

PINE TREE RANCH WEST HOMEOWNERS ASSOCIATION



The Pine Tree Ranch West Homeowners Association has two purposes: 1) To own and maintain all common areas within the subdivision, and 2) To enforce and administer the provisions of the Articles of Incorporation (Section IV) and the Covenants, Conditions, and Restrictions (CC&Rs) (Article II, Section 1). Homeowners received a copy of the CC&Rs when they purchased their homes. If you would like to review either document, they are available on the Pine Tree Ranch West HOA website (<https://PineTreeRanch.org>) under documents.

Mail Theft from Cluster / Community Mailboxes

Our neighborhood mailboxes were vandalized in early February. It appeared that the front of the individual mailbox was manually pried open with a screwdriver or crowbar. Some locks were destroyed in the process. Some mailboxes were bent on the lock side and failed to open. The U.S. Postal Inspection Service was notified. Feedback from the inspectors says it was a problem in the Mt. Rose corridor which occurred at night.

If your mailbox was pried open and possible mail stolen, report the incident to the Postal Inspection Service at 877-875-2455 or <http://postalinspectors.uspis.gov>.

Do not leave mail in the community mailbox overnight. That goes for outgoing and incoming personal mail.

The postal service replaced damaged community mailboxes on February 9. If your community mailbox is damaged and not replaced, call the number above.



HOA Irrigation System Along Wedge Parkway

Depending upon action taken by the HOA Board on April 19, 2022, the 25-year-old irrigation system along Wedge Parkway will be either fully or partially replaced later this spring.

The HOA Landscape Committee requested proposals from licensed area landscape companies and will make their recommendations for action to the Board at the next Board Meeting. The design is planned to be connected to available non-potable service in the future if desired and financially feasible.

Important Information in Our HOA Documents Available on Website

When we purchased our homes, we received a copy of the Pine Tree Ranch West Declaration of Covenants, Conditions, and Restrictions (CC&Rs) to review and acknowledge that we read. If you have misplaced your copy or wonder what other governing documents are applicable to you as a member of the HOA, they are all on the website (<https://PineTreeRanch.org>)

Did you know when you purchased your home, you agreed to keep your trash can behind your fence or otherwise concealed from public view (Article IV, Section 24)? Did you know that there is an entire Section (33) about controlling weeds on our property and those pesky irrigation systems (Section 39)?

Did you know that the HOA has a fee schedule if you violate any of the requirements you agreed to adhere to? Did you know that every HOA Committee has a charter or that the Board has a code of ethics? Check it all out on the website.

Weeping Evergreens

Evergreens dripping sap is not normal. Evergreens, particularly Jeffrey Pines, are susceptible to bark beetles.

If your trees look like this, take a photo to your favorite nursery, and ask for a systemic treatment and fertilizer for your trees.

The incessant drought has weakened the trees making them unable to fight off the beetles. Help them. Water, feed, and treat your trees.

