

March 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

News by Pat Schuette

Hang in there, winter will soon be over! Our annual meeting was held on January 20th and approximately 25 homeowners attended. Trustee elections were conducted. Incumbents Ron Brown, Joe Kluha, and Joe Ranallo, were each elected to a new three-year term. Jim Martin was elected to a one-year term to replace Kathy Zamrzla who decided to retire from her Trustee position.

We want to extend our sincere thanks to Kathy for her 10 years of dedicated service to the community.

Ward 1 Councilman Mike Daymut passed along information on the 4 community Task Force working to reduce Turnpike noise

The new developer of Timberstone (Whitney & Pearl Rd.) is in the process of getting new store commitments

In addition to routine operations, the Trustees have identified four new initiatives for consideration in 2008; review of our present Covenants and Restrictions, review Clubhouse security, check into lighted entryways into the community, and an amendment to our By-Laws limiting the ability of registered sexual predators from residing in Pine Lakes. We will keep you updated on progress in these areas.

New Trustee

I would like to introduce myself to my neighbors in the Pine Lakes Community. I am Jim Martin your new trustee. I will be taking the place of Kathy Zamrzla. My wife and I have lived in the Reserve at Pine Lakes for over two years. We are both retired teachers from Cleveland and Parma. I wanted to become active in our community so that I could continue to make Pine Lakes one of the best places to live.

Community Activities

We are still looking for volunteers to become involved in some of the community activities that we have supported in past years. Anna Marie Futo is planning an Easter Egg Hunt for March 22nd. We would like to have more activities involving our homeowners. Contact one of the Trustees if you are interested in helping with an activity or have any suggestions for an activity.

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

With eighteen maintenance and repair projects completed this past year, 2008 may seem tame in comparison. Currently we have nine M & R's on our list, and we anticipate beginning to tackle our list as soon as the weather and ground conditions allow. 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 Drive, and re-gravel the remainder of that path ending at Pine Lakes Drive across from the playground.
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.

Pine Lakes Website – Joe Kluha

Recently we have been getting a lot of questions or comments about residing in the Pine Lakes Association.

The trustees have been working on adding a **FAQ** (Frequently Asked Question) page to the Pine Lakes website. This page will answer a lot of the questions for homeowners and will soon be available for viewing. Keep checking the website for updates.

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.

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

For those of you who do not have a computer, the following is a list of some of the most frequently asked questions. More in the next Newsletter. All will soon be on the Website.

Pine Lakes FAQ's

- Q1. Who maintains the Pine Lakes facilities and the common properties?
A1. The Pine Lakes Board of Trustees is responsible for maintaining all facilities and common properties. The Association keeps a current maintenance and repair task list and each task is either completed by a trustee, a trustee work team, or contracted out when necessary.
- Q2. How often are facilities and common property evaluated?
A2. At a minimum, the trustees conduct a walk through Pine Lakes at least once a year to check on the overall conditions of the facilities and common property.
- Q3. How should a Pine Lakes homeowner report a problem or maintenance issue?
A3. Contact any Pine Lakes trustee and identify the location and nature of the problem. Trustee names and phone numbers are listed on the front page of the newsletter or can be found on the Pine Lakes website.
- Q4. What do I need to do when I sell my house?
A4. Advise your agent that your home is part of an Association and give your agent the Pine Lakes Treasurer's name and phone number. This can be found on the front page of the newsletter.
- Q5. Do I need to pay my Homeowner's Dues if I am selling my house?
A5. Yes, you must pay your dues by the due date. The title company will pro-rate the dues between the buyer and the seller at the time of transfer and credit the seller with the unearned portion.
- Q6. Who can rent the clubhouse?
A6. Only a Pine Lakes Homeowner can rent the Clubhouse.
- Q7. Is there a charge to rent the Picnic Pavilion by the lake on Lake Meadows drive?
A7. Currently there is no charge to reserve the pavilion. It is used on a first come first served basis.

The Reserve at Pine Lakes Village- Joseph Ranallo

One of Kensington Homes “Spec” houses was recently placed under contract and is scheduled to close sometime in March. Otherwise, things continue to be very slow in the new home market. 2007 financial statement for the cluster homes will be distributed with the 2nd quarter cluster dues statements to the Reserve residents only.

Treasurer’s Report – Louise Ullrich

I want to thank everyone for their co-operation in getting their dues paid in a timely fashion. This helps us set up a budget for 2008 and to start getting bids on the larger maintenance items. We are on a cash basis and need to keep cash on hand to pay for any unexpected expenses. As long as you let us know when to expect payment, we are able to adjust our budget and keep sufficient funds available. I also want to thank you all for the great response in sending in your e-mail addresses so that you can receive notification of the newsletter being available on the Website. That saves us a lot of money on postage especially since the rates will be going up in May.

Pine Lakes Landscaping- Jim Spuhler

During the last few weeks all areas have experienced some high winds due to the weather. If you should notice a tree or trees in any of our common areas that have been toppled by these winds or even if it is only leaning, please contact a board member in order that we may inspect it and take the appropriate action.

Ponds

The fountain will soon be re-installed by Aqua Doc but winter is not over. Please remember there is no ice skating or walking across the ice on any of our three ponds, as there is always the danger of the ice breaking and an injury to occur.

Common Areas

The Common Areas of Pine Lakes are for the enjoyment of all residents. 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

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 pets 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.

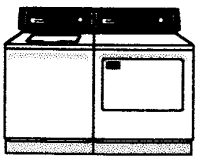
Advertising for Kids

Dog Walking , Snow Shoveling, or Grass Cutting

Babysitting

Cassie Block	846-6610
Lauren Schoch	846-0481
Hanna Smith	846-8831
Danielle Yagl	572-8304
Katie Williams	572-5370


Justin Fargus	846-6130
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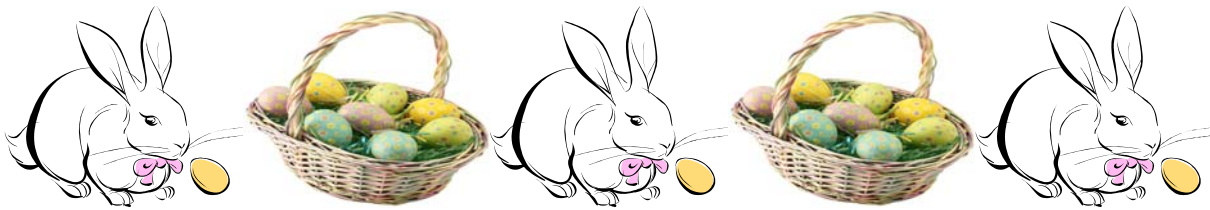
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Easter Egg Hunt and Mini Parade at Pine Lakes!

Please join us on **Saturday, 22 March 2008**, for an Easter Egg Hunt and a mini parade at the Pine Lakes Community Center, **from Noon to 2:00pm**.

The mini parade starts at the end of the clubhouse driveway and parade to the Easter Egg Hunt. After the Egg Hunt, which will last approximately 20 minutes, there will be refreshments served inside the clubhouse.

We are breaking the ages into the following age groups: Up to 3 years, 4-6 years, 7-9 years and 10-12 years. Please no children over 12.

The Easter Bunny will be available for pictures with the children, so don't forget to bring your camera. Also, please bring a dozen cookies to share; it will be greatly appreciated.

We are expecting many children so if you could help the day of the event it would most helpful.

Please RSVP by **Monday, March 10, 2008**, to any one of us below as we need to have a good idea of how many children and the ages of who will be attending so that we may buy accordingly. If you have any questions please don't hesitate to call or e-mail us.

Anna Maria Futo 440-846-8738 amfd@woway.com

Angie Gromek 440-781-9335 sgromek@sbcglobal.net

Karen Thomas 440-846-6458 specialtea25@sbcglobal.net

Marty Cromleigh 440-846-3624

Easter Egg Hunt and Mini Parade at Pine Lakes!

