

December 2008



Pine Lakes Residential Community Newsletter

Introduction

The 2008 Pine Lakes Homeowners Association Board of Trustees consists of:

President	Pat Schuette	572-5995
Vice-President	Jim Spuhler	846-2634
Treasurer	Louise Ullrich	572-0764
Secretary	Jim Martin	846-1305
Trustee	Ron Brown	572-1257
Trustee	Joe Kluha	878-0407
Trustee	Joseph Ranallo	238-3021
Clubhouse	Ann Futo	238-2814

Happy Holiday Season– Pat Schuette

Once again we come to another Holiday Season, a festive time of year where each of us takes the time to observe our customs with family and friends. The Trustees of Pine Lakes Homeowners association would like to wish each and every family in our community a very joyous Holiday Season and a healthy and safe New Year.

Annual Meeting

Everyone is urged to attend the Pine Lakes Residential Community annual meeting to be

held at our Clubhouse on **Sunday January 18, 2009 at 2:00 PM**. This is a great opportunity for you to become familiar with the operations of our homeowners association. We will discuss the annual financial report, completed maintenance projects, new projects and next year's budget. This is also a good time for you to ask questions and share ideas and concerns that you may have about our community.

We will also conduct elections for two expiring trustee positions. The newly elected Trustees will serve a three-year term. Trustees are required to attend the monthly meetings and play an active role in carrying out all the responsibilities of the association. If you are interested in candidacy for one of these positions please contact one of the present Trustees by January 11, 2009 to have your name included on the ballot.

Annual Dues Increase

The last time that the annual membership dues was increased was in 2004. Since that time, all of our basic operating costs have increased. In an effort to maintain a balanced annual budget, we must raise the annual dues by \$10.00 per year for a total of \$160.00. The increase is less than \$1.00 per month.

Community Activities

Anyone interested in planning a Community Activity, please contact one of the Trustees. We need more volunteers and ideas so that we can involve more residents and make this a more attractive place to live.

Clubhouse

Please consider using our Homeowners Association Clubhouse for your next social event or party. The Clubhouse rental schedule is available on our website. Remember to book early as weekend dates fill up quickly.

Remember that a \$150.00 security deposit is required on the day of rental. The security deposit is returned upon checkout provided that nothing is damaged and the cleaning requirements are completed. Checkout time is no later than midnight on the day of rental.

Maintenance & Repair Report – Ron Brown

During the summer and fall of this year, a total of 22 projects were completed for our residential community. Almost all of the completed projects have been accomplished by members of the Pine Lakes Board of Trustees. Thirteen project items were completed during summer, and nine projects were completed this fall. Now that bad weather conditions persist, eleven current project items will be moved to the spring/summer 2009 M & R list.

Completed and pending 2009 projects are identified below. Please keep in mind that while Board members are donating their labor for most M & R projects, in some cases outside contractors are required due to the nature and complexity of the project. The M & R list is subject to change at any time by the Board of Trustees.

Completed Projects During Summer/Fall 2008

1. Replaced motion sensor and replaced halogen spot lights at large pavilion. Two outlets for additional overhead lights were also added. Lights will be ordered spring 2009.
2. Added one park bench at the Clubhouse.
3. Replaced patio door curtain slat at Clubhouse.
4. Repaired vandalism damage of the large pavilion.
5. Checked on residue in small pond and removed debris.
6. Repaired vandalized decorative fence at south unit entrance at Albion Rd. and Forestview Dr.
7. Removed old farm implement behind Lake View Circle house in common area.
8. Cleaned out Clubhouse gutters.
9. Repaired kitchen sink in Clubhouse.
10. Replaced Men's bathroom door knob/lock at Clubhouse.
11. Installed signs "Fishing Only With Adult Supervision" around the large pond.
12. Removed weeds from tennis court posts.
13. Repaired picnic table behind Clubhouse.
14. Installed "Rented / Keep Park Clean" sign at Clubhouse entrance.
15. Replaced the vandalized sign "No Motorized Vehicles" by small pond.
16. Removed and reinstalled park bench upstream from the large pavilion.
17. Painted front entrance door assembly and windows at Clubhouse
18. Repaired vandalism at Clubhouse by replacing patio exterior electric outlet box and GFI outlet. Also replaced exterior electric outlet box cover at front of Clubhouse and replaced all installation screws for all exterior electric outlet boxes with larger installation screws.
19. Installed chair rail in Clubhouse on wall between bathroom hallway and storage closet.
20. Painted front entrance door assembly and windows at Clubhouse
21. Painted Clubhouse front entrance door, all window shutters, and porch roof wood work.
22. Repaired and reinstalled two vertical patio blinds at the Clubhouse.

Pending M & R's for 2009:

1. Complete remaining resurfacing of the asphalt walking paths.
2. Re-landscape gaps along the sides of resurfaced paths and seed new grass.
3. Replace table bases for 5 tables at Clubhouse.
4. Complete walking bridge project near large pond.
5. Repair swinging park bench at playground off of Pine Lakes Drive.
6. Install two overhead lights at large pavilion.
7. Power wash, replace damaged fence slats and stain fence on both sides of Pine Lakes Drive entrance at Webster Road. (To be done by hired painter)
8. Replace vandalized window screens on North side of Clubhouse.
9. Stain all park benches. (To be done by hired painter)
10. Paint walking bridge near tennis court. (To be done by hired painter)

Pine Lakes Website – Joe Kluha

The Pine Lakes web site format will be changing in the near future. We have discovered that most of the residents use Internet Explorer for their browser. There are many other types of browsers out there: such as Mozilla, Mozilla Fire Fox, Netscape, Google, AOL, Mosaic, etc., etc.

These are all very good browsers and people like to use them. The Pine Lakes web site was originally designed around Internet Explorer. However, we have a compatibility issue and found that some of these other browsers don't always display all the information presented on the website. Therefore, in the future, our site will be more compatible and user friendly with these other browsers.

On the web, you can view past and current Pine Lakes Newsletter, association by-laws and covenants and other interesting articles. Also, you can sign up to receive newsletters and announcements by e-mail. Just type: www.pine-lakes.org to get on line.

The Reserve at Pine Lakes Village- Joseph Ranallo

Currently there is very little news to report concerning The Reserve. Kensington Homes Inc. reports no new sales as the market for new cluster homes remains slow. Mattes Landscaping Inc. completed the tree replacements for the year 2008 in The Reserve last month.

The 2009 cluster dues (billed quarterly) will remain unchanged.

Treasurer's Report – Louise Ullrich

Our 5 year Budget is nearly complete and copies will be available at our Annual Meeting in January. A copy will also be sent with the Annual Billing along with the Year End Treasurer's Report.

As there are many large projects to be completed and the cost of materials and labor is constantly increasing, we are increasing the Annual Dues by \$10.00 making the total due \$160.00. Please note that there will be a \$20.00 fee for any check returned to us for insufficient funds. There will also be a late charge of \$20.00 for any check received after March 15, 2009.

Pine Lakes Landscaping- Jim Spuhler

Another landscaping season has drawn to a close. The final cutting of our numerous grassy areas was completed at the end of October. All retention basins have had their concrete spillways cleaned this past summer. This past year we've continued to cut down dead trees and those that have been blown down by the numerous storms that have played havoc in a number of the common areas throughout the development. During this past fall we've continued to remove and replace more of the diseased pine trees. This process will continue until we've replaced all of the Scotch Pine trees. See you in the spring. With all of the early snows and cold that we've experienced to this point I, for one, can't wait.

Ponds

The fountain in the large pond between Forestview and Lake Meadows had to be removed and repaired this past summer. It has now been removed and stored by Aqua Doc for the winter months. It will be re-installed in the Spring. Please remember that there is no ice skating or any type of activity on the ponds during the Winter months due to the danger of falling through the ice.

Unfortunately we are still receiving complaints about abuse of the wildlife in our community. This is punishable by law and generally results in incarceration. Please help put this to an end.

Common Areas

The Common Areas of Pine Lakes are for the enjoyment of all residents. They are not to be used as an extension of your property.

Please remember to use the trash cans installed along the paths and by the playgrounds as much litter has been found in these areas. We find that during the school year the corners where students are picked up by the School Bus tend to get cluttered with juice boxes and candy wrappers.

We need your help to keep our community looking its best.

Post Lamp Ordinance

The City Ordinance requires all residential streets within the City of Strongsville located in developments without street lights have post lamps in individual home's front yards. These post lamps must be maintained in proper working order. They are to remain lit between dusk and dawn.

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.

Pet Owners

It has been brought to our attention that on occasion some pets are put outside and left to run loose. In some cases the animals are doing damage to other homeowner's property. We ask that you please control your pets. Please use your own yard or one of the many common areas instead of your neighbor's yard to walk your pets. Even in the common areas, you have to pick up any messes that your pet may leave, as we all have access to these areas. If disposing of your pet's droppings in the containers by the ponds or parks, please be sure to use plastic bags and secure them so they do not leak as our lawn maintenance people have complained about the smell and the loose feces in the garbage.

Also, please keep your pets on a leash when you let them out. Thank you for your cooperation on this issue.

Trash Collection

Trash should not be placed at the curb until the **evening** before pick-up. We have received several complaints from residents that people are putting out trash on Saturday for a Monday pick up.

Babysitting

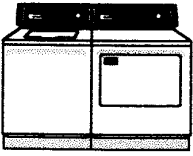
Deena Ayyash 846-6473
 Cassie Block 846-6610
 Kayla Dunbar 238-4656
 Lindsay Dunbar 238-4656
 Kelsey McHale 572-9202
 Tatiana Pastorcic 665-8645
 Lauren Schoch 846-0481
 Melissa Schemer 268-9767
 Hanna Smith 846-8831
 Kathleen Smith 238-9009
 Nicole Smith 238-9009
 Daniel Yagel 572-8304
 Katie Williams 572-5370

Yard Work

Jack Barendt 238-1390
 Cameron Dunbar 238-4656
 Justin Fargus 846-6130

Dog Walking or Pet Sitting

Justin Fargus 846-6130
 Melissa Schemer 268-9767
 Kathleen Smith 238-9009
 Nicole Smith 238-9009



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