



## September 2014

### Pine Lakes Residential Community Newsletter

The 2014 Pine Lakes Homeowners Association Board of Trustees consists of:

President	Tom Seese	846-0829	Trustee	Bill Kostka	238-9962
Vice-Pres.	Pat Toohey	216-702-1356	Trustee	John Konopka	572-1711
Treasurer	Louise Ullrich	572-0764	Trustee	Rob Dolan	846-3787
Trustee	Rich Miller	846-9918	Clubhouse	Ron Brown	238-2814

Pine Lakes Website: [www.pine-lakes.org](http://www.pine-lakes.org)

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#### **New Trustees needed:**

Due to vacancies, we are looking to fill trustee positions starting in 2015 for three year terms. Trustees attend monthly board meetings where decisions are made regarding maintenance and cash management. Trustees host clubhouse renters for signing, sign-outs, and inspection. They oversee our contractors for landscaping, trees, ponds, clubhouse HVAC and security, and perform minor maintenance (painting) with other trustees. New trustees would be elected to the Board at the annual meeting usually held in January. For more information contact a trustee using our web site.

#### **Vandalism and Theft:**

Vandalism and theft are on the rise again in the Development with the bottom of a portable basketball hoop being dumped into the large pond by the paved path and two five foot scarecrows being stolen from the front porch of a home on Forestview. The homeowner on Forestview was advised to report the theft to the police department of Strongsville and had already done so. It is embarrassing to the whole Development as well as the Trustees to have a new homeowner report such an incident. Please keep an eye open so we can catch these delinquents. Report any suspicious activity to the Police as we do not want this situation be get out of hand.

### **Homeowners' Responsibilities:**

Although the city owns the tree lawn of your property, it is your responsibility to keep in in good condition. The sidewalk in front of your home should be free of over-hanging tree limbs and the bushes and plants should also not protrude over the sidewalk. If you are unable to trim the tree on your tree lawn, you can call the City of Strongsville and make arrangements for them to trim it for you.

Please be aware that when you are doing your "fall" clean-up that no debris of any kind – grass, leaves, twigs, etc. - is to be dumped or piled on common ground property. We are again seeing grass and dirt dumped on common ground and will be contacting residents in the area to clean-up the mess. We have spent over \$1500.00 in cleaning up common areas because of what residents in the area have dumped and other residents complained to the City. There is a City regulation (660.03) against dumping in common areas and we intend to enforce it.

### **Budget concerns:**

We have been putting off some major repairs in the hopes that the building lull would end and that both Joe Lipovits and Kensington Homes would be building a lot of new homes. Although Joe Lipovits has built a model and one other new home and is in the process of building another and the new model in the Cluster section has been sold, the dues they represent will not cover the cost of the projects that need to be done. An increase in dues is being considered to put on the ballot for next year.

We have removed the wooden bridge connecting the paved path to the path leading to the Tennis Courts. We have received a proposal to replace one tennis court with adult exercise equipment. We are open to other suggestions which we anticipate will require city planning commission approval if the tennis courts are removed and replaced with something else. It will take several years and an increase in dues to make changes of this nature.

With all the bugs and diseases that are killing the trees, our common areas are looking quiet desolate. We are unable to plant new trees as we have no way of caring for them and the deer population seems to feel any tree we plant is good for dinner.

### **Activities:**

We did not have a parade this year for the fourth of July as no one came forth to help arrange one. As Pine Lakes Drive is also in such bad repair, it seemed like a good idea to forgo the parade for this year. A longer alternate route ending at the Clubhouse may be a better alternative for next year.

We did have an Adult Social get-together on Tuesday, August 5th. We had approximately 30 residents who attended bringing snacks, beverages, and hope that we can

bring some awareness of what is happening in our own back yards. We would like to encourage more activities in the neighborhood. They do not have to be on a large scale. They also do not have to be at the Clubhouse. Getting a group together to go to a show, concert, or sports game would be great.

If you wish to continue these activities such as the Garage Sale and Easter Egg Hunt, they will need to be organized and money collected by the residents running the activity. We do have supplies left over from previous years which we will donate but we will no longer use any money collected from dues to supplement money needed to put on these events. Although we have limited and budgeted in the past for such activities, we realize that the residents who do not participate may not approve of their money being spent on other than the maintenance of the common areas especially when we intend to increase the dues.

### **Treasurer's Report:**

With the addition of the two new homeowners we now have a total of 508 homes. There are still 2 homeowners who have not paid their 2014 dues. One home is up for sheriff's sale later this month and the other homeowner is being advised that payment is past due.

### **Special Projects:**

Dredging of the two small ponds off of Pine Lakes Drive has put on hold due to cost. We will be concentrating of what to do about the Tennis Courts. Because of their location, any repair work done to them will affect the paved path as the equipment needed to repair or replace the Tennis Courts will damage the path.

### **Maintenance and Repair 2014:**

The Trustees have continued to put work groups together to do minor repairs to the common areas along with maintaining the Clubhouse. As with any home, the Clubhouse is in need of constant minor maintenance including installing door stops, changing light bulbs, replacing toilet seats tightening loose door handles and such.

Work done in the common areas include painting the fence along the southern entrance off Albion on Forestview Drive. They also fixed the concrete over the galvanized culvert on the service bridge near the large pond. The fence, a bench and the wooden bridge off the gravel path were also repaired. These are just a few of the items repaired by the Trustees in order to save the Association money. A complete list is available upon request.

### **Home Sales:**

Besides the two new homes built in the development, one by Joe Lipovits and one by Kensington Homes, fifteen homes were sold in our development. We want to welcome all the new home owners to the development along with any and all ideas they have in making this a more attractive place to live.

### **Post Lamps:**

We are required by the City of Strongsville to make sure our post lamps are operating. As most post lamps work off of a sensor, if your lamp is on continuously or if you are having other problems with it, consider changing the sensor.

### **Clubhouse:**

The cost of renting the Clubhouse will remain at \$125.00 this year. You may elect to have the cleaning service for \$100.00 but you still must dispose of all garbage from the premises immediately after the rental. 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](http://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. PLEASE REMEMBER TO NOTIFY US IF YOUR E-MAIL ADDRESS CHANGES. 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.

### **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. Complaints concerning Post Lamps and unkempt yards please call 580-3105. You can also check the City of Strongsville's website at [www.strongsville.org](http://www.strongsville.org) for more information

### **Ponds:**

Please remember to remind everyone that **No Fishing without Parental supervision** at any of our lakes or ponds is permitted at any time for safety reasons. The stones around the pillars of the small pavilions are meant to keep the pillars in place as they are in the water.

By removing and throwing, the stones in the lake will cause the pavilions to eventually topple and fall into the lake.

**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.

**ADVERTISING FOR PINE LAKES RESIDENT TEENS**

Advertising for the teens in the Development can be found on the Pine-Lakes Website as it can be up-dated anytime. The Newsletter only comes out 4 times a year. If you no longer want to advertise, please contact the Webmaster to have your name removed from the listing.

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