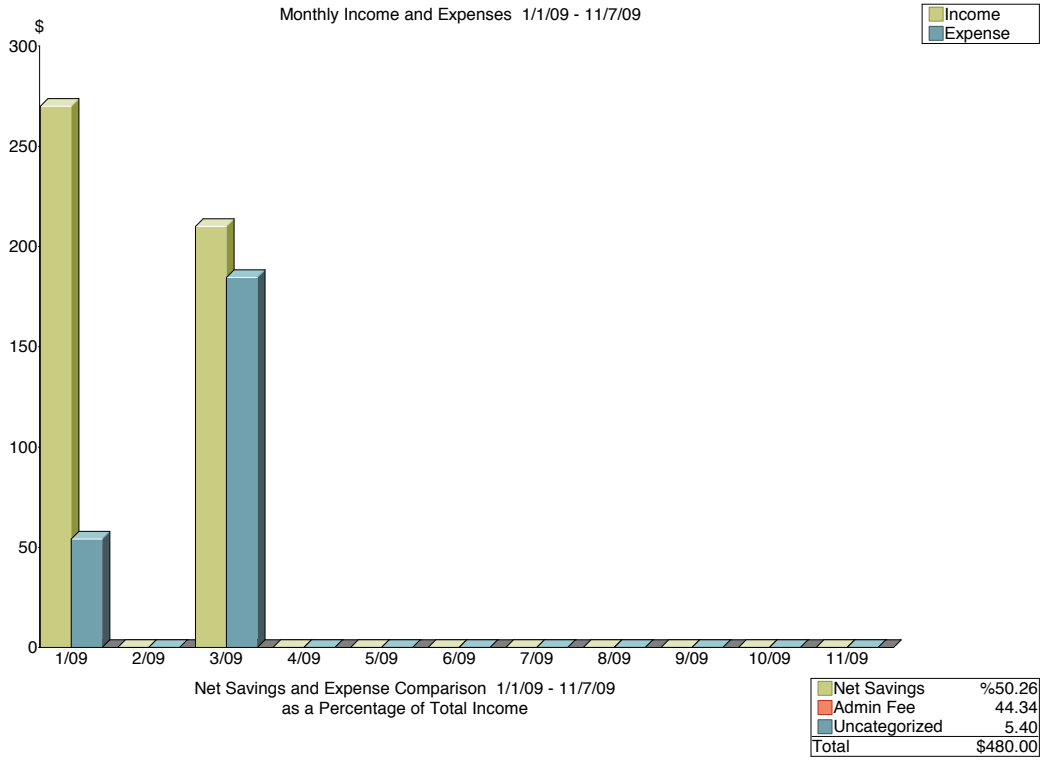
Our October 28th General HOA meeting did not have a quorum due to the difficult driving weather. However, the few who did make it, enjoyed good food and a great presentation by Mr Floyd Freeman (USFS) on the health of our Pinon Trees. (visit Pinon Hills web site, [www.pinonhills.org](http://www.pinonhills.org) for more details). It has been a great year for us in that many positive things were accomplished;

- For the first time since the HOA's beginning, steps were taken to address the issue of adequate fire protection. An agreement was struck with the South Arkansas Fire District for the installation of a fire water cistern atop Tract C (see letter, Fire Chief, Don Taylor [[www.pinonhills.org](http://www.pinonhills.org) ]). HOA VP Jim Bonga spent much time to make this happen.
- New road signs were installed, designating east and west sectors.
- The phone list was updated and posted on our web site.
- Bear signs were installed reminding residents to “Stash their Trash”.
- Another “neighborhood cleanup day” was completed with a community BBQ afterwards at the organizers house, Karen & Dana Lemmerman.
- Conscientious dog walkers are cleaning up after their pets.
- Voting members confirmed retention of current HOA Officers. (votes were taken by letter and email).
- Platt maps of the subdivision are available for a modest fee of \$3.00; call Jim Bonga, 539-6154 and he will see that you get one.

We are looking forward to another year of new neighbors and new events. There are 197 lots with homes and 31 lots without. Our database was updated this year by our secretary and the County. We hope to attract more participants to the dues paying (voting) portion of our membership so more can be accomplished.

Financial Statement: (see [www.pinonhills.org](http://www.pinonhills.org) )

<p>Expense Comparison 1/09 - 11/09</p>  <table border="1" data-bbox="738 1134 803 1533"> <tr> <td>Net Savings</td> <td>%50.26</td> <td>Admin Fee</td> <td>44.34</td> </tr> <tr> <td>Uncategorized</td> <td>5.40</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>\$480.00</td> </tr> </table>	Net Savings	%50.26	Admin Fee	44.34	Uncategorized	5.40			Total			\$480.00	<p>Monthly Income and Expenses 1/09 - 11/09</p> <p>Income: 480.00 Expense: 238.73 Difference: 241.27</p>	 <p>Net Worth 1/09 - 11/09</p>
Net Savings	%50.26	Admin Fee	44.34											
Uncategorized	5.40													
Total			\$480.00											
<p>Dining Budget 11/09</p> <p>You have not set up any budgets.</p>	<p>Portfolio Value by Security 1/09 - 11/09</p> <p>No investment accounts are included to graph.</p>	<p>Notes for: This week</p>												



Please refer to our web page, [www.pinonhills.org](http://www.pinonhills.org) for the current existing covenants.

Sincerely,

A J Geiger – President  
P.O. Box 344  
Salida, CO 81201