



## December 2014

### Pine Lakes Residential Community Newsletter

The 2014 Pine Lakes Homeowners Association Board of Trustees consists of:

President	Tom Seese	846-0829	Trustee	Bill Kostka	238-9962
Vice-Pres.	Pat Toohey	216-702-1356	Trustee	John Konopka	572-1711
Treasurer	Louise Ullrich	572-0764	Trustee	Rob Dolan	846-3787
Trustee	Rich Miller	846-9918	Clubhouse	Ron Brown	238-2814

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

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#### **Annual Meeting:**

Our Annual Meeting will be held on Sunday, January 25, 2015 at 2: 00 p.m. at our Clubhouse located at 10949 Woodrun Drive. All new and old residents are encouraged to come and voice their concerns and suggestions as to how to improve our development and make it the envy of all other Strongsville residents.

Due to vacancies, we are looking to fill three trustee positions starting in 2015 for three year terms. Trustees attend monthly board meetings where decisions are made regarding maintenance and cash management. Trustees host clubhouse renters for sign-ins, sign-outs, and inspection. They oversee our contractors for landscaping, trees, ponds, clubhouse, HVAC and security, and perform minor maintenance (painting) with other trustees. New trustees would be elected to the Board at the annual meeting held in January. For more information, contact a trustee using our web site, [www.pine-lakes.org](http://www.pine-lakes.org).

Whether you are interested or not in becoming a member of the board, the Annual Meeting is a good opportunity to meet some of your neighbors. We have invited our councilman, Mike Daymut, and our two developers, Joe Lipovits and son Paul along with Scott Goldberg to address any concerns you may have. Mike will speak on general items concerning Strongsville and our immediate area and Joe, Paul and Scott will speak on the

new construction in our development. Scott would also like to discuss the crab tree disease and the landscape/snow removal contractor for 2015-2016.

### **Homeowners' responsibilities:**

Summer is over and the City will be collecting the leaves that homeowners have gathered and placed by the curb of their front yards. Leaves and other yard waste are not to be dumped in the common areas.

With winter already giving us a taste of snow in the area, we want to remind residents to clear their sidewalks of snow so that our children can get to their appointed bus pick up locations without having to plow through deep snow accumulations.

### **Activities:**

We do not have any planned activities for 2015 as of this date. We are looking for volunteers to suggest and organize some activities for the coming year. We have had an Easter Egg Hunt and a Fourth of July in the past and would like to continue these activities but we need volunteers to head up a committee to organize and run these events. Suggestions for new activities and volunteers to help can contact any Trustee and we will give you a hand in getting started.

### **Treasurer's Report:**

We now have a total of 508 homes in our development. Of the 508, we have two outstanding accounts. In the first case the property was taken over by the bank and was sold at Sheriff's Auction. The second case is still pending and we are hopeful in collecting the 2014 dues on the property.

### **Special Projects:**

We are in the process of replacing the small wooden bridge leading up from the paved path to the Tennis Courts. We were looking into an alternative plan of relocating a section of the paved path from the Tennis Courts to the Service Bridge but the cost of relocating the paved path and updating the Service Bridge proved to be unsatisfactory.

We will be repairing the Tennis Courts as tearing them out and replacing them with some other type of recreation would be far more expensive than repairing them.

### **Maintenance and Repair 2014:**

Many of the small maintenance items involving the Clubhouse were done by the Trustees and especially Bill Kostka. Some of the other projects done by the Trustees were the repair of the concrete over the galvanized culvert on the service bridge, replacing the split rail fence off the gravel path, and painting the fencing on Forestview south of Albion.

Some of the larger maintenance items that were sub-contracted out were the replacement of the roofs on all three pavilions.

### **Home Sales:**

Besides the 2 new model homes and the 2 other new homes under construction, we have had 21 homes sold in 2014. We would like to welcome all the new homeowners and hope that you will join us at the Annual meeting so that we can introduce you to all the Trustees and answer any questions or concerns you may have about the development. We encourage all our residents to participate in managing the development by taking turns as Trustees.

### **Post lamps:**

We are required by the City of Strongsville to make sure our post lamps are operating. As most post lamps work off of a sensor, if your lamp is on continuously or if you are having other problems with it, consider changing the sensor.

### **Clubhouse:**

The cost of renting the Clubhouse will remain at \$125.00 this year. You may elect to have the cleaning service for \$120.00 but you still must dispose of all indoor and outdoor trash from the premises. To rent the Clubhouse, residents have to be in good standing, which means they must be current with their Dues. The Trustees reserve the right to refuse rental of the Clubhouse to anyone who is delinquent in payment of their Annual Dues or have abused the Clubhouse during their previous rental. Available rental dates, map to the Clubhouse and other information can be obtained on the Pine Lakes Website.

Only the actual homeowner is able to rent the Clubhouse and is responsible for any damage done to the Clubhouse and, therefore, must be present the entire time of the rental. Minors are not allowed to rent the Clubhouse and are not to be left in charge of any party scheduled for them.

### **Website:**

Please remember to check out our website at [www.pine-lakes.org](http://www.pine-lakes.org). Information concerning our development is available on the website. The Bylaws and Deed Restrictions can be copied off the website if you need them. PLEASE REMEMBER TO NOTIFY US IF YOUR E-MAIL ADDRESS CHANGES. Our quarterly Newsletter is posted on the Website and is available to all homeowners. If you do not own a computer, you can access the Website at the Strongsville library, as the Newsletter will not be mailed. Your e-mail address is kept confidential and is only used by the Trustees concerning Development news or information we feel is important for you to know such as break-ins or vandalism.

### **Codified Ordinances:**

Many of the complaints received by the Trustees involve city ordinances, which are not in our jurisdiction to resolve. The Animal Warden who can be reached at 580-3180 handles complaints concerning barking dogs. Complaints concerning Post Lamps and unkempt 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**

Advertising for the teens in the Development can be found on the Pine-Lakes Website as it can be up-dated anytime. The Newsletter only comes out 4 times a year. If you no longer want to advertise, please contact the Webmaster to have your name removed from the listing.

DISCLAIMER: Pine Lakes Residential Community, Inc. does not approve or warrant any service or product advertised in this newsletter. The placement of an advertisement or post in this newsletter does not imply or express an endorsement by either the Association or its Board of any business, proprietor, or individual advertising or posting, or any product or service offered or referenced in this newsletter.



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