

September 2007



PINE LAKES RESIDENTIAL COMMUNITY NEWSLETTER

Introductions

The 2007 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	Kathy Zamrzla	846-0687
Trustee	Ron Brown	572-1257
Trustee	Joe Kluha	878-0407
Trustee	Joseph Ranallo	238-3021
Clubhouse	Ann Futo	238-2814

Development News from the President

Patrick Schuette

I hope that everyone had many opportunities to get out and enjoy the great summer weather.

I'm very excited to say that your Board of Trustees has been meeting monthly and working on a number of projects to ensure that Pine Lakes Residential Community will continue to be a great place to live.

New rules governing rental of the Clubhouse have been introduced. This will ensure that the Clubhouse is maintained in excellent condition for the next renter. The Clubhouse received new window blinds, and the alarm system for the patio doors has been repaired.

A Trustees work crew has been involved in doing some of the minor repairs and cleanup in the common areas.

Our Pine Lakes Residential Community website is being introduced. See details later in this newsletter. Our landscaper is working under our direction on a program to replace diseased trees in the common areas.

We are looking for alternative ways to complete some of the major maintenance projects that will be required in the near future. Some of those are, resurfacing the tennis courts and walking path, redesign of the bridge at the large pavilion, clean and redesign the culvert at the large pond.

We are seeking volunteers to become involved in planning community wide activities. The garage sale and the 4th of July parade were huge successes and we are looking forward to sponsoring others. We are welcoming other projects that will improve the community. Please let us know your ideas.

On a final note, due to the Strongsville School levy being defeated, and busing eliminated, many of our children are now walking to and from school. I want to prevail upon everyone in the community to make sure that they and everyone in their circle of friends and family drives extremely cautious.

The Reserve at Pine Lakes Village

by Joseph Ranallo

According to developer, Scott Goldberg, there is little news to report with the clusters. Unfortunately, the Cleveland market has been no exception to the housing slowdown and mortgage turmoil nationally. There is strong interest and good traffic to the models, but sales are slow.

To date, there are 29 cluster homeowners in The Reserve At Pine Lakes Village. In addition there are two "spec" homes available for sale and two builder models. Overall there are 55 improved lots in the first three phases of the cluster subdivision. The timing of future phases will hinge on improved sales and the turnaround in the housing market with various forecasts looking to early to late 2008.

Treasurer's Report

by Louise Ullrich

This year there were only two homeowners who did not pay their 2007 dues. A lien was put on one property and the other homeowner filed for bankruptcy. As treasurer it is my responsibility to make sure all dues are paid. If a homeowner is having

a problem I try to help by extending the time or by making a payment schedule. I cannot help you if you do not let me know. Starting with the year 2008 dues, all money must be in by March 1st of the year to avoid a late payment fee. An invoice will be mailed the end of January. Please have the dues figured in your budget so that you are not taken by surprise, especially as they are due right after the holidays. If you are having a problem, please let me know before the due date so an alternate payment schedule can be arranged.

Summer Repairs and Maintenance Activities

by Ron Brown

During Summer 2007 a number of repair and maintenance projects have been completed with a number of other projects still planned for early fall or spring 2008. Completed projects include:

1. Removed all weeds and overgrowth from all sides of tennis courts.
2. Replaced window and sliding door blinds at Club House
3. Replaced vacuum cleaner belt in unit located at Club House

4. Installed French Drain behind swing set in large pond area
5. Repaired clubhouse sliding door locks.
6. New sign:
 - a. Installed outside the clubhouse
 - b. Installed at entrances to common ground paths
 - c. Installed in recreational areas
7. Stabilized large shelter building at large pond
8. Straightened and re-concreted pond filtering system control box post
9. Patched holes in walking path near Forestview Drive
10. Added new garbage cans at large pond shelter and by tennis courts
11. Re-installed cooking grills at large pond shelter
12. Repaired metal railing at bridge crossing the creek near the large pond
13. Repaired structural support for shelter adjacent to large pond

Pine Lakes Website

by Joe Kluha

Pine Lakes Website is up and running. You must type in the URL www.pine-lakes.org to view the website. This is an informative website so that residents can view info on: latest association activities, availability of clubhouse, procedure for renting the clubhouse, view or print a map for clubhouse location for party guests, view past and current newsletters, view association by-laws and covenants, and contact trustees by e-mail. You can also sign up to receive the future newsletters by e-mail.

Ponds

by Kathy Zamrzla

All three ponds have been treated for algae all summer by Aqua Doc. They will be removing the fountain at the pond on Lake Meadows soon to store for the winter. During that time they will also clean and test the fountain for damage before reinstalling it in the spring.

I hope that you have enjoyed our ponds and the wildlife that comes with them during the warmer months. It can be very educational and recreational for our families. During the winter, please remember that Pine Lakes Residential Community does not allow ice skating or walking on the ice at any of our three ponds.

Pine Lakes landscaping

by Jim Spuhler

“Disease Toppling Scotch Pine Trees in Strongsville” As most of you might already be aware from the article in the Sun Star, a disease is causing these trees in our area to die. It is for this reason we are in the process of replacing some of our more diseased Scotch Pines in the area of Webster and Albion Roads. In order to keep costs down we are attempting to do this over a couple year period in conjunction with all of our other landscaping and lawn maintenance programs. The 16 more serious diseased trees have been cut down and will be replaced in the fall as weather permits with either Norway or Blue Spruce trees. In addition, some shrubs at two entrance signs will be replaced this fall. They are near the sign at the West 130th street and near the sign at the North East corner of Forestview and Albion Roads.

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 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

pet(s) 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.

Advertising for Kids

We will list "free advertising" for the kids in our association that are interested in providing their services. This can include babysitting, lawn care, pet sitting, tutoring, etc. Please contact Louise Ullrich at 572-0764 if you are interested.

Babysitting

Cassie Block	846-6610
Lauren Schoch	846-0481
Hanna Smith	846-8831
Danielle Yagl	572-8304
(Danielle is a registered sitter)	
Katie Williams	572-5370

Dog Walking & Grass Cutting

Justin Fargus	846-6130
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