

# *September 2008*



## **Pine Lakes Residential Community Newsletter**

### **Introduction**

The 2008 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	Jim Martin	846-1305
Trustee	Ron Brown	572-1257
Trustee	Joe Kluha	878-0407
Trustee	Joseph Ranallo	238-3021
Clubhouse	Ann Futo	238-2814

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### **Amendments to the Declaration of Covenants and Restrictions – Pat Schuette**

The amendment to prohibit registered sexual predators from owning a home in Pine Lakes has been modified by our legal department. The modified amendment and the other two that provide for the homeowners association to recover legal fees will be mailed to you for approval again in October.

As these changes have been re-submitted, everyone will have to vote even if you voted before as all previous votes are now null and void.

### **Community Activities**

Anyone interested in planning a Community Activity, please contact one of the Trustees. We need more volunteers and ideas so that we can involve more residents and make this a more attractive place to live.

# Please help stop this vandalism!

#1



#2



#3



#4



#5



#6



#7



#8



The photos above were taken on August 1, 2008. Photos 1, 3, and 5, show a plastic garbage can, an orange traffic cone, and other miscellaneous debris and garbage that have been thrown into the large pond on Lake Meadows. Photos #2, and #4, show a plastic sliding board that was left at the pond in a very precarious location. The slide was probably the next thing to be thrown into the pond. Photo #6 shows a skateboard pipe that was left blocking the pathway. Photo #7 shows a broken picket on the fence near Forestview and Albion. The association spent nearly \$450 of your money in June to repair and paint this fence. Photo #8 shows toilet papering at the pavilion.

Unfortunately, this type of vandalism is ongoing. In an effort to keep your annual association dues low, the trustees have been repairing most of the damage and cleaning up the debris and garbage. We will not continue very much longer to repair damage and clean up after these delinquents. We can easily hire someone to do this for you.

I firmly believe that the homeowners located on the perimeter of the pond and elsewhere throughout the development see this vandalism taking place. **HELP US PUT A STOP TO IT! IF IT IS YOUR KID, DO SOMETHING ABOUT IT! YOUR NEIGHBORS AND MYSELF DO NOT LIKE LIVING IN A TRASHED NEIGHBORHOOD. IF YOU DON'T WANT TO GET INVOLVED IN TELLING THE DELINQUENTS TO STOP IT THEN, CALL THE POLICE! CALL ME! CALL ANY TRUSTEE! DON'T JUST LET IT HAPPEN! STICK UP FOR YOUR COMMUNITY!**

If you recognize any of the items in the photos and, you would like them back, please contact me to pick them up.

**Patrick Schuette**

## **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.

## **Maintenance & Repair Report – Ron Brown**

Currently we have a total of 27 M & R's on our to-do list. And I am happy to report that thirteen have been completed this summer! Out of the thirteen remaining M & R's, six will be completed by contractors with eight items remaining for our trustee's to complete before cold weather descends on us once again. The biggest contractor item includes completion of paving and graveling of walking paths. Following are the lists of project items for the trustees to complete and those already completed this summer. Both lists are subject to revision by the Board of Trustees at any time.

### **Pending M & R's for 2008:**

1. Complete remaining resurfacing of the asphalt walking paths.
2. Replace walking bridge near large pond. (An alternative approach is being reviewed by the city)
3. Install rented / not rented sign at clubhouse entrance.
4. Repair swinging park bench in main playground.
5. Replace the vandalized sign "No Motorized Vehicles" by small pond.
6. Install chair rail in club house on wall between bathroom hallway and storage closet.
7. Install two overhead lights at large pavilion.
8. Repair fence at Pine Lakes entrance at corner of Webster Road and Pine Lakes Drive.

### **Projects Completed Summer 2008**

1. Replaced motion sensor and replaced halogen spot lights at large pavilion. Two outlets for two additional overhead lights were also added to power additional overhead lights that have been ordered.
2. Added one park bench at the Club House.
3. Replace patio door curtain slat at club house.
4. Repaired vandalism damage of the large pavilion.
5. Checked on residue in small pond and removed debris.
6. Repaired vandalized decorative fence at subdivision south unit entrance at Albion Road and Forestview Drive.
7. Removed old farm implement behind Lake View Circle house at lot # 5 or #6.
8. Cleaned out club house gutters.
9. Repaired kitchen sink in Club House.
10. Replaced Men's bathroom door knob/lock at Club House.
11. Installed signs "Fishing Only With Adult Supervision" around the large pond.
12. Removed weeds from tennis court posts.
13. Repaired picnic table behind club house.

## **Pine Lakes Website – Joe Kluha**

We had some technical problems with the Pine Lakes e-mail program. We weren't able to send or receive e-mail thru the Pine Lakes website. Those issues have now been resolved. You can now send e-mail to any of the trustees.

We have had several requests for postings of items either found or lost. Therefore, we are looking at creating a lost and found page for the website. We can also include a listing of items that people would like to donate. Send e-mail to [webmaster@pine-lakes.org](mailto:webmaster@pine-lakes.org) to get your item listed.

Please provide a description of the item and a means of contacting you. Provide your phone number or an e-mail address where you can be reached. We will keep your listing active for 4 weeks. During this time period, if the item is no longer active, please contact the Webmaster and it will be removed from the website.

## **The Reserve at Pine Lakes Village- Joseph Ranallo**

There is really nothing new to report on the Reserve community since the last newsletter in June. Sales and orders continue to be very slow as is the local and national housing market.

The "wet" retention basin at the east end of the cluster association near the Turnpike has had the temporary sediment riser removed and is now drying out. Part of the basin floor will be re-graded and reseeded in September. This work will eliminate the temporary ponding of the water in the basin which will thereafter remain a "dry" basin.

On another subject, the association has removed a large number of dead trees in the common areas of the entire Pine Lakes development. This gets to be an expensive, but necessary expenditure of association resources. To date this amount is approximately \$3,550.00.

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

We are actively pursuing payment from the two homeowners who have not paid their dues for 2008.

We are putting together a five year Budget in order to make sure our Reserve Account and our Annual Dues are sufficient to cover our expected expenses. The Reserve Account needs to be increased to accommodate any unexpected expense. We are planning to have the Budget completed and available for our next Annual Meeting in January.

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

All retention basins have had their concrete spillways cleaned. The spillway in the basin at the corner of Forestview & Albion Roads required extensive dirt and grass removal due to

the almost constant flow of water off the adjacent wet lands. We will be monitoring this area closely in the future.

In addition, it has been noted that some individuals are riding dirt bikes in the retention basins. 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. It should also be noted that all retention basins are periodically monitored by the City of Strongsville for compliance.

During the next week we will continue our annual review of the remaining Scotch Pine Trees and where the disease has taken over the tree they will be noted, cut down and replaced. We will also be replacing those few trees that were planted last fall and didn't survive the last Winter.

Spring and early Summer rains caused quite a surge in weed growth at entrance signs, under pine trees along the gravel path and at the playgrounds. All these areas have been sprayed and treated for weeds. We will continue to monitor and retreat where necessary.

Grass cutting and other lawn maintenance will continue into the Fall.

## **Ponds**

We have recently installed signs by the large pond with the fountain located on Lake Meadows Drive which reads "**FISHING ONLY WITH ADULT SUPERVISION**". Hopefully this will eliminate the mutilation of the fish and wildlife in that area.

## **Common Areas**

The Common Areas of Pine Lakes are for the enjoyment of all residents. They are not be used as an extension of your property. 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.

Please remember to use the trash cans installed along the paths and by the playgrounds as much litter has been found in these areas. 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

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. 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 residents that people are putting out trash on Saturday for a Monday pick up.

#### Babysitting

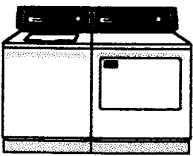
Deena Ayyash	846-6473
Cassie Block	8466610
Lauren Schock	846-0481
Hanna Smith	846-8831
Kathleen Smith	238-9009
Nicole Smith	238-9009
Daniel Yagel	572-8304
Katie Williams	572-5370
Tatiana Pastorcic	665-8645

#### Yard Work

Jack Barendt	238-1390
Justin Fargus	846-6130

#### Dog Walking or Pet Sitting

Justin Fargus	846-6130
Kathleen Smith	238-9009
Nicole Smith	238-9009



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