



## *December 2011*

### **Pine Lakes Residential Community Newsletter**

The 2011 Pine Lakes Homeowners Association Board of Trustees consists of:

President	Pat Schuette	572-5995	Trustee	Joe Kluha	878-0407
Vice-Pres.	Jim Spuhler	846-2634	Trustee	Ron Brown	572-1257
Treasurer	Louise Ullrich	572-0764	Clubhouse	Anna Futo	238-2814
Trustee	John Konopka	572-1711			

Pine Lakes Website: [www.pine-lakes.org](http://www.pine-lakes.org)

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**A hard copy of the Newsletter is being sent to all homeowners. If you requested it be sent by e-mail, you should also receive it that way. If you did not receive your e-mail copy, please go on line and request it through the website to make sure we have your correct e-mail address. If you want a hard copy sent to you, please send a note to that effect to Louise Ullrich at 10949 Woodrun Drive as we are trying to save money and do not want to send it to residents not interested in receiving it.**

#### **Calendar of Events (Mark your Calendars as no additional flyers will be sent!)**

Annual Homeowner's meeting will be held on **Sunday, January 15<sup>th</sup> at 2:00 P.M. at the Clubhouse, 10949 Woodrun Drive.** We will be holding two separate trustee elections. The first election will be for two, three year term positions. The second election will be to fill an open two year term position. A person who is not elected in the first election may also run in the second election. Please contact a current Trustee if you wish to have your name included on the ballots.

Scott Goldberg will be attending the meeting and will go over any concerns the Cluster Home residents have after the Annual Meeting. Only problems related to the Parent Association will be discussed at the Annual Meeting.

**Association News:**

No large projects were completed this year as the unusual wet weather caused a delay in getting started on the remainder of the paving project scheduled for this past summer. As we have a signed contract in 2011, the paving will be done as soon as weather permits spring of 2012.

We are still working on having the bridge by the large pond replaced. The Tennis Courts are also in need of repair. Bids are being requested on these two large projects.

We are also looking into replacing some of the trees that had to be cut down as our wooded area is beginning to look sparse.

**Financial Report:**

14127 Peppercreek Drive – There is a balance of \$20.00 for unpaid 2011 Homeowners Dues. The property has been sold at Sheriff's auction and is now the property of Fannie Mae.

14149 Pine Lakes Drive – A lien has been put on the property for unpaid Homeowners Dues.

In this economy it is becoming apparent that some people are having a hard time in making ends meet. The Trustees have a duty to make sure all Development bills are paid. The only income we have is the Annual Homeowners Dues. It is important that all the dues are collected in a timely fashion. If needed, alternate payment schedules should be requested when the invoice is received not after a late notice has been sent.

An end of the year Treasurer's Report and Budget will be available at the Annual Meeting. A copy of the reports will also be enclosed with the Annual Dues Invoice.

**Clubhouse:**

A map giving directions to the Clubhouse is available on the Pine Lakes Website. This map can be printed and sent with your invitation or you can e-mail it to your guests.

A cleaning service is now available for the Clubhouse. You will still be asked to clean any extraordinary sloppy conditions and remove all trash upon checkout. You are still required to respect the property and will be held responsible for all damage.

The charge for the cleaning service is \$100.00 in addition to the normal rental and deposit. Payment is due on the day of rental in the form of a separate check or cash.

**Codified Ordinances:**

Many of the complaints received by the Trustees involve city ordinances which are not in our jurisdiction to resolve. Complaints concerning barking dogs are handled by the Animal Warden who can be reached at 580-3180. Complaints concerning Post Lamps and un-kept yards please call 580-3105. You can also check the City of Strongsville’s website at [www.strongsville.org](http://www.strongsville.org) for more information.

**Ponds**

Please remember to remind everyone that **No Fishing without Parental supervision** at any of our lakes or ponds is permitted at any time for safety reasons. The stones around the pillars of the small pavilions are meant to keep the pillars in place as they are in the water. By removing and throwing the stones in the lake will cause the pavilions to eventually topple and fall into the lake.

**Fire Hydrants**

Parking should be limited to the side opposite fire hydrants only. Please convey this information to individuals when they visit. In case of an emergency, any time saved will go a long way toward a positive outcome.

**ADVERTISING FOR PINE LAKES RESIDENT TEENS**

**Babysitting**

Deena Ayyash	846-6473
Kayla Ayyash	846-6473
Megan Barendt	238-1390
Isabella Cromleigh	846-3624
Kelsey McHale	572-9202
Melissa Schemer	268-9767
Zach Thomas	846-6458
Hanna Zwolenik	238-5196

**Pet Sitting**

Danny Cromleigh	846-3624
Natalie Hocevar	789-4368
Melissa Schemer	268-9767
Hanna Zwolenik	238-5196

**Snow Shoveling**

Danny Cromleigh	846-3624
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(If you no longer wish to advertise in the Newsletter, please contact Louise Ullrich at 440-572-0764 to be removed from the next Newsletter and the Web site.)

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