



September 2013

Pine Lakes Residential Community Newsletter

The 2013 Pine Lakes Homeowners Association Board of Trustees consists of:

President	Ron Brown	572-1257	Trustee	Pat Schuette	572-5995
Vice-Pres.	Tom Seese	846-0829	Trustee	Bill Kostka	238-9962
Treasurer	Louise Ullrich	572-0764	Trustee	Pat Toohey	216-702-1356
Trustee	John Konopka	572-1711	Clubhouse	Anna Futo	238-2814

Pine Lakes Website: www.pine-lakes.org

Activities:

Fourth of July Parade again was a huge success do to the hard work of Beth and Mike Degirolamo. We need more residents like them to take the lead in sponsoring an activity which includes the entire development. We do not have anything planned for the end of the year and would appreciate some suggestions of what type of activity you would like to have. Pictures of the parade can be viewed at the Pine Lakes Website.

Treasurer's Report:

Our bank account was increased by \$2090.0 with the addition of the 11 Rosalee Lane residents to our roster. We want to officially welcome them to the Development although they have been participating in all activities since they moved in. We are hoping their dues will help us get our Reserve Account up to an acceptable amount.

Special Projects:

The bridge by the large pond still needs to be painted which we hope to have done by early fall of this year. Many projects have been put on hold because of the money we had to spend in taking down so many of the dead trees in the Development. I am sure most of you are aware of the blight of the Ash Trees in the area. We have also been having problems with some of our Pine Trees. Our Tree Removal Expense so far this year is \$9900.00 and there are more trees that still need to be cut down.

Maintenance and Repair 2013:

The Trustees will continue to schedule workdays to help reduce the cost of minor repairs needed to be made around the Development. We are always in need of help and the expertise of homeowners. If you are interested in helping in this area, please contact Bill Kostka at 440-238-9962 for more information.

Home Sales:

Joe Lipovits is in the process of building a new model home in the Pine Lakes Crossing II portion of the Development. A model was built in the Cluster Home section of the Development by Kensington Homes last year. Although approximately 15 homes have sold in the Development, there seems to be no interest in new construction. Hopefully next year will see more interest in new construction.

Clubhouse:

The cost of renting the Clubhouse is \$125.00. The cleaning service remains at \$100.00. To rent the Clubhouse, residents have to be in good standing, which means they must be current with their Dues. The Trustees reserve the right to refuse rental of the Clubhouse to anyone who is delinquent in payment of their Annual Dues or have abused the Clubhouse during their previous rental. Available rental dates, map to the Clubhouse and other information can be obtained on the Pine Lakes Website.

Only the actual homeowner is able to rent the Clubhouse and is responsible for any damage done to the Clubhouse and, therefore, must be present the entire time of the rental. Minors are not allowed to rent the Clubhouse and are not to be left in charge of any party scheduled for them.

Website:

Please remember to check out our website at www.pine-lakes.org. Information concerning our development is available on the website. The Bylaws and Deed Restrictions can be copied off the website if you need them. We encourage all homeowners to sign up and receive notification of the Newsletter on line to lower cost of printing and mailing. Our quarterly Newsletter is posted on the Website and is available to all homeowners. If you do not own a computer, you can access the Website at the Strongsville library, as the Newsletter will not be mailed. Your e-mail address is kept confidential and is only used by the Trustees concerning Development news or information we feel is important for you to know such as break-ins or vandalism.

Dumping in Common Areas is Against the Law:

Please note that dumping in the common areas or anywhere is against the law as spelled out in **Chapter 126 of the Codified Ordinances for the City of Strongsville.** Violators may be charged with this offence by the City of Strongsville. It is also important for all residents to note that "Homeowner Organizations" have the right, according to the Codified

Ordinances, to recover clean-up expenses. In the Pine Lakes Residential Community, Inc. the Board of Trustees also has the right to fine Pine Lakes residents who are found in violation of this city ordinance.

Some people do not realize that putting “yard waste” or “cut down tree limbs” into the common area is actually “dumping”. We have had a least five cases of dumping in the common areas this year, and we have taken action against each of those residents. So, please obey the law and refrain from dumping anything into the common areas. The common areas are for everyone’s enjoyment as natural and wild areas.

Encroachments into the Common Areas

It is against the law to encroach onto a Common Area. The common areas are required to remain WILD AND UNDISTURBED. Currently we have experienced 11 cases of property owners encroaching on common property by:

1. Installing sheds
2. Putting in play ground equipment
3. Storing of stacking wood
4. Clearing and mowing common ground

The Trustees are taking action against all violators with assistance from legal counsel. All residents must understand the Common Ground is beyond their own property lines, and they have no rights of any kind to invade, encroach or in any other way occupy any portion of the Common Area. The courts support the Association’s ownership of the Common Area, and we plan to preserve this natural and wild space for the enjoyment of all members of the community.

Other Codified Ordinances:

Many of the complaints received by the Trustees involve city ordinances, which are not in our jurisdiction to resolve. The Animal Warden who can be reached at 580-3180 handles complaints concerning barking dogs. (Please clean-up your dog’s feces when walking in common areas or any part of the Development.) Complaints concerning Post Lamps and un-kept yards please call 580-3105. You can also check the City of Strongsville’s website at www.strongsville.org for more information.

Open burning is the subject of the Strongsville Codified Ordinance, Chapter 1614. Residents of Pine Lakes Residential Community should be aware of these requirements when burning in our neighborhoods. Although cooking is allowed, burning rubbish is prohibited and bonfires require permits from the City. Please consider your neighbors when burning. Obnoxious smoke can ruin an otherwise pleasant summer evening.

Ponds

Please remember to remind everyone that **No Fishing without Parental supervision is permitted** at any of our lakes or ponds for safety reasons. The stones around the pillars of

