



## June 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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#### **Dumping on Pine Lakes Common Areas Prohibited**

Homeowners should be aware that depositing yard waste and other refuse matter on property owned by the Pine Lakes Residential Community, Inc. is against the law and over time this behavior will cause these areas to deteriorate. Homeowners may be charged with this offense by Strongsville authorities if they are found to be in violation of codified ordinance 660.03 – Littering; Deposits on Private Property.

We have just spent \$1500.00 clearing debris in the basin off of Pine Lakes Drive across from the two small ponds. We believe the debris was the result of residents living on Webster Road whose property backs up to the basin. Any resident observing debris being deposited into the basin or other common areas are advised to call the police as we are responsible for keeping these areas clean and the cost of removing the debris comes out of your annual dues.

#### **Motor Vehicles on Pine Lakes Common Areas Prohibited**

For homeowners or their children who are ATV or dirt bike enthusiasts, do not get excited about the numerous open fields (detention basins) owned by the Pine Lakes Residential Community, Inc. These basins are maintained at great expense to homeowners for the control of storm water flow. This private property is off limits to motorized vehicles which may damage turf and spillways. Please refer to Strongsville codified ordinance 642.12 – Criminal Trespass.

### **Activities:**

The Annual Garage Sale was change from May to June do to complaints that it was too close to the Memorial Day week-end. Unfortunately we also got a complaint about changing the date so close to the sale date previously announced. The Annual Garage Sale advertised by the Trustees is done as a favor to the residents who do not want to spend money advertising and who feel they will get more interest with a Development Sale. You are welcome to have a Garage Sale any time you want as long as you get a permit from the City. We became aware of the new permit regulations too late to put in our flyer. You can now get a permit on line and there is no longer a charge at the Strongsville.org website. In the future, the Trustees will no longer arrange for an Annual Garage Sale. We have had 7 new signs made and we will lend them out once a year for any homeowner who would like to organize an annual sale. We will also put an ad in the Sun Newspapers and the Post for the sale but we will no longer take the responsibility of organizing it.

There will not be a Fourth of July Parade this year due to lack of interest. The resident who has sponsored it in the past is no longer available and no other resident has expressed an interest in doing it. The Trustees take care of the Easter Egg Hunt and advertise and put up signs for the Garage Sale. It is time for some of the residents to get involved in sponsoring some type of activity or there will be none. The Trustees volunteer their time to handle the upkeep of the Development; we cannot be responsible for all the entertainment.

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

The Association is looking for someone to take over the responsibility for the treasurer's position next year. We need a dedicated person who is familiar with Microsoft Office programs. Specifically, a working knowledge of Word, Excel and Access is desired. However, help could be provided to come up to speed on these programs, if needed. Please contact Louise Ullrich at 440-572-0764, if interested.

### **Special Projects:**

Dredging of the two small ponds off of Pine Lakes Drive has put on hold due to cost. We will be concentrating of what to do about the Tennis Courts. Because of their location, any repair work done to them will affect the paved path as the equipment needed to repair or replace the Tennis Courts will damage the path.

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

The two small pavilions have had their roofs replaced this year and we are getting bids to replace the roof on the large pavilion. We are also getting bids on having the fence repaired and painted by the south entrance to the Development on Forestview Drive off of Albion Road.

We have replaced some of the clubhouse spot lights with LED bulbs. This will reduce maintenance costs and improve efficiency which will help keep the rental cost of the clubhouse from increasing as all repairs for the clubhouse are paid through the clubhouse rental fee. The Clubhouse gas grill has been checked and operates properly after some minor repairs done by the Trustees.

### **Home Sales:**

We have had 11 homes sold since the beginning of the year. New model homes, one by Joe Lipovits in Pine Lakes Crossing II, and one in the Cluster Home section by Kensington Homes, are new completion.

The new homeowner in the Rosalee Lane section of the Development has taken possession of the home and there is another lot sold in that area and will be built soon. There is a rumor that a home will also be built in the Cluster section of the Development.

### **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 \$100.00 but you still must dispose of used plates and cups and all bottles and cans. 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 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**

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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