

December 2006



PINE LAKES RESIDENTIAL COMMUNITY NEWSLETTER

Introductions

The 2006 Pine Lakes Homeowners Association Board of Trustees consists of:

President	Charles Gareis	846-1686
Vice-President	Joe Meserini	572-5768
Treasurer	Louise Ullrich	572-0764
Secretary	Diane Yagl	572-8304
Trustee	Pat Schuette	572-5995
Trustee	Jim Spuhler	846-2634
Trustee	Kathy Zamrzla	846-0687
Clubhouse	Karen Bar	238-2814

Development News

A more complete and comprehensive Newsletter will be sent at the beginning of the year. This is just to advise you of a few important things that need to be taken care of for the year-end.

1. Please mark your calendars as a reminder of the Annual Homeowners Meeting January 21, 2007. A more detailed flyer is enclosed.
2. The October Newsletter included a proxy vote form for Amendments needed to bring our

By-Laws more up to date. Only about 120 homeowners returned their proxy. A summary of the two Amendments is included with this Newsletter along with another proxy form for the homeowners who did not vote. Please take a few minutes to review these Amendments and cast your vote.

3. Post Lamp Ordinances (Ord1998-104, Passed 9-21-98) **is a City Ordinance** that 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.

4. We wish you a safe and happy Holiday and hope to see you at the Annual Meeting.

Clubhouse News

Please remember beginning January 1, 2007, a security deposit of \$150.00 will be required the day of the rental. When the checkout is complete and keys returned, the deposit will be returned as long as the Clubhouse is in good condition.

Treasurer's Report

We now have 25 cluster homes in our development. We want to welcome the new homeowners and hope they will become involved in the parent association as well as their own sub-association.

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.

Winter Safety

Please be aware that **ponds** are not safe for ice-skating and the retention basins have **concrete spillways** which make sledding dangerous.

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. Also, please keep your pets on a leash when you let them out. Thank you for your cooperation on this issue.

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.

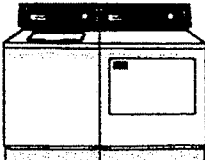
Babysitting

Hanna Smith	846-8831
Lauren Schoch	846-0481
Cassie Block	846-6610
Katie Williams	572-5370
Danielle Yagl	572-8304

(Danielle is a registered sitter)

Snow Removal & Dog Walking

Justin Fargus	846-6130
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Summary of By-Law Changes

ARTICLE III, BOARD OF TRUSTEES, Section 2-Successor Trustees

The Amendment would change the term of each trustee from one to three years. This first year all seven trustees would be up for election with 3 members running for 3 years, 2 members running for 2 years, and the remaining 3 members running for 1 year. After that, each year the trustees up for election will be elected for a 3-year term.

Trustees shall hold their office until their terms expire and until their successors are elected, or until their earlier resignation, removal from office or death. If any of these conditions occur, the Trustee's successor shall be selected by the remaining Trustees and shall serve the remaining term of the outgoing Trustee.

If there is a reduction in the number of Trustees to five, the number of Trustees for the staggered terms will be determined by the Board in the order of 2, 2, and 1

ARTICLE III, BOARD OF TRUSTEES, Section 3-Removal

Originally any Trustee could be removed from the Board with or without cause by a majority vote of the owners with the **vacancy being filled by a successor selected by the remaining board until the next annual meeting of owners**, when a Trustee shall be elected to complete the term. The amendment states the removal would need a majority vote of the owners at any regular or special meeting called for that purpose. **The vacancy would then be filled by a vote of the owners at that meeting.** Also, any Trustee whose removal has been proposed by the members of the Association shall be given an opportunity to be heard at such meeting.

The current Board of Trustees feels these are two important changes and respectfully request your "Yes" vote on each issue.

Each voting form including the ones already sent in is eligible for the drawing of three lucky homeowners exempt from paying dues for the year "2007", which will be held at the Annual Homeowners' Meeting. Winners will be notified by mail.

Your proxy voting form can be returned in the stamped return addressed envelope enclosed with the October Newsletter or you can mail it to: Louise Ullrich, 9639 Nicole Circle, Strongsville, Ohio 44136.

Your vote needs to be returned by December 31, 2006, so it can be tallied and the results be ready to report at the January 21, 2007, Annual Meeting.

Thank you.