



December 2012

Pine Lakes Residential Community Newsletter

The 2012 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	Trustee	Rick Homzy	572-5038
Trustee	John Konopka	572-1711	Clubhouse	Anna Futo	238-2814

Pine Lakes Website: www.pine-lakes.org

Annual Meeting – Trustees Needed

The Annual Homeowners meeting will be held on Sunday, January 27, 2013 at the Clubhouse starting at 2:00 p.m. Mike Daymut, Scott Goldberg, and Joe Livovits have been asked to attend to bring you up to date with the housing situation and other topics of interest.

It is important that as many residents attend as possible as we will be discussing an increase in the Annual Dues and we are in need of residents who are interested in serving on the board as there are three positions open. The current board members are not running for re-election as personal responsibilities have taken precedent. If you are interested or would like further information, you can contact any of the current Trustees through the Website www.pine-lakes.org or by phone. Nominations will also be taken at the meeting.

Treasurer's Report:

As of the end of November 2012, we have had \$86,383.91 in expenses with only \$83,810.00 as expected income. We still have a month of expenses, which will include an insurance premium of \$2,408.00. As you can see, we are already depleting our reserve account, which we had hoped would grow as we have many projects that need to be

completed. Parts of the expenses include vandalism of \$4,064.95, which caused us to put lighting in the large pavilion plus repair and repaint the entire structure.

It is the duty of the Trustees to keep the common areas in good shape. We do not like to spend money frivolously and try to do many of the minor repairs ourselves.

Please consider this when the increase in Homeowner's Dues is discussed and voted on.

Special Projects:

Work has begun on replacing the wooden bridge by the large pond. The footers have been poured and the wooden portion of the bridge has been completed. We are attempting to complete the final concrete approaches to the bridge yet this year. The repairing of the lawn areas will have to wait until spring. This project has been under discussion for several years and it is only through Pat Schuettes diligence have we been able to get it accomplished.

Maintenance and Repair 2012 Annual Report:

2012 has been a very active year for the association in terms of maintenance and repairs for the Pine Lakes Residential Community.

Thirty-eight varied tasks/projects were completed this year, mostly by volunteer labor from our elected trustees. The most notable of these activities include: an extension of the asphalt pathway entrances, a wallpaper upgrade for club house bathrooms, installation of dusk to dawn lighting at the pavilion, a new paint job for the pavilion inside and outside, painting all picnic tables at the pavilion, repairing the natural gas line and air conditioning system at the club house, installation of a chain gate at the club house entrance, and playground drainage and repair activities.

Current maintenance and repair plans for 2013 include major tennis court repairs preceded by an official engineering study of the tennis court site, and a new layer of gravel for the gravel pathways.

Home Sales:

Our records indicate the 18 homes have transferred title in the past year with one of the homes being the model home for Kensington Builders. Hopefully Kensington and Joe Lipovits will be able to build and sell more new homes in 2013.

Clubhouse:

Since the Clubhouse first became available for rental in 2001, all the expenses, and maintenance costs, have come out of the rental money and have been sufficient to

accumulate a reserve of \$5509.83. Unfortunately, the rentals for 2011 and 2012 have not been enough to cover the expenses and the reserve is dwindling.

As the Clubhouse is eleven years old, it is not uncommon for repairs to be needed. The refrigerator had to be replaced. Speed bumps were installed in the drive as residents and others using the facility were speeding up the drive. Tables have to be constantly repaired or replaced. .

To keep our reserve up, all future rentals of the Clubhouse will be \$125.00. This increase will take place January 1, 2013 and does not affect any rentals made prior to that time.

Website:

Please remember to check out our website at 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. Our quarterly Newsletter is posted on the Website as the only reason for this copy being sent as a hard copy to those who do not receive it on line, is to notify all homeowners of the Annual Meeting. We encourage all homeowners to sign up and receive notification of the Newsletter on line to lower cost of printing and mailing. 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 un-kept yards please call 580-3105. You can also check the City of Strongsville's website at www.strongsville.org for more information.

City's curfew for minor aged children.

No person seventeen or less years of age shall be or remain in or upon any public place within the Municipality at night during the period ending at 6:00 a.m. and beginning:

- 1. At 9:00 p.m. for minors twelve or less years of age;**
- 2. At 10:00 p.m. for minors thirteen through fifteen years of age; and**
- 3. At 11:00 p.m. for minors sixteen or more years of age.**

Such provisions of law shall be in effect daily except Friday and Saturday when such curfew hours shall be:

- 1. At 10.00 p.m. for minors twelve or less years of age;**
- 2. At 11:00 p.m. for minors thirteen through fifteen years of age; and**
- 3. At 12:00 midnight for minors sixteen or more years of age.**

Any minor child who violates any of the provisions of this section shall be referred to the Juvenile Court of Cuyahoga County for disposition under the laws in such cases made and provided.

There are exceptions to these rules, which can be checked out on the City's website.

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
Hanna Zwolenik 2385196

Pet Sitting

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

Snow Shoveling

Danny Cromleigh 846-3624

(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.)

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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