

# March 2010



## Pine Lakes Residential Community Newsletter

### Introduction

The 2010 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	Matt Bernard	268-6140
Clubhouse	Ann Futo	238-2814
Web site	<a href="http://www.pine-lakes.org">www.pine-lakes.org</a>	

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### Pat Schuette

#### **Annual Meeting**

The annual homeowner's meeting was held on Sunday January 17<sup>th</sup>, , and was attended by 34 residents.

Elections were held for the two expiring trustee terms.

Incumbents Jim Spuhler and Patrick Schuette ran unopposed and each was reelected to a new three year term expiring in 2012.

Mike Daymut briefly spoke about the sound abatement along the turnpike, the Whitney and Pearl Rd. project, building of Sheets gas mart, and the city's strategy in building the new police station.

The complete minutes of the meeting including Mike's full comments can be found on the Pine Lakes website.

### **Easter Egg Hunt**

The annual Easter Egg Hunt will be held on Saturday April 3, 2010 beginning at 12:00 PM at the Clubhouse. Each family is requested to bring a plate of pastries for everyone to share. Beverages will be provided by the homeowners association. Make sure each child has a small container to carry home Easter treats. Bring your cameras for pictures with the Easter Bunny. You must RSVP with the number of children attending by Friday March 26th. Call Joyce Spuhler at 440-846-2634. Volunteer organizers are also welcome.

### **Littering**

Littering throughout the community is still an issue. Three "No Littering" signs were installed near the W. 130<sup>th</sup> and Burlwood entrance to Pine Lakes. Two empty beer cans were thrown near one of the signs the day after they were installed. Please contact the Strongsville Police if you observe someone littering in our community.

### **Snow Removal**

It's been a tough winter for snowfall and this message is coming a little late in the winter season but, we are asking that each resident do whatever is possible to keep their sidewalks clear of snow and ice. Many small children are sometimes having difficulty walking to their school bus pick up location because some of the walks have not been cleaned.

The city has a driveway snow removal assistance program available for the elderly. Contact the city to obtain an application to enroll in this program if you wish.

### **Community Activities- Matt Bernard**

Anyone interested in helping to plan a Community Activity please contact Matt Bernard at [m.bernard@pine-lakes.org](mailto:m.bernard@pine-lakes.org) or 440-268-6140. We need more volunteers and ideas so that we can get to know and spend time with our neighbors and keep Pine Lakes a great place to live and raise our families.

### **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. Please make note that a cleaning service is available to clean the Clubhouse after your party, if you wish, for an additional \$100. Checkout time is no later than midnight on the day of rental.

All the details regarding Clubhouse rentals are available on our website.

### **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 2010 as of 03/05/10**

This spring and summer your trustees will collaborate to complete 10 currently posted maintenance & repair items or projects as shown in the list below. As each month rolls by our M & R list will most likely grow due to newly identified needs of our community. Remember that the M & R list is subject to revision by the Board of Trustees at any time.

#### **Pending M & R's for 2010**

1. Replace walking bridge near large pond. *(Two Proposals to City of Strongsville have been approved, and replacement of the bridge has also been approved by the Board.*
2. Repair gash in clubhouse entrance door trim.
3. Repair or replace clubhouse patio blinds pull-chain.
4. Install second French drain on high side of playground near tennis courts.
5. Patch concrete over galvanized culvert on Service Bridge near large pond.
6. Extend drain pipe by 8 to 10 feet near Service Bridge.
7. Replace wallpaper borders in Men and Women's rest rooms at Clubhouse.

8. Resurface gravel pathways and asphalt gravel entrances to paths at Pine Lakes Drive.
9. Adjust Club House entrance door so it does not drag at the bottom.
10. Replace Vertical Blind header located nearest to Clubhouse kitchen area.

### **Completed M & R Projects**

1. Repaired and reinstalled club house coat room clothing hanger and shelf.
2. Cleaned one club house chair.
3. Replaced club house vacuum cleaner

### **Pine Lakes Website – Joe Kluha**

The annual Pine Lakes Home Owners meeting was held January 18<sup>th</sup>. The meeting notes are published on the Pine Lakes website: [www.pine-lakes.org](http://www.pine-lakes.org)

We are now in the process of posting a map of the Pine Lakes area to the website. This map will show details of the walking trails, location of a park, tennis court, picnic pavilion, and the clubhouse. The map will be posted soon and will be available to download and or print.

We now have over 50% of the residents signed up to receive e-mail and the Pine Lakes newsletter, which is sent out quarterly. This method saves the association money in copy and postage costs.

We respect everyone's privacy. We do not share anyone's e-mail address or give it out. To get signed up, call or contact any trustee or send an e-mail to the [webmaster@pine-lakes.org](mailto:webmaster@pine-lakes.org)

### **Clubhouse Security – Rick Moscarino**

As noted in the last newsletter, we had three security firms visit the clubhouse and review installation of security cameras on the exterior of the building. The board has chosen a vendor to perform this work. The installation will consist of 6 motion-activated, vandal-proof dome cameras strategically located on the exterior of the clubhouse, interfaced to an 8-channel DVR inside the structure. Signage will be posted on the Clubhouse property alerting visitors of the security system. Installation should start by late March / early April. An update will be provided in the next newsletter.

### **Treasurer's Report – Louise Ullrich**

As of March 6<sup>th</sup> there are 65 Homeowners who have not paid their 2010 Homeowner's Dues. The due date has been March 1<sup>st</sup> since the beginning of the Association in 1987. A reminder is put in the December Newsletter and the bill is sent in late January asking that arrangements be made if the March 1<sup>st</sup> due date was not convenient. Please note that there will be a \$15.00 charge for any check returned by the bank for non-sufficient funds or any other reason.

I would like to thank all the homeowners who made their payment on time or at least notified me as to when they could make their payment.

## **Pine Lakes Landscaping- Jim Spuhler**

With all the heavy snow during February most residents have been unable to get around on their normal walks. In the coming weeks with hopefully some mild weather some or most of the snow will melt. Should you come across a downed tree or damaged one in one of our many common areas or other item that requires attention please contact one of the trustees by telephone or leave a message for them on Pine Lakes web site.

If you have had damage to your tree lawn by the city snow plows because of all the plowing that has taken place please contact your councilmen or the City of Strongsville Service Department and they will take care of the repair come Spring.

### **Ponds**

Please remember to remind everyone that **NO Ice Skating** or **Walking on the ice** at any of our lakes or ponds is permitted at any time for safety reasons.

### **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.

### **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;

### **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.

## 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.)

### Front Yard Post Lamps

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.

**Codified Ordinance Section 1442.08 Front Yard Post Lamps**

1442.08 DUTIES OF OWNERS, OPERATORS AND OCCUPANTS:

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.

**ADVERTISING FOR PINE LAKES RESIDENT TEENS**

**Babysitting**

Deena Ayyash	846-6473
Kayla Ayyash	846-6473
Megan Barendt	238-1390
Isabella Cromleigh	846-3624
Lindsay Dunbar	238-4656
Kayla Dunbar	238-4656

**Babysitting**

Kelsey McHale	572-9202
Melissa Schemer	268-9767
Hanna Smith	846-8831
Kathleen Smith	238-9009
Nicole Smith	238-9009
Zack Thomas	846-6458

**Yard Work**

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

**Dog Walking & Pet Sitting**

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

**Piano Lessons**

Minh Vannuyen 846-1736  
E-mail: [hungryazhn@yahoo.com](mailto:hungryazhn@yahoo.com)



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