

JUNE 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	Joseph Ranallo	238-3021
Clubhouse	Ann Futo	238-2814

Pat Schuette

Hi Neighbor,

Good neighbors are usually unappreciated, but that doesn't mean that they're unnoticed. Are you a good neighbor? Do your neighbors comment on your behavior in a good way?

What makes a good neighbor? A well maintained house, a nice lawn, neatly trimmed shrubs, quiet music, no loud and wild parties, and driving at the speed limit or below. Also, putting your trash on the tree lawn in the later evening hours the day before pickup, never starting up lawn equipment before 9 a.m. on weekends, caring for your pets properly and, showing respect for your neighbors' property. All those are obviously things that other neighbors appreciate.

What else makes them smile in your direction? Being friendly and helpful are probably the biggest things that neighbors appreciate.

When you're outside make sure to smile and wave at your neighbors. Start a conversation if you like. These are the things that neighbors love.

It is not hard to be a good neighbor. It also isn't very hard to welcome a new neighbor. After all, don't you want your new neighbors to be good neighbors?

New Trustee

"Hello, I'm Rick Moscarino. I am taking the place of Jim Martin, who resigned earlier this year. Please feel free to contact me. We live at 14513 Willow Circle. My phone number is 238-4857 and my e-mail address is r.moscarino@pine-lakes.org."

Fun at the Easter Egg Hunt

The annual Easter Egg Hunt that was held at the Clubhouse grounds on Saturday, April 11th was a big success this year. Approximately 70 children hunted for eggs filled with candy. Everyone enjoyed refreshments afterward and had their picture taken with the Easter Bunny. A huge thanks to everyone who helped make this event a big success and fun for all.

4th of July Parade

Pine Lakes will again this year organize a 4th of July parade. Strongsville Police and Fire units will lead the children along the route. The parade will start at 10:00 a.m. on Saturday July 4th at the intersection of Forestview and Pine Lakes. The parade route will be along Pine Lakes onto Lake Meadows and end at the Willow Circle cul-de-sac. The police and fire equipment will be available for photos at the completion of the parade, along with refreshments in the driveway of Beth and Mike Degirolamo. ...Much thanks to Beth and Mike for arranging and hosting the event. Hope to see you there.

Community Activities

We are always looking for new ideas and suggestions for community activities. Getting involved in these is a great way to meet your neighbors. Contact one of the Trustees if you are interested in volunteering to help with an activity or have a suggestion for an activity.

Garage Sale

The **Annual Garage Sale** was held on May 14th & 15th. The only comments received were that the ad in the Sun Paper was too small. It seems the only way to get an ad the way you want it is to e-mail or fax a copy to the paper as the ad did not come out the way I thought I called it in. It would be helpful if the people who want a garage sale would help organize it.

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. As there is no rubbish removal at the Clubhouse, all rubbish should be removed by the renter and put out with their regular items Monday for Trash Collection.

Special Assessment due to Vandalism

Vandalism still seems to be a major problem not only in our Development but for all of Strongsville. We have spent thousands of dollars the past few years in replacing light bulbs at the Clubhouse, re-siding one side of the Clubhouse, replacing sections of the slide at the playground off Pine Lakes Drive, and repairing the damage done to the small pavilion right after it had been renovated plus two repairs of the fence on Forestview off of Albion.

These costs are not figured into our Annual Budget which is used to maintain normal use and ware of playground equipment, lawn maintenance, tree replacement etc. If vandalism does not stop, we will have no alternative but to have a Special Assessment to cover these costs. This is not something the Trustees wish to do so we implore you to be attentive to what is going on in your own area. Report and document any instances of vandalism to the police.

We will try our best to spend the Annual Dues wisely so a special assessment will not be necessary.

Maintenance & Repair Report – Ron Brown

Pine Lakes Maintenance & Repair List for Summer/Fall 2009 as of 06/09/09

Currently we have fourteen M & R's on our to-do list along with five projects already completed. As the weather and ground conditions allow, we will be tackling this list on selective Saturdays during the summer and early fall. The following list is subject to revision by the Board of Trustees at any time.

Pending M & R's for 2009

1. Repair swinging park bench in main playground.
2. Replace table bases for 5 tables at clubhouse.
3. Replace 2 vandalized window screens at clubhouse.
4. Replace or alter 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*).

5. Install two overhead lights at large pavilion.
6. Stain all park benches (to be done by hired painter)
7. Paint walking bridge near tennis court. (To be done by hired painter)
8. Power wash and stain fence on both sides of Pine Lakes Dr. & Webster Road.
9. **Area #1 paving project [large pond area]:** Complete remaining resurfacing of the asphalt walking paths for area #1. In addition, extend asphalt path 173 feet from the North side of lower walking bridge to the upper walking bridge to accommodate modified usage of lower walking bridge (New and multiple bids are pending with work anticipated to occur during spring / summer 2009. Before any paving bids are accepted, bids will also be requested for slurry coating on all previously paved paths.). Note: Once all work has been completed, if needed, Moscarino may need to be asked to fill gaps along the sides of new and resurfaced paths and seed grass.

Area #2 paving project [graveled paths & small pond area]: Pave about 40 to 60 feet of gravel walking path beginning at street entrance on Pine Lakes Dr. to wood bridge (203 Feet)) just past small pond, and from other end of gravel path, where it begins on Pine Lakes Drive across from large playground, to the first park sign (143 feet). Also re-gravel the remainder of the gravelled pathway. (New and multiple bids are pending with work anticipated to occur during spring / summer 2009).

10. Repair gash in front door frame trim of club house adjacent to door latch by installing a brass plate.
11. Replace clubhouse mail box identification letters, and add signage above mail box saying : **CLUBHOUSE** →
12. Order and install solar lighting at each subdivision entrance. Install permanent sleeves in concrete to accommodate each solar light fixture so they can be easily replaced or repaired as needed.
13. Replace two sections of playground slide at park on Pine Lakes Drive.
14. Adjust playground balance beam at park on Pine Lakes Drive.

Completed M & R Projects

1. Reinstalled pieces of aluminum siding trim to front of clubhouse.
2. Repaired broken fence sections and replace 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 clubhouse television set. (Joe Kluha to investigate).
5. Replaced playground kiddy swings at park on Pine Lakes Drive.

Pine Lakes Website – Joe Kluha

It's official. Postage is now \$.44 to mail the Pine Lakes Newsletter. Thank you to all the residents that have signed up to receive the newsletter via e-mail. We had a very good response from residents after the March '09 newsletter was sent out. We would like to get more residents signed up. It doesn't cost anything and your e-mail address is not shared.

The Newsletter is sent out four times a year and there could be additional announcements sent out as the need arises. These mailings done via e-mail save the association over \$400.00

per year in printing and postage costs. We try to find ways to lower costs for the association. This is a great way to get information and it's faster than snail mail.

Give your name to a trustee or send e-mail to the webmaster@pine-lakes.org to get on the mailing list.

The Reserve at Pine Lakes Village- Joseph Ranallo

There have been no new cluster sales since the last newsletter. Currently there is very little news to report concerning The Reserve. Mattes Landscaping will be landscaping the cluster homes and common area again this summer (common areas deeded over to the umbrella association will be maintained by Mattes but will be billed to the umbrella association). 2009 cluster dues to remain the same. Mulching will not be done this year due to holding the line on any increase in dues.

Treasurer's Report – Louise Ullrich

Except for the two homes which we have placed liens on, all dues have been paid or have payment schedules arranged. Thank you for your cooperation in paying your dues and your understanding of the need for a late charge as it is important that we know what our income for the year will be in order to schedule the much needed improvements to the Development. It is important to keep our common areas in good shape as it affects the value of our individual properties.

Pine Lakes Landscaping- Jim Spuhler

It seems with the abundance of rain this Spring has brought with it an abundance of weeds. All of the common areas where grass is planted have received their first application of fertilizer along with weed controls. Our entrance signs and the playgrounds are being sprayed for weeds as the weather permits. All areas will be monitored to insure that the weed controls used are effective. Grass will continue to be cut on a weekly basis even though it was necessary for our Landscaper to work weekends in order to keep caught up due to all of the rain.

Mulching of various areas including all entrance signs will take place during the month of June.

The play ground areas are to have weeds removed from those areas where we have wood chips. Once these areas are cleared of weeds and treated new wood chips will be placed around swings, slides etc.

Our newest Trustee, Rick Moscarino, is not associated with our landscaping contractor and I am still the primary contact for all landscaping issues. Have a fun Summer.

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.

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

School is out and many families are planning parties at their homes. It has been brought to our attention that people are not following the rule to **park your vehicle on the side opposite a fire hydrant.** 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
Isabella Cromleigh 846-3624
Lindsay Dunbar 238-4656
Kayla Dunbar 238-4656

Yard Work

Jack Barendt 238-1390
Danny Cromleigh 846-3624
Cameron Dunbar 238-4656
Justin Fargus 846-6130

Babysitting continued

Kelsey McHale	572-9202
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 continued

Cody Madama 268-9364

Dog Walking or Pet Sitting

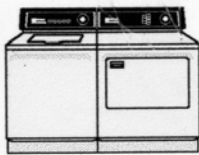
Justin Fargus	846-6130
Melissa Schemer	268-9767
Kathleen Smith	238-9009
Nicole Smith	238-9009
Danny Cromleigh	846-3624

Piano Lessons

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



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REALTOR®
Cellular: (440) 476-4959
Voice Mail: (440) 525-4890
Office: (440) 238-4200
lisahumenik@howardhanna.com
lisahumenik.howardhanna.com
17100 Royalton Rd., Ste. 2
Strongsville, OH 44136



Insured 440-476-7803
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