



March 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
Clubhouse	Ron Brown	238-2814	Clubhouse	Ron Brown	238-2814

Pine Lakes Website: www.pine-lakes.org

Annual Meeting

The Annual Meeting was held on Sunday, January 26th and couldn't have been on a worse day. It was cold and snowy which made attendance even sparser. Besides the 5 Trustees present, we had representation from 6 Cluster Homes and 4 Parent Association Homes. Even though they had further to come than the residents, Mike Daymut, Scott Goldberg, and Paul Lipovits were there to give up-dates on the building situation and other items involving Strongsville.

Mike Daymut stated the City of Strongsville has applied for a grant of \$750,000.00 for noise barriers along the Turnpike. City must add a matching 10%. If Strongsville receives the grant, Blazey Trail will be the first area to receive attention. The City will apply next year to do additional areas which will affect Pine Lakes Residential Community.

Residents are now able to apply for building permits and inspections on line which is important as if you do not get a building permit, you may be charged with triple costs per the article in The Post on January 18, 2014.

Other topics discussed at the meeting are covered in separate reports and articles in the Newsletter.

Activities:

Saturday, April 19th has been set aside for our Annual Easter Egg Hunt. As in previous years, the event will be held at the Clubhouse. We will arrange to have the Easter Bunny available for

pictures so bring your cameras. See the attached flyer for more details. We will try to co-ordinate some in-door activities as the weather has been so unpredictable.

The Annual Garage Sale will be May 22nd and 23rd this year.

If you would like to have the Annual 4th of July parade, we will need a new volunteer to head up a committee to organize it and plan the route. Please notify John Konopka if you are interested.

Now for the adults in the neighborhood, Amy Kostka is organizing a meet your neighbors and have fun social group. Anyone with an idea of an activity they would like to suggest or help organize such as dinner and a movie, ball game, bowling night out, get in touch with Amy at akostka@sbcglobal.net or phone her at 440-238-9962. These events can happen a few times a year or we can have a monthly get together. All and any ideas are acceptable and appreciated. Another idea could be a walking group. We could walk in the park or in the neighborhood and it would be a good way to meet some of your neighbors and get in shape for your summer vacation at the beach.

Treasurer's Report:

The increase in dues last year helped us in replacing some of the money which was set aside for new recreation that was used in 2012 for the bridge replacement and paving of a section of the gravel path. We were also able to increase our reserve account. We are hoping to put at least \$3000.00 into the Recreation Account and \$3000.00 into the Reserve Account this year as we still need to replace \$4100.00 in the Recreation Account. The small ponds need to be dredged and the tennis courts need major repairs. Our Reserve Account is still not enough to accomplish these projects.

Special Projects:

We will be asking for bids on dredging the two small ponds and repairing or replacing the Tennis Courts. We will also be pursuing alternative usage plans for the area where the Tennis Courts now are.

A new "Pine Lakes Residential Community Inc. Handbook 2013-2015" is now available on line at the Pine Lakes website. It is an information packet designed by the Trustees highlighting some important information covered in our Covenant and Restrictions. It also lists some useful Strongsville phone numbers such as police and fire department.

Maintenance and Repair 2013:

Replacement of the walking bridge by the large pond was completed with the staining process being done by the Trustees putting in a full day of volunteer work and saving the Development money in the process. The trustees also stained the clubhouse picnic tables and removed two damaged cooking grills by the large pavilion. The large pavilion also needed repairs to re-enforce several roof support posts. The Trustees also took care of all the minor items that are required in the maintenance of the clubhouse such as fixing broken tables, replacing furnace filter and light bulbs. Annual checking of the fire extinguishers is also a needed but often forgotten item that has been added to the annual check list the Trustees have implemented.

Home Sales:

New model homes have been built by Joe Lipovits and Kensington Homes. A new home has also been built by Joe Lipovits in the Pine Lakes Crossing II section of the Development and is ready for the new residents to take possession this month. We all hope this is a sign of a new growth spirit for the Development.

Dumping of Yard Waste:

Spring is just around the corner so please remember when doing your spring clean-up that yard waste is not to be dumped into the common areas. We have enough problems with trees falling and natural waste accumulating in the common areas.

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. Information concerning our development is available on the website. The Bylaws and Deed Restrictions can be copied off the website if you need them. We encourage all homeowners to sign up and receive notification of the Newsletter on line to lower cost of printing and mailing. 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 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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