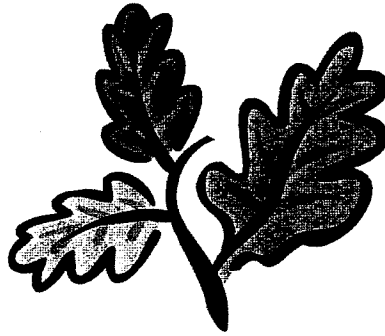


October 2006



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 Mesrini	572-5768
Treasurer	Louise Ullrich	572-0764
Secretary	Diane Yagl	572-8304
Trustee	Pat Schuette	572-5995
Trustee	Jim Spuher	846-2634
Trustee	Kathy Zamrzla	846-0687
Clubhouse	Karen Bar	238-2814

Development News

No major improvements were undertaken in Pine Lakes for 2006. A couple of projects being considered for 2007 are the cleaning and relining of the swale that drains into the lake on Lake Meadows Drive and the repair of the paved path that encompasses the lake.

In June 2006 the trustees walked the various common areas and came up with a number of projects that needed attention. New trashcans were put in two locations, one at the Clubhouse and a second one at the Playground on Pine Lakes Drive. In addition the slide at the park on Pine Lakes was replaced. The split rail fence and the two bridges that

are on the walking path behind Pine Lakes Drive were also repaired along with a couple of exercise stations that were missing work out items. The two picnic tables at the Clubhouse were power washed and stained. We plan on having a preventative maintenance program in place in "2007" in order to keep the numerous common areas and the items within those areas in good repair.

A new recreation area being created in conjunction with the Cluster Homes is still in the planning stages.

By-Laws

A legal review of the Pine Lakes By-Laws has determined that some areas

need up dating. Copies of the proposed changes suggested by our attorney are enclosed with this newsletter for your review. **Please fill out and return the enclosed proxy by November 15, 2006.**

A postage paid envelope to the attention of Pine Lakes Residential Community, 10949 Woodrun Drive, Strongsville, Ohio 44136, is included for this purpose. The results will be available at our annual meeting in January 2007. Should you have any questions concerning these changes, please contact any of the current board members.

Clubhouse News

Rentals of the Clubhouse have been steady through out most of the year with it being rented on most weekends. The rental amount charged goes to paying the normal operating expenses such as electric, gas, water, sewer, telephone, and cable.

The Clubhouse should be left in the same condition it was when you rented it. All garbage and trash should be removed by the renter and taken home to be put out with their normal garbage collection. Please remove all directional signs located at the various intersections directing those attending your event to the Clubhouse when your event is over.

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. Also, as of January 1, 2007 we are looking for someone to handle rental of the Clubhouse. This would include showing the Clubhouse, collecting the rental fee, and keeping track of the rental dates. If

you are interested, please contact one of the Trustees listed at the beginning of this Newsletter.

Treasurers Report

Along with our regular homes of 460, we now have 23 cluster homes making a total of 483 homes in our development. Although the Lipovits phase has several homes built, they will not become part of the development until the phase is almost entirely built and will be added as an entire phase.

Reminders

Post Lamps:

Post lamp Ordinance (Ord. 1998-104, Passed 9-21-98). This Ordinance requires that all developments located within the City of Strongsville that do not have separate street lights are to have post lamps in individual homes front yards.

If your post lamp is not currently operating we are asking that you please repair and maintain it in proper working order to maintain safe and well lit streets. **Post Lamps are to remain lit between dusk and dawn as per the Strongsville City ordinance.** With your co-operation we can continue to keep Pine Lakes Residential Community a safe place for all individuals who are out after dark.

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. It is very difficult to weave in and out around cars when they are parked on both sides of a street and quite dangerous. Thank you in advance for helping to make our community safer.

Winter Safety

Although we hate to see it come, winter is on the way. With the snow and cold weather only a few months away, thoughts of ice-skating and sled riding are bringing smiles to a lot of the children in the Development. This is a reminder that the **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 Justin Fargus 846-613

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.

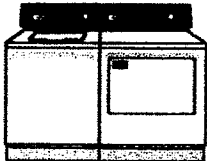
We will list "free advertising" for the kids in our association that are interested in providing their services. This can include babysitting, lawn care, pet sitting, tutoring, etc. Please contact Louise Ullrich at 572-09764 if you are interested.

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



APPLIANCE SERVICE

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