

Pinewood Country Estates Home Owner's Association

"Working for a Great Community for Great Neighbors"

January 13, 2016

As all owners know, **we are a Deed Restricted Community** with documents filed with the state of Florida and viewable on our website, www.pinewoodcountryestates.com. By law the Declarations of Easements, Covenants, Conditions and Restrictions (Declarations) are part of every owner's deed.

The purpose of the Home Owner's Association (HOA) is to represent the best interests of the residents of the community, especially in the capacity of **protecting home values** through the implementation and enforcement of the Declarations.

In order to keep up our community, we need **all residents to take action** to maintain or improve the condition of their property. Maybe you need to do a little, maybe you need to do a lot, but by completing simple low cost tasks, **together we can make a difference**.

For example, taking care of trash and recycle bins, keeping your lawn cut, edged and raked, trimming hedges, removing dead bushes, fertilizing your lawn, and cleaning your house, driveway, fence and walks are all low costs efforts. Remember that **your property impacts our entire community**.

Although the HOA Board has made **efforts to enforce the documents**, we had been advised that some things in our original documents were contrary to judicial decisions or Florida Statutes that supersede our documents. Our Community Managers regularly send out notices of violations to the Declarations, but if an owner doesn't correct the infraction once we reach 3 notices, there wasn't another step. As a result, some owners have continued to ignore even the most basic violations: trash bins!

With the direction of our management team, we have **now put in place the proper system that will allow us to administer fines that are enforceable by our documents**. In accordance with these rules, **fines will start to accumulate for violations that have received 3 notices to correct**. Many of our homeowners have already reached that stage.

Please be aware it is **not our mission to impose fines**. We would much rather our homeowners become excited about seeing the most important investment they may ever make become more valuable. But again, **all of our property values are impacted by the entire neighborhood**.

Therefore, given all that has been said above, the Board is looking at **2016 as the Year of Enforcement**. Owners who have had 3 violation notices for an infraction will begin to receive notices that fines will be administered.

For example, the aforementioned **Trash Bins**! Our trash and recycling day is Thursday and the **documents clearly state** that bins are not to be put out prior to the night before (Wednesday evening) and that bins are to be put away by the pickup evening (Thursday night). If you are a managed home it is **your responsibility to have your manager adhere to these days!**

Further, bins are to be stored **out of sight** from the road way. This could mean simple installation of an enclosure or landscaping (either of which needs submission and HOA approval). A review on the last Sunday in December, (3 days after and 3 days before bins are to be placed at/ removed from the curb), indicated that 19 homes had their bins in sight. The Declarations even note that the **fine is \$50 for having bins visible from the road**.

The Declarations also say that **worn spots in yards must be re-sodded**. The Board has passed a resolution that some grasses other than St Augustine, that need less maintenance, can be used. We also realize that this is not the time of year for re-sodding but the basic yard work mentioned above, including mowing, trimming bushes, edging sidewalks, raking leaves and debris from yards and walks, and killing weeds will improve the property. These are all little or no cost and are owner's responsibilities according to the Declarations.

We have documented **issues with parking** in recent correspondence. After meetings with management, Polk County Sheriff officers and Polk County Road Commission representatives, the officers indicated there are several violations of Florida and Polk County parking rules they noted in our subdivision. Among those rules are:

- ⤴ vehicles must park in the direction of traffic flow and within 12" of the edge of the road, but not on the grass.
- ⤴ There is no parking within 15 feet of any fire hydrant or within 15 feet of any mailbox between the hours of 8 am and 6 pm.
- ⤴ And most importantly, parked vehicles may not cause an obstruction. The officers explained that it is an obstruction if they have to slow down below the speed limit to pass between two cars. If both are legally parked, the last car to park will be ticketed.

The HOA has contracted with the **Sheriff's office to visit Pinewood periodically** to check for violations and issue tickets accordingly. The Sheriff's office will also review rumors of potential illegal drug use in Pinewood.

And finally, we have had a on-going **dog soiling issue** that seems to have worsened. The Board has been placing signs on "piles" to raise awareness and will continue to pursue efforts, possibly even going so far as to register each dog and collect samples of DNA through an Orlando Company. Please help us stop this illegal and potentially disease spreading act by identifying dogs and owners so Polk County Animal Control can take action.

We're hoping that you all feel Pinewood is a great place to live and together we can keep it that way!!!



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