

June 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

Annual Pine Lakes Fourth of July Parade

Assemble at 9:50 A.M. at the corner of Pine Lakes and Forestview.

We will begin the parade promptly at 10:00 A.M.

We'll head down Pine Lakes, turn left onto Lake Meadows and then left to the top of Willow Circle. (This is the same route as last year.)

Refreshments will be served after the parade on Willow Circle. Children may have the opportunity to explore a fire truck and Dare Car.

(Pine Lakes Drive residents: the street will be closed from 9:50 A.M. to 10:10 A.M., so you will need to park at the southern end of Lake Meadows. Thanks for your cooperation.)

Don't forget to decorate your bike, buggy, or scooter!



Amendments to the Declaration of Covenants and Restrictions –

Pat Schuette

As a result of a lot of questions concerning the 3 proposed amendment changes recently mailed to you, we are suspending the voting until clarification can be determined on the registered sexual offender amendment. This amendment was proposed specifically to keep registered sexual offenders from living in Pine Lakes. It was not meant to hold any homeowner responsible for the possibility of a registered sexual offender being on their property. We are checking with other homeowners associations and our Legal Representative as to the proper wording of this proposed amendment.

The other two Amendments only dealt with the ability of the Homeowners Association to include recovering legal fees in the case of a lawsuit resulting from a disputed assessment.

“Article V Covenant for Maintenance Assessment” has always been a part of the “Declaration of Covenants and Restrictions”.

The Association has always had the ability to levy a Special Assessment if it deemed necessary. Including the ability to recover our legal fees in this section was intended to keep our legal fees down so we wouldn't have to increase dues in case of a lawsuit.

Community Activities

We would like to thank Beth DeGirolamo for again organizing the July 4th parade. We need more residents like her to get involved in organizing some activities the whole Development can enjoy. Anyone interested on working on an activity or who has a suggestion for an activity, please contact one of the Trustees listed on the top of this Newsletter.

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.

Maintenance & Repair Report – Ron Brown

Currently we have sixteen M & R's on our to-do list. As the weather and ground conditions allow, we will be tackling this list on Saturdays during July and August. The following list is subject to revision by the Board of Trustees at any time.

Pending M & R's for 2008:

1. Stain all park benches
2. Complete remaining resurfacing of the asphalt walking paths. This project could not be completed last fall due to excessive wetness around the walking paths.
3. Pave about 40 to 60 feet of the walking path beginning at entrance to small pond at Pine Lakes Dr. / Meadows Dr. Drive and re-gravel the remainder of that path ending at Pine Lakes Dr. / Forestview Dr.
4. Replace walking bridge near large pond.
5. Paint clubhouse entrance door woodwork.
6. Repair vandalism damage of the large pavilion.
7. Fill gaps along the sides of resurfaced paths and seed grass once all paving is completed.
8. Install rented / not rented sign at clubhouse entrance.
9. Add one park bench at the Club House playground area.
10. Repair swinging park bench in main playground.
11. Remove weeds from tennis court posts
12. Paint walking bridge near tennis court.
13. Repair / replace motion sensor and halogen spot lights in big pavilion.
14. Replace the vandalized sign “No Motorized Vehicles” by small pond.
15. Check on residue in small pond furthest from road.
16. Repair and replace vandalized slats for decorative fence near subdivision entrance at Albion and Forestview Drive.

Pine Lakes Website – Joe Kluha

Since introduction of the Pine Lakes Website last year, we have had a good turn out from the residents on signing up to receive the newsletter via e-mail. So far 149 households have signed up to get e-mail from the Association. Thank You. This helps in reducing postage and mailing costs especially with postage now at \$.42 each. It is easy to do. Go to the Pine Lakes Website at www.pine-lakes.org and click on the link on the home page for “sign up” and fill out the form.

If you have any questions that you would like to have answered or share with the rest of the homeowners, send e-mail to webmaster@pine-lakes.org. We are always looking for questions to put on our FAQ page.

Remember to type www.pine-lakes.org into your Internet browser or save it to your favorites for easy future reference.

The Reserve at Pine Lakes Village- Joseph Ranallo

To update everyone, there are 33 cluster homes built to date, including 2 builder models and 1 “spec” home for sale. One of the models is for sale with plans to build another model with a different floor plan. Sales traffic is strong but sales are slow. Dirt has been trucked in to add to the mound along the turnpike; however, because of the slow new housing market there has not been a lot of dirt generated.

The Reserve at Pine Lakes Village - Jim Martin

Alan and Kathy Bloesinger who are homeowners in The Reserve at Pine Lakes opened their home for an informal gathering of all the residents in the cluster development. On May 31st 27 guests gathered at 8:00 P.M. until... for drinks, snacks and fellowship. Many who attended brought their favorite snack, pastry, or hors d'oeuvre. It gave every resident who attended a chance to become acquainted. The get together was very successful and everyone had a great time. Since everyone had such an enjoyable time, there is talk of having a block party in the future.

Treasurer's Report – Louise Ullrich

As of this date we only have two homeowners who have not paid their 2008 homeowners dues. We are in the process of contacting these homeowners and working out payment arrangements. We appreciate every ones cooperation in getting their dues paid so that we can set up a budget and get started on the many maintenance projects for this coming year.

Pine Lakes Landscaping- Jim Spuhler

It seems with the abundance of rain this Spring it has brought along an abundance of weeds. All of the common areas where grass is planted have received their first application of

fertilizer and weed controls. Our entrance signs and the playgrounds are being sprayed for weeds as the rain 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.

Most of the retention basins are slated to have the concrete channels cleaned this year. This work is scheduled to take place in late June or July as the basins dry out.

Lost and Found

A Pink Barbie Scooter was taken from the front yard at 14562 Willow Circle between 11:30 A.M. and 2:30 P.M. Anyone with any information please call Julia Rosenthal at (440) 238-9284.

Ponds

In the near future we will be posting signs at the large pond reminding residents of the “No Fishing, No Ice Skating, and No Swimming” rules. These rules have been in existence for some time and are necessary to reduce the potential liability of the homeowners association.

Common Areas

The Common Areas of Pine Lakes are for the enjoyment of all residents. They are not be used as an extension of your property. Please be advised that these areas, whether they are landscaped with grass or wooded, are not to be used as dumping areas for grass clippings, leaves and other garden or yard waste. All of these items should be bagged and placed at the curb for pickup on your regular scheduled trash pickup day, or they can be recycled by dropping them off at the city of Strongsville recycling center. Thank you for helping to keep Pine Lakes Residential 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.

Dog 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 resident that people are putting out trash on Saturday for a Monday pick up.

Advertising for Kids

Babysitting

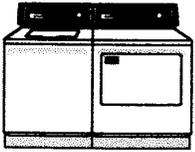
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 Hanna Smith 846-8831
 Kathleen Smith 238-9009
 Nicole Smith 238-9009
 Daniel Yagel 572-8304
 Katie Williams 572-5370

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