

December 2009



Pine Lakes Residential Community Newsletter

Introduction

The 2009 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
Trustee	Rick Moscarino	238-4857
Trustee	Ron Brown	572-1257
Trustee	Joe Kluha	878-0407
Trustee	Matt Bernard	268-6140
Clubhouse	Ann Futo	238-2814
Website	www.pine-lakes.org	

Pat Schuette

Happy Holiday Season

Once again we come to another Holiday Season, a festive time of year where each of us takes time to observe Holiday customs with family and friends. The Trustees of Pine Lakes Residential Community 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 17, 2010 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 10, 2010 to have your name included on the ballot.

Littering

Unfortunately there are a few inconsiderate residents that live amongst us here in Pine Lakes. Litter in our community has become a major problem. These thoughtless residents feel that it is perfectly acceptable to throw their garbage out of the vehicle window onto our streets and common areas.

I personally observed two Pine Lakes residents throwing a Budweiser beer can out of their vehicle window onto the tree lawn at Forestview and Albion. I marked down their license number and reported it to the police. The police contacted me later and told me they went to the vehicle owners' residence and issued a warning for littering. Under the circumstance the police could only issue a warning because they did not observe the incident.

To illustrate how serious the litter problem is I collected the garbage in the two photos below from the tree lawns located at the Burlwood and Woodrun area and, the Forestview and Albion area. The people that are doing the littering obviously live near these areas and pass by them daily.

If you cannot resist the impulse to throw your garbage on our streets, I urge you to sell your house and move to a neighborhood where this is acceptable behavior. You are ruining the property values in our community.



Forestview & Albion area



Burlwood & Woodrun area

Thanks Joe Ranallo

Pine Lakes Residential Community, and the board of trustees, wishes to thank Joe Ranallo for his service as a trustee of our homeowners association. Joe has served as a trustee since

2007 and will be leaving for personal reasons. Joe has always been a resourceful person that you could count on to “do the right thing”. Joe has always conducted himself as a gentleman, a good friend, and we will miss him. Good Luck, Joe and Thank You.

New Trustee

Matt Bernard has joined the board of trustees. Matt is looking forward to getting involved and making a difference in the community. We thank Matt for his interest. Matt’s contact information is available elsewhere in this newsletter and the website.

Community Activities

Anyone interested in helping to plan a Community Activity please contact one of the Trustees with your ideas. We need more volunteers and ideas so that we can get to know and spend time with our neighbors and keep Pine Lakes a great place to live and raise our families.

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. Please make note that a cleaning service is available to clean the Clubhouse after your party if you wish, for an additional \$100. Checkout time is no later than midnight on the day of rental.

All the details regarding Clubhouse rentals are available on our website.

Clubhouse Cleaning Service

After a long day of hosting guests at a clubhouse function, some people are just too exhausted to clean the clubhouse for the next renter.

A cleaning service is now available to you for your next clubhouse rental. If you choose to utilize the cleaning service, it should be scheduled when you make the original clubhouse reservation. Simply tell the clubhouse scheduler you would like to schedule the cleaning service to take care of the clubhouse at the end of your rental.

Renters, choosing to utilize the cleaning service, are required to complete two main tasks at the end of the rental event;

1. removal of all leftover food, decorations, and trash from the premises
2. Return all tables and chairs back to their original positions

The cleaning service will take care of normal cleaning and sanitizing of the bathrooms, vacuuming the carpet, cleaning the kitchen appliances, mopping the floors, wiping down the counters and table tops, and cleaning the windows.

Hiring the cleaning service does not give you approval to leave the clubhouse extremely messy. You will still be asked to clean any extraordinary sloppy conditions upon checkout. You are still required to respect the property and will be held responsible for all damage.

The charge for the cleaning service is \$100.00 in addition to the normal rental and deposit. Payment is due on the day of rental in the form of a separate check or cash.

Maintenance & Repair Report - Ron Brown

Pine Lakes Maintenance & Repair List for 2009 as of 12/05/09

Your trustees have collaborated to complete thirty-four items on our maintenance and repair list for this year! Project number thirty-five, installation of street lighting at the Club House parking area, is slated to be completed before Christmas. Nine project items will be carried over to 2010.

A few of the major accomplishments this year include; resurfacing the asphalt walking paths, reconditioning the playground on Pine Lakes Dr, refinishing of all park benches, repair and painting of all fences at Pine Lakes Dr. and Webster Rd., replacing vandalized windows and screens at the Club House, installation of speed bumps on the Club House driveway, and the scheduled installation of lighting for the Club House parking lot area. Remember that the M & R list is subject to revision by the Board of Trustees at any time.

Pending M & R's for 2009

Spring 2010; replace walking bridge near large pond. *(Two Proposals to City of Strongsville have been approved. A Final decision by the board will be made in the spring of 2009).*

1. Repair gash in clubhouse entrance door trim.
2. Repair or replace clubhouse patio blinds pull-chain.
3. Install second French drain on high side of playground near tennis courts.
4. Repair path concrete over galvanized culvert on Service Bridge near large pond.
5. Extend drain pipe by 8 to 10 feet near Service Bridge.
6. Replace wallpaper borders in Men and Women's rest rooms at Clubhouse.
7. Resurface gravel pathways.
8. Adjust Club House entrance door so it does not drag at the bottom.

Completed M & R Projects

1. Reinstalled pieces of aluminum siding trim to front of clubhouse.
2. Repaired broken fence sections and replaced damaged fence slats and cross beams to fence on both sides of Pine Lakes Dr. & Webster Road.
3. Reinstalled fire extinguisher bracket near clubhouse kitchen.
4. Replaced F-Connector behind Club House television set.
5. Replaced playground kiddy swings at park on Pine Lakes Drive.
6. Power washed and stained fence on both sides of Pine Lakes Dr. & Webster Road.
7. Replaced clubhouse mailbox with CLUB HOUSE wording on spine of box, and signage above mailbox saying indicating the clubhouse address.
8. Replaced 3 vandalized windows and 4 screens on West and North sides of clubhouse.

9. Replaced two sections of playground slide at park on Pine Lakes Drive.
10. Adjusted playground balance beam at park on Pine Lakes Drive.
11. Repaired and reinstalled Clubhouse kitchen cabinet faceplate.
12. Rebuilt and refinished three-seat adult swing in main playground.
13. Project suspended until further notice: Area #2 paving project [graveled paths]
14. **Area #1 paving project [large pond area]:** Completed remaining resurfacing of the asphalt walking paths for area #1.
15. Stained all park benches
16. Repaired park bench near double ponds off gravel path.
17. Installed drain cap on existing French drain at playground across from tennis courts.
18. Filled hole in ground near playground across from tennis courts.
19. Rebuild Clubhouse outdoors gas grill.
20. Replaced clubhouse entrance door dead bolt with "School House Dead Bolt".
21. Replaced single swing at playground near tennis courts.
22. Adjusted clubhouse storage cabinet locks.
23. Cleaned Club House gutters.
24. Examined hydraulic door closer on Club House entrance door. It was in good condition but door grabs at the door threshold.
25. Installed one set of speed bumps on Club House driveway.
26. Repaired Club House Vertical Blind
27. Painted walking bridge near tennis court.
28. Replaced large pond fountain power box lock hasp.
29. Installed second speed bump at Club House.
30. Painted kitchen walls at Club House
31. Repaired vandalized fence slat at Forestview Dr. and Albion Road entrance.
32. Repaired Club House vacuum cleaner.
33. Power washed Club House sidewalks.
34. Repaired Club House security system window contact point.

Pine Lakes Website – Joe Kluha

The Pine Lakes Newsletter is sent out four times a year by mail or the Internet. Sometimes, additional announcements of time sensitive material are sent out as the need arises. Recently, we just had that need.

A couple of weeks ago, two homes in the Pine Lakes Drive area were broken into and some items taken. The homeowners asked for our assistance. They asked us to e-mail a letter from them, to all residents who have signed up, asking if anyone saw anything strange or unusual on that particular weekend.

On another occasion, a homeowner's pet was missing. Again, we were able to send a picture of the lost pet via e-mail and eventually the pet returned home.

As you can see, this can be a valuable asset for us. Not only do we save postage for mailing the Newsletter and announcements, but also we can get information to you faster than snail mail.

If interested, give your name to a trustee or send e-mail to the webmaster@pine-lakes.org to get on the mailing list. Your e-mail address is not shared and is not given to any third party.

Clubhouse Driveway – Rick Moscarino

Speed bumps were installed on the clubhouse driveway in October. They are proving very effective in slowing the vehicles entering and exiting the clubhouse. However, they were removed on 12/5 and will be stored for the winter months, so they will not be damaged by snow removal equipment. They should be installed again in late March or early April.

Clubhouse Security – Rick Moscarino

We have had three security firms visit the clubhouse in the past month and review installation of security cameras on the exterior of the building. The most likely scenario will be installation of 4-6 vandal-proof dome cameras. Two of the three proposals have been submitted. The final proposal should arrive by 12/11/09. A decision should be made at the next Trustees' meeting in January. A progress update will be provided in the next newsletter.

Large Pond Walking Bridge – Rick Moscarino

As noted in the previous newsletter, the walking bridge at the large pond on Lake Meadows is scheduled for replacement in the spring of 2010. Approval drawings will be submitted to the City of Strongsville by the end of December. Project status will be updated in the next newsletter.

Treasurer's Report – Louise Ullrich

It is that time again to put the annual Homeowner's Dues into your budget. The dues for 2010 will remain at \$160.00 and will have the same due date as always of March 1st. There will be a late charge of \$20.00 for payments received after March 15th. If you think you will need additional time to make payment, please let me know before the March 1st due date so an alternate payment schedule can be arranged to avoid the late fee. Thank you all for your cooperation in sending your payments in a timely fashion.

Pine Lakes Landscaping- Jim Spuhler

Another year has come and gone as far as our maintaining all the common areas are concerned. Our extended fall with the mild weather and low amounts of rain allowed our landscaper to pick up just about all the leaves and cut the grass for a final time in early to mid November leaving the common areas looking quite well. Some grass seeding of areas

adjacent to newly planted pine trees took place to fill in the bare spots left by the removal of the larger diseased pines.

In August your board solicited bids for a new three year contract for lawn maintenance and landscaping for the association. Our current landscaper Moscarino Outdoor Creations was the successful bidder and will continue to maintain the common areas for the next 3 years. In addition, certain common areas in the cluster homes will be included in the overall maintenance plan beginning in 2010.

In addition to the weekly grass cutting and overall maintenance our landscaper cleaned the concrete spill ways running through all of the retention basins to allow for the efficient flow of water into and out of these basins.

A September review of the remaining Scotch Pine Trees found that the disease that is killing them has slowed its progress allowing the association to forgo the removal and replacement of any Scotch Pines this fall.

Winter is just around the corner and with its fierce winds should you notice a tree or other damage in one of our common areas please contact a trustee so we can make arrangements to have it cut down and removed.

Ponds

The fountain at the lake on Lake Meadows has been removed, serviced and stored for the winter.

Please remember to remind everyone that **NO Ice Skating** or **Walking on the ice** at any of our lakes or ponds is permitted for safety reasons.

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 or for the dumping of any yard waste.

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.

Codified Ordinance Section 634.04a (10) Noise

- a.) No person shall do any of the following:
 - (10) Operate or permit the operation of any mechanically powered saw, drill, sander, grinder, lawn or garden tool, lawnmower or similar device, other than powered snow removal

equipment, in residential areas between 9:00 p.m. and 8:00 a.m. of the following day on weekdays, before 8:00 a.m. or after 9:00 p.m. on Saturdays, and before 10:00 a.m. or after 6:00 p.m. on Sundays, Thanksgiving Day, Christmas Day or New Year's Day, so as to cause a noise disturbance across a real property boundary in a residential area;

Codified Ordinance Section 1064.07 Rubbish

1064.07 REGULATIONS APPLICABLE TO RESIDENTS.

The following rules and regulations are applicable to the residents of the City for the collection of refuse from resident's properties:

- (a) Refuse shall be placed on the tree lawn near the road edge by 7:00 a.m. of the designated collection day. Refuse shall not be put out earlier than the night before the scheduled collection day.
 - (b) Refuse shall be placed in plastic bags or other disposable containers of not more than thirty-gallon capacity. All bags or other disposable containers shall be securely fastened and shall not exceed fifty pounds in total weight. When metal or plastic garbage cans are used, a plastic disposable bag shall be inserted as a liner and securely fastened.
 - (c) Garbage shall be completely drained. Garbage disposals shall be used whenever possible.
 - (d) Large boxes, crates, cartons and papers shall be collapsed and tied in bundles weighing not more than fifty pounds.
 - (e) The following items cannot be disposed of by the Department of Public Service and Properties and therefore will not be accepted for pick up: liquids (paint, gasoline, oil, thinners, etc.), animals or animal waste.
 - (f) Tree and hedge trimmings not exceeding three inches in diameter shall be picked up on announced days beginning April 1, 1976.
 - (g) Appliances and special items not covered herein shall be picked up upon request. A call should be made to the service dispatcher with specific information.
 - (h) City refuse collectors are not permitted to enter any property, house, garage or other building in making collections.
 - (i) If holidays fall on a regular collection day, refuse shall be placed at the curb for pick-up the next day.
 - (j) The Department of Public Service and Properties shall be notified if collection is not made regularly.
- (Ord. 1976-9 Passed 1-19-76.)

Post Lamp Ordinance

The City Ordinance quoted below 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. If cited by the City, there is a potential \$250.00 fine.

1442.08 DUTIES OF OWNERS, OPERATORS AND OCCUPANTS:

(r) Front Yard Post Lamps. On residential streets in subdivisions where a developer elected to illuminate the streets within the subdivision with post lamps in front yards of residential properties in lieu of the installation of municipal street lighting, such post lamps shall be maintained in working order to provide the illumination of the property and the public rights-of-way to the extent intended in the original design and installation of those post lamps for the protection of the safety of the general public.

(Ord. 1998-104. Passed 9-21-98)

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.

Please Note! We have been receiving complaints from homeowners regarding excessive barking of dogs. Please help control your animals in this regard. Some of the barking goes on for long durations. Thank you for your cooperation on these issues.

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.

ADVERTISING FOR PINE LAKES RESIDENT TEENS

Babysitting

Deena Ayyash 846-6473
Isabella Cromleigh 846-3624
Lindsay Dunbar 238-4656

Snow removal

Jack Barendt 238-1390
Danny Cromleigh 846-3624
Cameron Dunbar 238-4656

Babysitting cont.

Kayla Dunbar	238-4656
Kelsey McHale	572-9202
Lauren Schoch	846-0481
Melissa Schemer	268-9767
Hanna Smith	846-8831
Zack Thomas	846-6458
Kathleen Smith	238-9009
Nicole Smith	238-9009
Daniel Yagel	572-8304
Katie Williams	572-5370

Piano Lessons

Minh Vannuyen 846-1736
 E-mail: hungryazhn@yahoo.com

Snow removal

Justin Fargus	846-6130
Cody Madama	268-9364

Dog Walking & Pet Sitting

Justin Fargus	846-6130
Danny Cromleigh	8463624
Melissa Schemer	268-9767
Kathleen Smith	238-9009
Nicole Smith	238-9009



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