

MARCH 2009



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

Important Message:

You may have received a post card from “utilitysavingscorp.net” inviting you to a meeting at the Pine Lakes Clubhouse on Sunday, March 22nd to discuss saving money on your natural gas bill. Please note that “Pine Lakes Residential Community Inc.”, your homeowners association, has no involvement in, nor sponsors this meeting.

Pat Schuette

Our annual meeting was held on Sunday January 18, and was attended by 26 residents. Elections were held for the two expiring trustee terms. Incumbents Louise Ullrich and Jim Martin ran unopposed and each was reelected to a new three year term.

Mike Daymut informed us that building is on schedule for the new shopping area across from Southpark Mall.

A small section of the Turnpike adjacent to Pine Lakes' property will be fitted with noise absorption panels to determine how effective they are in reducing the traffic noise. Hopefully this test will prove effective and more panels will be added.

Soon you may notice that we have a different contractor doing our landscaping. Landmark has transferred our contract to Moscarino Outdoor Creations. The landscaping cost remains the same.

Easter Egg Hunt

The annual Easter Egg Hunt will be held on Saturday April 11, 2009 beginning at 12:00 PM at the Clubhouse. Each family is requested to bring a plate of pastries for everyone to share. Beverages will be provided by the homeowners association. Make sure each child has a small container to carry home Easter treats. Bring your cameras for pictures with the Easter Bunny. You must RSVP by Friday April 3rd. Call Joyce Spuhler at 440-846-2634 or Carol Schuette at 440-572-5995. Volunteers are also welcome.

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** is tentatively planned for Thursday, May 14th and Friday, May 15th. These dates were picked to coincide with Huntington Park's Garage Sale in hopes that more people would come if they were assured of a lot of people having sales. Also, we did not want to have it too close to the Memorial Day Holiday or too early because of the chance of bad weather. A larger ad than last year will be put in the Sun Post. We will have Development Garage Sale signs at all main entrances. If you wish to put up additional signs, please feel free. Each household having a sale must apply for their own permit at the Foltz Parkway Service Center. A flyer will be put out two weeks before the sale to remind people of the date. If you would like to help pass out the flyers, please contact Louise Ullrich at (440) 572-0764 by May 1st.

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.

Vandalism

The vandalism in our Development has increased. Not only have the common areas suffered vandalism but it has spread to individual homeowners. Recently a homeowner reported that their picnic table was taken from the patio in their backyard. Two homeowners also had their houses egged and toilet papered. All incidents were reported to the police. Please report to the police if you see any vandalism taking place. It could be you who suffers the act of vandalism the next time.

Annual Meeting Minutes – Jim Martin

The Annual meeting of the Pine Lakes Homeowners' Association was held at the Pine Lakes Clubhouse on Jan. 18, 2009. All Trustees were in attendance along with 26 Homeowners. Included in the 26 were 9 Homeowners from the Clusters. Several Cluster Homeowners were concerned with the maintenance of the Common property located in the Pine Lakes Reserve. They wanted to know who has responsibility for the maintenance of these areas. Some felt that the Developer Scott Goldberg or the Pine Lakes Homeowners Association should maintain it because they hold the deed to the Common Areas. It was decided that Developer Scott Goldberg and Councilman Mike Daymut will check the deeds and covenants to see who will be responsible for maintaining these areas. They will report back to the Trustees on their findings. Also, there were some concerns about the high grass located behind some of the cluster homes that posed a health and safety hazard. Trustees will check with the city to determine at what height the city requires it to be cut and who will be responsible for cutting these areas.

The meeting also enabled the homeowners to become acquainted and share their concerns in keeping Pine Lakes and The Reserve one of the nicer places to live.

On February 24th the Trustees held their monthly meeting at the Clubhouse. The Trustees heard a report based on the findings of Councilman Mike Daymut and Developer Scott Goldberg. Since certain common properties located in the Cluster Development have been deeded over to the parent association it is presently being determined as to how these will be maintained by the Pine Lakes Homeowners Association. The Common areas in question consist of 3 landscaped oval parking areas and property that is located behind the homes on a portion of Glenbrook Drive.

Maintenance & Repair Report – Ron Brown

Maintenance and repair for the Pine Lakes Residential Community is always on-going. But each year we start off with a slate of projects and repairs that went onto our to-do list during the previous year, and could not be completed due to weather or other obstacles. This year we begin with a list of fourteen items on our "pending" list. They range from simple repairs and replacements to complex projects. All of the items listed below are important to our residential community and will be completed during the coming months.

Pending M & R's for 2009

1. Repair swinging park bench in main playground on Pine Lakes Drive.
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. Install two overhead lights at large pavilion.

5. Reinstall piece of aluminum siding (approximately 4 feet long) to front of clubhouse.
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, replace damaged fence slats & stain fence on both sides of Pine Lakes Dr. & Webster Road. (To be done by hired painter.)
9. Area #1 paving project [large pond area]
Area #2 paving project [graveled paths & small pond area]
10. Reinstall fire extinguisher bracket near clubhouse kitchen.
11. Repair gash in front door frame trim of clubhouse adjacent to door latch by installing a brass plate.
12. Replace clubhouse mail box identification letters, and add signage above mail box saying : **CLUBHOUSE** →
13. 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.
14. Replace F-Connector behind Clubhouse television set. (Joe Kluha to investigate).

Pine Lakes Website – Joe Kluha

We have had a good response from the Pine Lakes residents on signing up to receive the Pine Lakes News Letter and other announcements by e-mail. To date, we have over 220 people signed up.

With postage going up by two cents in May of this year, signing up will save the Pine Lakes Association over \$100.00 in postage on a quarterly basis. There are four News Letters sent out per year plus other announcements. We are always looking for ways to lower costs for the Association. By signing up, the savings are substantial.

We would like to encourage residents to sign up. If interested, send an e-mail to the webmaster@pine-lakes.org and you will be placed on the mailing list.

The Reserve at Pine Lakes Village- Joseph Ranallo

Currently there is very little news to report concerning The Reserve. Several proposals for cluster landscaping and snowplowing for the coming year are being reviewed at this time and shortly the most competitive will be chosen. There has not been any sales activity to report.

Treasurer's Report – Louise Ullrich

Please remember that the Homeowner's Dues have been increased this year to \$160.00. Although the payment date was March 1st we gave a grace period of 10 days. Any payment received after March 10th should include the \$20.00 late fee unless a prior payment schedule was arranged. It is unfair to the people who have paid on time to let homeowners who are consistently late with their payment not be charged a late fee.

Pine Lakes Landscaping- Jim Spuhler

The recent storms brought down a few more trees in common areas which have been removed. Should you come across a downed tree or other item that requires attention, please contact one of the trustees by telephone or leave a message for them on the Pine Lakes website.

Ponds

The fountain in the large pond between Forestview and Lake Meadows will be re-installed in the Spring.

Please remember the ponds are for everyone's enjoyment. The wildlife should not be abuse as this is punishable by law and generally results in incarceration. The geese are a problem but are an endangered species and are protected by law. Feeding of any wild animals is prohibited by Strongsville City ordinance and only adds to the problem.

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

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

Yard Work

Jack Barendt

238-1390

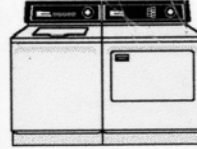
Cassie Block 846-6610
Babysitting cont.
 Isabella Cromleigh 846-3624
 Lindsay Dunbar 238-4656
 Kayla Dunbar 238-4656
 Kelsey McHale 572-9202
 Lauren Schoch 846-0481
 Melissa Schemer 268-9767
 Hanna Smith 846-8831
 Kathleen Smith 238-9009
 Nicole Smith 238-9009
 Daniel Yagel 572-8304
 Katie Williams 572-5370

Cameron Dunbar 238-4656
Yard Work cont.
 Danny Cromleigh 846-3624
 Justin Fargus 846-6130
 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

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