

September 2009



Pine Lakes Residential Community Newsletter

Introduction

The 2009 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
Trustee	Rick Moscarino	238-4857
Trustee	Ron Brown	572-1257
Trustee	Joe Kluha	878-0407
Trustee	Joseph Ranallo	238-3021
Clubhouse	Ann Futo	238-2814
Website	www.pine-lakes.org	

Pat Schuette

Back to School

Please exercise extra caution and obey all traffic laws and signals now that school is back in session. Pay particular attention when school busses are stopped while children are boarding. The law requires that traffic in both directions stops while the school bus red lights are illuminated and the "STOP" sign is showing.

Vandalism

Vandalism in the community is still rampant. Two windows and screens at the clubhouse were shot out with BB guns. The grass in several common areas was turfed, particularly at the clubhouse. A seat from a swing in the playground near the pavilion was stolen. Several boards were broken in the fence near the entrance to Forestview from Albion. Boards on one of the park benches were broken.

Here is a classic example of how little some people think of our community equipment. We hired a painter to restore and paint the park benches in the common areas. The painter finished painting a bench and moved on to another a little further down the path. A few minutes later he returned to the first bench and it already had been damaged with graffiti. This took just minutes!!! Three young girls were seen at the damaged bench. The damage had to be repaired at additional cost to you.

Litter is also out of control, not only in the common areas but also on the city streets in the community. This morning there was an empty six pack of Corona beer bottles broken in the street at the Burlwood entrance off W. 130th. This particular area is always littered with empty fast food bags and cups. The person responsible for the littering must live in the Burlwood area. Shortly after July 4th two garbage bags of spent fireworks were picked up from the clubhouse grounds. Keep in mind that a large fine is levied against people caught littering on city streets.

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.

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.

Clubhouse Cleaning Service

After a long day of hosting guests at a clubhouse function, some people are just too exhausted to clean the clubhouse for the next renter.

A cleaning service is now available to you for your next clubhouse rental. If you choose to utilize the cleaning service, it should be scheduled when you make the original clubhouse reservation. Simply tell the clubhouse scheduler you would like to schedule the cleaning service to take care of the clubhouse at the end of your rental.

Renters, choosing to utilize the cleaning service, are required to complete two main tasks at the end of the rental event;

1. removal of all leftover food, decorations, and trash from the premises
2. Return all tables and chairs back to their original positions

The cleaning service will take care of normal cleaning and sanitizing of the bathrooms, vacuuming the carpet, cleaning the kitchen appliances, mopping the floors, wiping down the counters and table tops, and cleaning the windows.

Hiring the cleaning service does not give you approval to leave the clubhouse extremely messy. You will still be asked to clean any extraordinary sloppy conditions upon checkout. You are still required to respect the property and will be held responsible for all damage.

The charge for the cleaning service is \$100.00 in addition to the normal rental and deposit. Payment is due on the day of rental in the form of a separate check or cash.

Maintenance & Repair Report – Ron Brown

Pine Lakes Maintenance & Repair List for Summer/Fall 2009 as of 06/09/09

Your trustees have been busy this summer! We have completed seventeen maintenance and repair items as of August 29th, and we currently have twelve “to-do” items on our active list. Some of these items will get done before cold weather sets in, while others will be carried over to next spring and summer. Remember that the M & R list is subject to revision by the Board of Trustees at any time.

Resurfacing of the asphalt pathways, refinishing of all park benches and a refreshing sweep over the Pine Lakes Drive Playground represent the major project achievements for this summer.

Pending M & R's for 2009

1. Paint kitchen walls at Clubhouse
2. **Spring 2010**; replace walking bridge across from pavilion.
3. Paint walking bridge near tennis court. (To be done by hired painter)
4. Repair gash in clubhouse entrance door trim.
5. **Summer 2010**, 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.
6. Replace clubhouse storage cabinet locks.
7. Repair or replace clubhouse patio blinds pull-chain.
8. Install second French drain on high side of playground near tennis courts.
9. Patch concrete over galvanized culvert on Service Bridge near large pond.
10. Extend drain pipe by 8 to 10 feet near Service Bridge.
11. Replace wallpaper borders in Men and Women's rest rooms at Clubhouse.
12. Resurface gravel pathways

Completed M & R Projects

1. Reinstalled pieces of aluminum siding trim to front of Clubhouse.
2. Repaired broken fence sections and replaced damaged fence slats and cross beams to fence on both sides of Pine Lakes Dr. & Webster Road.
3. Reinstalled fire extinguisher bracket near Clubhouse kitchen.
4. Replaced F-Connector behind Clubhouse television set.
5. Replaced playground kiddy swings at park on Pine Lakes Drive.
6. Power washed and stained fence on both sides of Pine Lakes Dr. & Webster Road.
7. Replaced Clubhouse mailbox with CLUB HOUSE wording on spine of box, and signage above mailbox indicating the Clubhouse address.
8. Replaced 3 vandalized windows and 4 screens on West and North sides of Clubhouse.
9. Replaced two sections of playground slide at park on Pine Lakes Drive.
10. Adjusted playground balance beam at park on Pine Lakes Drive.
11. Repaired and reinstalled Clubhouse kitchen cabinet faceplate.

12. Rebuilt and refinished three-seat adult swing in main playground.
13. Area #1 paving project [large pond area]: Completed remaining resurfacing of the asphalt walking paths for area #1.
14. Stained and painted all park bench seats and bases.
15. Repaired park bench near double ponds off gravel path.
13. Installed drain cap on existing French drain at playground across from tennis courts.
14. Filled hole in ground near playground across from tennis courts.
15. Rebuild Clubhouse outdoors gas grill.
16. Replaced Clubhouse entrance door dead bolt with "School House Dead Bolt".
17. Replaced single swing at playground near tennis courts.

Pine Lakes Website – Joe Kluha

We have had some inquiries from residents who recently have moved into Pine Lakes Association as to rules and regulations concerning rubbish pickup and noise.

As a service, we have listed The City of Strongsville Codified Ordinances pertaining to those concerns. We will also post these on the Pine Lakes website www.pine-lakes.org

Codified Ordinance Section 634.04a (10) Noise

a.) No person shall do any of the following:

(10) Operate or permit the operation of any mechanically powered saw, drill, sander, grinder, lawn or garden tool, lawnmower or similar device, other than powered snow removal equipment, in residential areas between 9:00 p.m. and 8:00 a.m. of the following day on weekdays, before 8:00 a.m. or after 9:00 p.m. on Saturdays, and before 10:00 a.m. or after 6:00 p.m. on Sundays, Thanksgiving Day, Christmas Day or New Year's Day, so as to cause a noise disturbance across a real property boundary in a residential area;

Codified Ordinance Section 1064.07 Rubbish

1064.07 REGULATIONS APPLICABLE TO RESIDENTS.

The following rules and regulations are applicable to the residents of the City for the collection of refuse from resident's properties:

- (a) Refuse shall be placed on the tree lawn near the road edge by 7:00 a.m. of the designated collection day. Refuse shall not be put out earlier than the night before the scheduled collection day.
- (b) Refuse shall be placed in plastic bags or other disposable containers of not more than thirty-gallon capacity. All bags or other disposable containers shall be securely fastened and shall not exceed fifty pounds in total weight. When metal or plastic garbage cans are used, a plastic disposable bag shall be inserted as a liner and securely fastened.
- (c) Garbage shall be completely drained. Garbage disposals shall be used whenever possible.
- (d) Large boxes, crates, cartons and papers shall be collapsed and tied in bundles weighing not more than fifty pounds.
- (e) The following items cannot be disposed of by the Department of Public Service and Properties and therefore will not be accepted for pick up: liquids (paint, gasoline, oil, thinners, etc.), animals or animal waste.

- (f) Tree and hedge trimmings not exceeding three inches in diameter shall be picked up on announced days beginning April 1, 1976.
 - (g) Appliances and special items not covered herein shall be picked up upon request. A call should be made to the service dispatcher with specific information.
 - (h) City refuse collectors are not permitted to enter any property, house, garage or other building in making collections.
 - (i) If holidays fall on a regular collection day, refuse shall be placed at the curb for pick-up the next day.
 - (j) The Department of Public Service and Properties shall be notified if collection is not made regularly.
- (Ord. 1976-9 Passed 1-19-76.)

Pine Lakes Website - Joe Kluha

We have installed an updated map to the Clubhouse on our website to make it easier for residents and their guests to find the clubhouse. The map can be found in several ways. From the Homepage on the website, click on Clubhouse Map on the left side of the page or under Club House Information, click on map. It is also listed on the Clubhouse Page under Map to Clubhouse. You or your guests can view the map at any time. You can print it or even send it as an attachment or link.

Some residents have even printed the map and enclosed it with their party invitations. Just go to our website www.pine-lakes.org to view the map.

Clubhouse Driveway – Rick Moscarino

Due to complaints about the speed of vehicles entering and exiting the clubhouse driveway, removable speed bumps have been ordered. These are scheduled to arrive by 9/15 and installed by the end of the month. These will be removed and stored for the winter months, so they will not be damaged by snow removal equipment.

Large Pond Walking Bridge – Rick Moscarino

The walking bridge at the large pond on Lake Meadows is scheduled for replacement in the spring of 2010. The replacement bridge has been designed; however, it does require approval from the city before the plans are finalized. We hope to have the approvals by the end of 2009.

The Reserve at Pine Lakes Village - J.C. Ranallo

In August the developer completed work on the basin at the southeast quadrant of the Reserve. All silt was removed and the basin bottom regraded and reseeded. The basin will no longer serve as a sediment basin but will instead serve only as a retention basin. Also, the developer raised the mound along the Turnpike using dirt that was accumulated over the last couple of years for this purpose. This should help to screen large trucks and reduce noise. Additional work will continue, as dirt becomes available. The builder reports increased traffic but no new cluster sales.

New Lighting for Clubhouse Area - J. C. Ranallo

The Board of Trustees is in the process of making arrangements for new and improved lighting for the parking lot, driveway, and exterior of the Clubhouse. Since the electric service for the development is underground, installing these high-pressure sodium lights will require 250 feet of trenching to a depth of three feet. The installation will take place in early November. The Illuminating Co. will provide, install and maintain the equipment along with providing electricity. These lights will be lit from dusk to dawn automatically. They will provide improved security for this valued asset.

Treasurer's Report – Louise Ullrich

This year when you receive the Annual Treasurer's report with your Dues Invoice, you will see a new expense titled Vandalism Expense. In prior years the repairs were listed under General Maintenance. Due to the increase in vandalism, a separate account separating these expenses from general repairs will give you an idea of just how much we spend on repairing things that we should not have to. In the past few months we have had to spend close to \$1300.00 in vandalism repairs. Previous years we have had to replace the siding on the Clubhouse and replace one slide and portions of another slide at the playground off Pine Lakes as it was being abused. The picnic tables and playground equipment are not to be used as skateboard jumps or obstacles.

Pine Lakes Landscaping- Jim Spuhler

Another year is winding down. Please note that we will continue to cut and edge all landscaped areas on a weekly basis until the cold weather season sets in. Mulch that was applied to all the playgrounds seems to be holding up quite well even with all the usage. The mulch applied around the entrance signs and other bed locations throughout the association still looks good. To the best of my knowledge all landscaped areas are being taken care of. Should you notice any area requiring special attention please feel free to contact a trustee.

We are currently in the process of obtaining bids for the landscaping contract for the association covering the next 3 years. This new contract will include some additional common areas located in the Cluster Home area.

In looking over the remaining Scotch Pines within the association they appear to be doing well and are not as heavily diseased as those in previous years. For that reason we will not be removing and replacing any of the remaining Scotch Pines this year.

Parents please be advised that the retention basins are **OFF LIMITS, TO DIRT BIKE RIDING.** We need the grass areas maintained without any ruts or bare areas in order to minimize erosion when heavy rains occur. The flow of water into and out of these basins is critical. The basins are monitored by the City of Strongsville for compliance. Thank you for your help in this matter.

Ponds

The fountain in the large pond between Forestview and Lake Meadows will be removed sometime in November for the winter months.

Please remember the ponds are for everyone's enjoyment. The wildlife should not be abused 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 quoted below 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. If cited by the City, there is a potential \$250.00 fine.

1442.08 DUTIES OF OWNERS, OPERATORS AND OCCUPANTS:

(r) Front Yard Post Lamps. On residential streets in subdivisions where a developer elected to illuminate the streets within the subdivision with post lamps in front yards of residential properties in lieu of the installation of municipal street lighting, such post lamps shall be maintained in working order to provide the illumination of the property and the public rights-of-way to the extent intended in the original design and installation of those post lamps for the protection of the safety of the general public.

(Ord. 1998-104. Passed 9-21-98)

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.

Please Note! We have been receiving complaints from homeowners regarding excessive barking of dogs. Please help control your animals in this regard. Some of the barking goes on for long durations. Thank you for your cooperation on these issues.

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 PINE LAKES RESIDENT TEENS

Babysitting

Deena Ayyash	846-6473
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

Yard Work

Jack Barendt	238-1390
Danny Cromleigh	846-3624
Cameron Dunbar	238-4656
Justin Fargus	846-6130
Cody Madama	268-9364

Dog Walking of Pet Sitting

Justin Fargus	846-6130
Melissa Schemer	268-9767
Kathleen Smith	238-9009
Nicole Smith	238-9009
Danny Cromleigh	846-3624

Piano Lessons

Minh Vannuyen 846-1736
E-mail: hungryazhn@yahoo.com



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