

December 2007



Pine Lakes Residential Community Newsletter

Introduction

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

Once again we come to another Holiday Season, a festive time of year where each of us observes our family customs with loved ones and friends. The Trustees of Pine Lakes Homeowners association would like to wish each and everyone in our community a very joyous Holiday Season and a healthy and prosperous New Year.

Annual Meeting

Everyone is urged to attend the Pine Lakes Residential Community annual meeting to be held at our Clubhouse on **Sunday January 20, 2008 at 2:00 PM**. This is the perfect opportunity for you to become familiar with the operations of our homeowners association. We will discuss the annual financial report, completed maintenance projects, new projects, and next year's budget. This is also a great opportunity for you to ask questions and share ideas and concerns that you may have about our community.

We will also conduct elections for three trustee positions. The newly elected Trustees will serve a three-year term. Trustees are required to attend the monthly meetings and play an active role in carrying out all the responsibilities of the association. If you are interested in candidacy for one of these positions please contact a present Trustees by January 13, 2008.

Community Activities

We are also looking for volunteers to become involved in some of the community activities that we have supported in past years. The Fourth of July parade held this year

was a big success. An Easter Egg Hunt, Cleveland Indians Game Day, Golf Outing, Halloween Parade, are some of the other activities sponsored in past years. Contact one of the Trustees if you are interested in helping with one of these activities or have any suggestions for other activities.

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.

Pavilion Vandalism

It's always discouraging to have to report that we still have vandals in the community that are damaging our grounds and equipment. During October there were several large boards broken and torn from the pavilion railings and thrown into the large pond. The cost to repair the damages is shared by each of us in this community. Understanding the openness of the area where the pavilion is located it's difficult to believe that this damage was done without one of the neighboring residents seeing the vandals. The Trustees are committed to identifying and obtaining restitution from the people responsible for the damages; therefore, we are offering a \$250.00 reward for information leading to the identity of the responsible party.

Maintenance & Repair Report – Ron Brown

During summer / fall 2007 a considerable number of repair and maintenance projects have been completed by the Trustees. At the bottom of the completed is a short list of other projects scheduled for spring / summer 2008.

1. Removed all weeds and overgrowth from all sides of tennis courts.
2. Replaced window and sliding door blinds at Club House.
3. Replaced vacuum cleaner belt in unit located at Club House.
4. Installed French Drain behind swing set in large pond area.
5. Repaired clubhouse sliding door locks.
6. New signs:
 - Installed outside the clubhouse
 - Installed at entrances to common ground paths
 - Installed in recreational areas
7. Stabilized large shelter building at large pond.
8. Straightened and re-concreted pond filtering system control box post.
9. Patched holes in walking path near Forestview Drive.
10. Added new garbage cans at large pond shelter tennis courts.
11. Re-installed cooking grills at large pond shelter.
12. Repaired metal railing at bridge crossing the creek near the large pond.
13. Repaired structural support for shelter adjacent to large pond.
14. Moved and re-installed all park benches surrounding the large pond and the bench outside of the tennis courts.

15. Repaired the Clubhouse floor scrubber.
16. Installed new park style garbage cans near the entrances to walking path at Forestview and Lake Meadows.

Pending Projects for Spring/Summer 2008:

1. Stain all park benches
2. Complete remaining resurfacing of the asphalt walking paths. This project could not be completed this fall due to excessive wetness around the walking paths.
3. Replace walking bridge near large pond.
4. Paint clubhouse entrance door woodwork.
5. Repair vandalism damage of the large pavilion.
6. Fill gaps along the sides of resurfaced paths and seed grass once all paving is completed.
7. Install “rented / not rented” sign at clubhouse entrance

Pine Lakes Website – Joe Kluha

Want to have a party at the clubhouse? Want to see what dates are available? Want to show your guests how to get there? Want to know the procedure for renting it?

You can find this out by going to www.pine-lakes.org. You or your guests can view or print a map for directions.

You can also view past and current newsletters, association by-laws and covenants. You can also sign up to receive future newsletters and announcements by e-mail. Remember to type www.pine-lakes.org into your browser to get on line. We are not listed under any of the popular search engines like google or yahoo.

The Reserve at Pine Lakes Village- Joseph Ranallo

To date, there is no change in the number of cluster homes or improved lots in the first three phases at The Reserve at Pine Lakes Village.

In October Condo Quest was held and it generated much traffic and inquiries, but no sales due to the fear of not being able to sell current homes of prospective buyers.

This time of the year is traditionally slow, and the slump in the housing market makes it even slower. Hopefully the first half of 2008 will show a pick-up in the market.

Treasurer’s Report – Louise Ullrich

We are pleased to report that only 2 homeowners did not pay their 2007 dues. A lien has been put on one homeowner’s property and the other homeowner has declared bankruptcy. As the dues are our only income, it is important that each homeowner pays

his or her dues promptly so an accurate budget can be maintained. Starting in 2008 all dues must be paid by March 1st to avoid a late penalty. A \$20.00 late fee per month will be charged for any account not paid unless an alternate payment schedule has been arranged **before** the March 1st due date.

Your cooperation in getting monies to me in a timely fashion has been greatly appreciated. Our development is continuing to grow and we need to run it in a more professional way. Our dues have not increased since 2004 and we are in the process of reviewing our Reserve Account to see if it meets legal requirements. Hopefully with the addition of homes in the Pine Lakes Reserve and the eventual addition of Joe Lipovits phase, we will not have to raise the dues for quite a while.

An End of the Year Treasurer's Report will be distributed at the Annual meeting and enclosed with next year's Dues Invoice.

Pine Lakes Landscaping- Jim Spuhler

As you are aware from reading a previous issue of our newsletter it became necessary to cut down a number of diseased Scotch Pine trees within our development. Our mild fall weather allowed us to replace those diseased trees. In all we planted a total of 22 new trees, either Norway Pine or Blue Spruce, adding some trees in areas where additional ones were needed. These have all been mulched and stacked for the winter.

In addition two of our entrance signs have some new landscape bushes to replace those that were dead or dying. The entrance areas affected are at West 130th and Burlwood Drive and the Northeast corner of Albion Road and Forestview Drive. With these items that completes our landscaping for 2007.

Ponds – Kathy Zamrzla

The fountain has been removed and stored for the winter by Aqua Doc. Please remember there is no ice skating or walking across the ice on any of our three ponds, as there is always the danger of the ice breaking and an injury to occur.

Common Areas

The Common Areas of Pine Lakes are for the enjoyment of all residents. Please be advised that these areas, whether they are landscaped with grass or wooded, are not to be used as dumping areas for grass clippings, leaves and other garden or yard waste. All of these items should be bagged and placed at the curb for pickup on your regular scheduled trash pickup day, or they can be recycled by dropping them off at the city of Strongsville recycling center. Thank you for helping to keep Pine Lakes Residential Community looking its best.

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

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.

Trash Collection

Trash should not be placed at the curb until the **evening** before pick-up. We have received several complaints from resident that people are putting out trash on Saturday for a Monday pick up.

Advertising for Kids

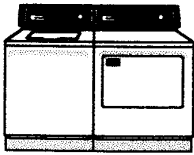
We will list "free advertng" for the kids in our association that are interested in providing theirs services. This can include babysitting, lawn care. Pet sitting, tutoring, etc. Please contact Louise Ullrich at 572-0764 if you are interested.

Babysitting

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

Dog Walking & Snow Shoveling

Justin Fargus	846-6130
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