**2017 Spring Newsletter**

Dear Neighbors:

Hope that all of you are having a wonderful spring and are looking forward to a fun summer.

Spring and summer bring projects around the house. Remember to file an ARC application for any changes or additions to the outside of your home. If you have any questions concerning your project, please call:

Deana Vern
Dave Earl

I have enclosed in this mailing a copy of ARC application to make it easier for you to comply with our covenants. I know that this whole process can be inconvenient, but it really does help us keep our neighborhood nice for all of us. You can also download a copy of the required application at our website:

http://pinnaclehoa.yolasite.com or pickup at Deana's or Dave's home.

**Please Note: You need to allow 30 days** for application approval. We try to complete sooner than 30 days, but some homeowners are only giving us 3 to 4 day notice to complete the process of approval. This is not fair to our ARC Board members who work hard to be of service.

The final financials for 2016 fiscal year are available. You can view on website, http://pinnaclehoa.yolasite.com or pickup at Deana's home at 9109. Please call 303-427-3919 before coming.

At our last HOA meeting, several homeowners suggested that the board look into possible changes to our landscaping to decrease the amount of water used to maintain our common area.

We asked our lawn care company to propose a landscape plan to decrease water usage by 50% by removing 1/2 of the grass and replacing it with granite rock. To accomplish our 50% goal would mean decreasing 11,500 square feet of sod, replacing with rock and change the sprinkler system. The bid was for $25,630.00. The board discussed this bid and decided that it was too great a cost for our association. We also discussed that even if we could do the job for 50% of the bid, it would still be not a good financial idea. Even though the cost of maintaining the turf is expensive, it is really the easiest landscape to maintain within our budget. The following information may be of interest to you.

1. Even if we had decided to proceed with the change in landscaping, we would need to have a vote of all of our homeowners AND we would need to apply to the City of Westminster for approval of our proposed landscape change. It is no guarantee that the city would approve our plan.
2. The City of Westminster required in the Official Developmental Plan (ODP) for the Pinnacle Subdivision to maintain the landscaping on the east and west lots on 92nd Avenue. The type of landscaping installed was also required in the ODP.
   a. Our HOA offered to sign over the two lots at the end of 92nd to the City. The city declined our offer.
   b. We did write the city asking what would happen if our HOA did not maintain the lots. The city did inform us that they would take over the care of the lots. Then they would charge each homeowner in our subdivision a bill for 1/28 of the cost to the city.
   c. The Board has made sure that our HOA is in compliance with our responsibilities under the ODP.
3. The HOA is billed for water as a commercial account which is higher than residential. Rates as follows:

| | |
|---|---|
| **Residential Water** | |
| 1,000 – 4,000 gallons | $2.98 |
| 5,000 – 20,000 gallons | $4.93 |
| 21,000 gallons and over | $7.34 |
| **Commercial Water** | |
| Block 1 – Below breakpoint | $6.14 |
| Block 2 – Above Breakpoint (over 20,000 Gallons) | $7.47 |

4. Thanks to Mother Nature, we have not turned on the water for the common area as of May 31, 2017. The rain has given us greener grass than usual and the trees have had a good deep watering. When we set the sprinklers, we set to keep the grass "green enough" but not as green as most of our homeowners.

Thank you for your time and consideration. I want to thank all the Board and ARC members. I enjoy working with them to maintain a nice neighborhood for all of us.

P.S. I will not be available June 7th through June 12th and June 29 through July 5th.

Dear Homeowners,

Hope summer has been wonderful for you. This cool Monday is nice after a long hot July.

Please save the date of October 12, 2017 for our annual meeting. You will receive you full information packet for the meeting in late Sept6ember.

The board has received several inquiries concerning our common lawn area. They were concerned that the landscaping was not as nice as our private home yards. If I were to rate the common area landscaping, I would rate it as a C, perhaps a C+. I know that we as a group pay good money for the upkeep of our landscaping. Because of the costs involved, we have tried to be reasonable in picking what services we choose. All of you should be aware that we were required by the city in the ODP to maintain the landscaping on 92nd Ave. We as a board have aimed to maintain the landscaping so that the city would not feel we were not maintaining it to their standards. If you drive east on 92nd from Sheridan, you will notice that the city landscaping blends into our landscaping and our lawn looks as good as the city's. I think we are maintaining a good balance between cost and appearance of our common areas. Unfortunately, each year our costs for landscaping care have gone up, especially for water. The board will be requesting your approval for a small $20.00 increase in our annual dues.

We have also received several comments that the board needs to make sure that all of our members maintain their lawn and rock areas. The board has made contact with several homeowners who have taken care of the problems. I think that all of us take pride in our homes and it shows. I will admit that I have yard-envy with several homes on the block!

If any of you want to serve on the Board of Directors, please let me know so that we can put your name on the ballot.

Please know that the Board wants you to feel free to contact any one of us with any issue or problem that concerns you.

Thank you,

Deana Bennett

p.s.: This topic does not come from my position on the board, just as a neighbor. In the past the City of Westminster Fire Department has had a food and toy drive at Christmas. Would any of you consider giving a toy which we could bring to the fire department as a group effort? I would be glad to have my home serve as a collection point and I would be willing to personally take any donations to the city. I will need to investigate if this program will be in place for 2017 and I will let you all know at the annual meeting. Thanks for your consideration.

Pinnacle
Homeowner's Association
Westminster, Colorado 80031

# Pinnacle HOA Annual Meeting October 12, 2017

**Board Members Present:** Deana, John, Helen, Sandy, Barry

**Homeowner Guests:** None

**Agenda:**
- Presentation by John Burke Senior Project Engineer
- Review and approve 2016 Annual meeting minutes.
- Financial Report review.
- Discussion of 2018 proposed budget
- Board Nominations
- Collection and counting of Ballots
- Architectural Review Committee
- Discussion Old Business
- Discussion of New Business
-

**Old Business:**
- None

**New Business**
- The meeting was called to order,
- The 2016 Annual Meeting Minutes were approved by a voice vote of the homeowners present.
- John gave a review of the status of the 2017 budget through September 2017 and advised the homeowners present that the reason for the $20.00 increase proposed for 2018 was because of the increase in Westminster water. He also advise that there may be another increase next year because Westminster will have another 7% increase in the water rates.
- There were no questions on the proposed 2018 budget.
- There were no new nominations from the floor for the Board. The ballots were collected and counted. Total of 18 votes for the Proposed 2018 Budget and 18 votes for John to remain on the Board.
- Vern gave a presentation the various requests from the ARC. There were a total of 7 applications in 2018 and Earl was replaced by Mike on the Architectural Board.
- There was no old business.
- New Bussness
-

**Assignments:**
- There were no new assignment.

# Pinnacle Homeowners Association Inc.
## Profit and Loss Standard
### January through December 2017

| | Jan - Dec '17 |
|---|---|
| Income | |
| 5220 — Assessments & Dues | 7,864.00 |
| 5300 — Interest Income | 4.28 |
| 5400 — Covenant Fee - Misc. Income | 30.00 |
| Total Income | 7,898.28 |
| Expense | |
| 6300 — Professional Fees | |
| 6350 — Cons. Services - Snow Re... | 400.00 |
| 6360 — Cons. - Services - Landsca... | 2,721.21 |
| Total 6300 — Professional Fees | 3,121.21 |
| 6400 — Office Expenses | |
| 6410 — Office Supplies | 7.72 |
| 6430 — Printing and Reproduction | 7.15 |
| 6450 — Bank Service Charges | 24.00 |
| 6460 — Rental Expenses | 112.50 |
| Total 6400 — Office Expenses | 151.37 |
| 6470 — Utilities | |
| 6471 — Water for Common Areas | 2,313.61 |
| Total 6470 — Utilities | 2,313.61 |
| 6700 — Misc. - Expenses | |
| 6720 — Insurance Expense | 625.00 |
| Total 6700 — Misc. - Expenses | 625.00 |
| Total Expense | 6,211.19 |
| Net Income | 1,687.09 |

# Pinnacle Homeowners Association Inc.
## Trial Balance
### As of December 31, 2017

| | Dec 31, '17 | |
|---|---|---|
| | Debit | Credit |
| 1000 — Bnk Checkg. Acct. | 3,625.60 | |
| 1000 — Bnk Checkg. Acct.:1016 — 1ST Bank of Boulder | 9,029.62 | |
| 1000 — Bnk Checkg. Acct.:1017/11 — Balance - Reserves for As... | 50.00 | |
| 1010 — Savings Acct. - CD's:1011 — Reserve for Fence & Irrigat... | 3,491.79 | |
| 1010 — Savings Acct. - CD's:1012 — Reserve for Snow removal | 892.26 | |
| 1010 — Savings Acct. - CD's:1013 — Reserve for Legal expenses | 892.26 | |
| 1010 — Savings Acct. - CD's:1014 — Reserve for Contingency | 1,104.27 | |
| 1010 — Savings Acct. - CD's:1015 — Reserves for Capital Purch... | 749.15 | |
| 1010 — Savings Acct. - CD's:1017 — Reserves for unpaid Asses... | 1,452.62 | |
| 2000 — Accounts Receivable | 0.00 | |
| 1200 — Undeposited Funds | 0.00 | |
| 12000 — *Undeposited Funds | 0.00 | |
| 20000 — Accounts Payable | | 590.00 |
| 32000 — Unrestricted Net Assets | | 6,627.93 |
| C300 — Opening Balance Equity | | 9,705.73 |
| C301 — Unrestricted (Retained Earnings | | 2,676.82 |
| 5220 — Assessments & Dues | | 7,864.00 |
| 5300 — Interest Income | | 4.28 |
| 5400 — Covenant Fee - Misc. Income | | 30.00 |
| 6300 — Professional Fees:6350 — Cons. Services - Snow Rem... | 400.00 | |
| 6300 — Professional Fees:6360 — Cons. - Services - Landscapi... | 2,721.21 | |
| 6400 — Office Expenses:6410 — Office Supplies | 7.72 | |
| 6400 — Office Expenses:6430 — Printing and Reproduction | 7.15 | |
| 6400 — Office Expenses:6450 — Bank Service Charges | 24.00 | |
| 6400 — Office Expenses:6460 — Rental Expenses | 112.50 | |
| 6470 — Utilities:6471 — Water for Common Areas | 2,313.61 | |
| 6700 — Misc. - Expenses:6720 — Insurance Expense | 625.00 | |
| TOTAL | 27,498.76 | 27,498.76 |

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**or 800-964-3444 outside Denver Metro**
**New Account or Loan: 303-238-9000**
**or 877-933-9800 outside Denver Metro**
**www.efirstbank.com**

| | |
|---|---|
| ACCOUNT NUMBER | XXX-XXX-4594 |
| STATEMENT DATE | 12-27-2017 |
| INTEREST EARNED THIS YEAR | N/A |

PINNACLE HOMEOWNERS ASSOCIATION INC
9068 WINONA CT
WESTMINSTER CO 80031-3411

## ACCOUNT SUMMARY - - CHECKING ACCOUNT - SAFEKEEPING

| | | |
|---|---|---|
| CLOSING BALANCE FROM PREVIOUS STATEMENT | DATE: 11-28-2017 | 12,719.61 |
| 0 DEPOSITS AND OTHER ADDITIONS TOTALING | | .00+ |
| 1 CHECKS AND OTHER WITHDRAWALS TOTALING | | 14.39- |
| CLOSING BALANCE FOR THIS STATEMENT | DATE: 12-27-2017 | 12,705.22 |

MINIMUM BALANCE OF 12,705.22 ON..... 12-22-2017

## CHECKS AND OTHER WITHDRAWALS

*SHOWS BREAK IN CHECK NUMBER, #SHOWS NOT MACHINE READABLE

NO CHECKS WITH SERIAL NUMBERS THIS CYCLE

**CHECKS CONVERTED TO ELECTRONIC TRANSACTIONS**

| CHECK# | DATE | AMOUNT | DESCRIPTION |
|---|---|---|---|
| 1554 | 12 - 22 | 14.39 | CHECKPAYMT WESTMINISTER |

## DEPOSITS AND OTHER ADDITIONS

NO DEPOSITS THIS CYCLE

## DAILY BALANCE SUMMARY

| DATE | BALANCE | DATE | BALANCE | DATE | BALANCE |
|---|---|---|---|---|---|
| 11 - 29 | 12,719.61 | 12 - 22 | 12,705.22 | | |

## SPECIAL MESSAGES AND IMPORTANT NOTICES

Concerned about identity theft? Learn more about ways to prevent identity theft by visiting the FirstBank blog at https://efirstbankblog.com/ and reading the "Five Ways to Prevent Identity Theft From Happening to You This Holiday Season" article. You can also find other similar topics by using the search function on the main FirstBank blog page.

## EARNINGS AND ACTIVITY CHARGE SUMMARY

BALANCE INFORMATION

| | |
|---|---|
| AVERAGE ACCOUNT BALANCE | 12,716 |
| AVERAGE COLLECTED BALANCE | 12,716 |

| ACTIVITY NUMBER | CHARGES DESCRIPTION | COST | CHARGE |
|---|---|---|---|
| | TOTAL ACTIVITY CHARGES | | .00 |

## HOW ARE WE DOING?

We are working very hard to maintain the highest level of customer service possible. But if we make a mistake, or you receive poor service from any of our employees, we want you to let us know. Please call one of our customer representatives at 303-231-2000 (outside metro Denver: 1-800-230-1060) with any question or complaint. We will do our best to solve your problem. If our service was especially good, we'd like to hear about that too. We welcome any suggestions you might have about new products or ways we could improve our service to you. Thank you for banking with us!

****CONTINUED ON NEXT PAGE****

FIRSTBANK
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**www.efirstbank.com**

PINNACLE HOMEOWNERS ASSOCIATION INC
9068 WINONA CT
WESTMINSTER CO 80031-3411

| | |
|---|---|
| ACCOUNT NUMBER | XXX-XXX-0198 |
| STATEMENT DATE | 11-28-2017 |
| INTEREST PAID THIS YEAR | 4.28 |
| MATURITY DATE | 5-29-2018 |

## ACCOUNT SUMMARY - - 182-DAY TIME DEPOSIT ACCOUNT

| | | |
|---|---|---|
| CLOSING BALANCE FROM PREVIOUS STATEMENT | DATE: 5-30-2017 | 8,580.21 |
| 1 DEPOSITS AND OTHER ADDITIONS TOTALING | | 2.14+ |
| 0 WITHDRAWALS AND OTHER DEDUCTIONS TOTALING | | .00+ |
| CLOSING BALANCE FOR THIS STATEMENT | DATE: 11-28-2017 | 8,582.35 |

| | |
|---|---|
| NUMBER OF DAYS IN PERIOD | 182 |
| INTEREST EARNED | 2.14 |
| ANNUAL PERCENTAGE YIELD EARNED | .05% |

## TRANSACTIONS POSTED SINCE THE PREVIOUS STATEMENT

| DATE | AMOUNT | DESCRIPTION | BALANCE |
|---|---|---|---|
| 11 - 28 | 2.14+ | INTEREST THROUGH 11-27-2017 | 8,582.35 |

## RATE DISCLOSURE --- RATE FIXED FOR THE TERM OF THE ACCOUNT  APY = ANNUAL PERCENTAGE YIELD

EFFECTIVE DATES 05 - 30 THROUGH 11 - 27 INTEREST RATE .050% APY 0.05%

## SPECIAL MESSAGES AND IMPORTANT NOTICES

THIS TIME ACCOUNT MATURES TODAY. THE ACCOUNT WILL BE AUTOMATICALLY RENEWED AT AN INTEREST RATE OF 0.15% WITH AN ANNUAL PERCENTAGE YIELD OF 0.15% UNLESS WE ARE OTHERWISE DIRECTED.

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IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS

Telephone us at the number shown, or write us at the address shown at the beginning of this statement as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. (1) Tell us your name and account number. (2) Describe the error or the transfer you are unsure about, and explain as best you can why you believe there is an error or why you need more information. (3) Tell us the dollar amount of the suspected error. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.