

PINEWOOD HOMEOWNER'S ASSOCIATION

AUGUST 2012 NEWSLETTER

First and foremost welcome to recent new owners:

- 108 Wall Ave - Michael Shuss
- 142 Pinewood - OM Traders LLC
- 151 Pinewood - Ranjithamalr Sunderpandan
- 162 Pinewood - David Hiltunen
- 172 Pinewood - Jennifer Mendez

There are also some other pending transactions for more new owners.

Included in this mailing is a notice of the Board's intent to adopt a Florida Friendly Landscape policy at the September 11, 2012 meeting. In accordance to Florida statutes this serves as a two week notice to all home owners.

Also included is a "*Note to Tenants and Guests of Pinewood Country Estates*" that the Board has asked all owners to share with persons using their house. That note is intended to help create some uniformity in the community.

And finally included is a request for emergency contact information. Knowing that more than half of our homes are not occupied by owners full time it becomes important that we maintain an up to date list of Management Companies or local emergency contacts for the rental properties. Most management companies are not around the house on a regular basis and if there is a security alarm or some suspicious activity or other reason (like broken sprinkler heads) to contact someone quickly regarding an issue, an emergency call list of a contact in the area will be helpful.

Due to a recent change of managers, there is a question as to whether or not the April 2012 newsletter was mailed to all homeowners. That newsletter is available at our web site, www.pinewoodcountryestates.com, for those interested. The newsletter contains information regarding property inspections and was a timely explanation between the first and second inspections made by the management company. The newsletter also includes results of a door to door survey from January 2012 to classify the homes in Pinewood and a non compliance cost list for work that might be required as per the Declarations.

The Board wants to extend sincere thanks to all of the homeowners who continue making improvements to their properties. Since April more homes have made improvements as new lawns, painting and trimming have continued at the majority of homes. Pinewood is once again becoming the place we all want to be proud of.

Please recall you can contact the board by email at pinewoodcountryestates@hotmail.com. Also visit the Board website at www.pinewoodcountryestates.com. Among the information presented on the website are the Declarations of Covenants, Conventions, Easements and Restrictions that are part of all of our deeds.