

# May 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

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### Development News

Sorry it has taken so long to get this first Newsletter out. The new board of trustees has been busy assessing what needs to be done to make this the very best development in Strongsville.

The trustees did a walk around the Development on March 31<sup>st</sup> and made a list of repairs needed. The list has been prioritized with many of the items to be done by the trustees in order to save money. Contractors will be used for the more complicated repairs.

Each trustee was assigned an area to concentrate his or her efforts on. Pat Schuette along with Anna Futo will take

care of the Clubhouse. Jim Spuhler will handle the lawn maintenance and items concerning our contract with Landmark Lawn & Garden Supply. Louise Ullrich will handle all matters concerning our Bank Accounts. Kathy Zamrzla will handle problems concerning our ponds including the fountain and items needing City approval. Ron Brown will be handling the general maintenance. Joe Kluha is handling setting up a Website for the Development. Joseph Ranallo will handle problems concerning dead trees in the common areas and will keep us updated on what is going on in The Reserve at Pine Lakes.

### The Reserve at Pine Lakes Village

This is an update of the progress of development at The Reserve at Pine Lakes Village. (Aka Cluster Homes) There are currently 28 homes occupied, 3 spec. homes and 2 models, for a total of 33 homes built.

At the present time, Phase III is in development. No new construction is underway at this time.

The developer will continue to construct the dirt mound adjacent to the Turnpike, to help with noise abatement, as the dirt becomes available with new construction.

### Treasurer's Report

As of April 24, 2007 there are 12 homeowners who have not paid their Homeowners' Dues for the year. At our March 27<sup>th</sup> Trustees' Meeting I had to report that 45 homeowners had not paid their dues. That was 27 days past the due date. The due date has been March 1<sup>st</sup> since the Development was created in 1987. It should not come as a surprise that the monies are due on March 1<sup>st</sup> but every year more and more homeowners do not seem prepared to pay. As of 2008 any Homeowner who has not paid their dues by March 15<sup>th</sup> or made alternate payment arrangements, will be subject to a \$20.00 late fee. If payment is not received by March 30<sup>th</sup> the homeowner may have legal procedures taken against him to collect the dues and the late fee. It is not fair to the many homeowners who do pay their dues on time to have these few pay only when they feel like it.

### Summer Repairs and Maintenance Activities

This spring and summer the Association will pursue a total of 15 repairs and maintenance projects including repairs to the clubhouse, pavilion, tennis courts, playground, bridges and walking paths. Also on the maintenance list are cooking grills outside the pavilion and all park benches in the large pond area. These activities began on April 28<sup>th</sup> and will continue at different intervals until completed.

### Pine Lakes Website

Pine Lakes Association will soon have an Internet website. This will be an informative website so that residents can retrieve up to date info on such items as: availability of clubhouse, past and current newsletters, bylaws, scheduled activities, etc. More information will follow as soon as the site is running.

### Ponds

After the long winter, the fountain has been reinstalled in the pond on Lake Meadows. The south pond along Pine Lakes Drive was subject to a winter fish kill that occurred in March. Aqua Doc said that it was due to the ice and snow level on the surface of the pond. We don't know whether all the fish were killed or not so we are considering purchasing more bass and blue gill from Aqua Doc in May or June.

### Garage Sale

Don't forget to mark your calendars for the Annual Garage Sale to be held

Thursday and Friday May 17<sup>th</sup> and May 18<sup>th</sup>. Each homeowner must purchase his or her own permit at the Foltz Parkway Service Center. Advertisement will be provided by the Development. Just put a few balloons on your mailbox.

### 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 individual when they visit. In case of an emergency, any time saved will go a long way toward a positive outcome.

### Summer Safety

Please be aware that ponds are not safe for swimming. All small children must be accompanied by an adult when near the ponds. Small children should not be riding their bikes in the street. Any one on a bike should be following the rules of the road. For safety tips check out [www.dot.state.oh.us/bike](http://www.dot.state.oh.us/bike).

### 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 pets 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. Thank you for your cooperation on this issue.

### Advertising for Kids

We will list "free advertng" 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

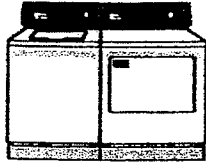
Justin Fargus	846-6130
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Anna Maria Futo  
Founder

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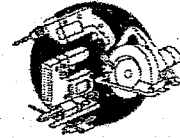
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