

# Pinehurst Bluffs Homeowners Association

[Darren@zandrmgmt.com](mailto:Darren@zandrmgmt.com) • [www.pinehurstbluffshoa.com](http://www.pinehurstbluffshoa.com)

---

## **IMPORTANT NEW RULE UPDATES - PLEASE REVIEW CAREFULLY, ESPECIALLY IF YOU HAVE PETS!**

May 1, 2018

Dear Pinehurst Bluffs Homeowner:

In the past months, your Board of Directors has been working diligently to prepare a more updated and applicable set of Rules and Regulations for your Community. As you know, Rules and Regulations are critical to keep the Community looking well maintained and protect your property values. To view a full set of the rules and regulations, please visit [www.pinehurstbluffshoa.com](http://www.pinehurstbluffshoa.com).

For the past 12 years, the single largest problem in the Community has been pets. More administrative time and money has been expended on attempting to control pets than any other single item. In addition, the dog run installed by the Association became irrelevant because numerous residents allow dogs to run unleashed OUTSIDE the dog run and rarely pick up the feces inside or outside the dog run. In addition, the dog run served as an invitation for non-residents to trespass and use it for their own pets. The dog run has now been removed.

The feces problem continues to be bad enough that your dues are being spent on poop scooping to help keep this item under control. For those Owners that do not own dogs or other pets, a number are unhappy their dues are subsidizing the dog problem. One item that has also been learned from experience is that it's not the size of a dog that is problematic; it is whether or not the dog owner is responsible.

For this reasons, the new dog rules have removed the size limitation on pets, but will require dog owners to be responsible for the burden that dogs create upon the Community. The dog number limitation has not changed, but now ALL dogs in the Community must be registered. Here is what the new Rules say, in part, about dogs:

***“NO MORE THAN TWO DOGS SHALL BE ALLOWED PER LOT WITHIN THE COMMUNITY. ANY PET DAMAGE WILL BE ASSESSED TO THE UNIT OWNER AS AN INDIVIDUAL UNIT ASSESSMENT. There shall no longer be a weight or size maximum for dogs in the Community.***

***No later than May 21, 2018, all dogs in the community must be registered. The registration process will include submittal of the dogs' descriptions, up to date license and vaccination information and a photograph.***

***Each dog will be subject to a \$50 annual pet fee to offset the administrative and maintenance costs caused by dog ownership in the Community.***

Professionally Managed by:



6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918  
Phone (719) 594-0506 • Fax (719) 884-4496

***This \$50 fee is due May 21, 2018 and will be considered late after May 31, 2018, after which time it will be subject to normal assessment late fees and interest until paid.***

Attached to this letter is the official registration form. Please ensure that if you have any dogs that you register them immediately by the deadline or you will be subject to the penalties mentioned above. Old registrations will not be honored and one form must be completed for each dog. Thank you.

**LANDLORDS: YOU MUST AMEND FUTURE LEASES TO COMPLY WITH THIS RULE AND DOGS OF TENANTS ARE ALSO SUBJECT TO ALL OF THE PROVISIONS OF THE NEW RULES.**

On Behalf of the Board of Directors,  
Pinehurst Bluffs Homeowners Association



Darren H. Burns  
Property Manager

Professionally Managed by:



6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918  
Phone (719) 594-0506 • Fax (719) 884-4496