

Pinewood Country Estates Home Owner's Association

"Working for a Great Community for Great Neighbors"

April 2016

Happy Spring to all!!! The green of St Patrick's Day has past but spring is here and green leaves and bushes and lawns should be everywhere soon. Along with the changing season, there are other changes in Pinewood too. The changes shouldn't be viewed as an attempt to create a new culture but rather a move to reinstate the culture that is dictated by the Declarations of Easements, Covenants, Conditions and Restrictions (Declarations) that are part of every owner's deed.

As noted previously, 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.

New Management: All owners have received a note from **Garrison Property Services** as the Board has retained them to be our **Community Managers** beginning April 1, 2016. Sentry Management has been the Community Manager since at least 2002 and we'd like to thank them for their years of service. However, with the effort to reestablish the basis upon which the community was built, the Board felt a management change was necessary.

There have been some complaints over the years of Sentry's violation procedures (often referred to as "nasty-grams"!) but please don't think a switch in management will change the procedures. In fact, the Board hopes more attention to the documents will be generated. Garrison's responsibilities will include our record keeping and finances but also they will review and follow up on any violations to the Declarations.

Among the procedures Garrison follows is the use of photographs that accompany all violation notices and the use the Friendly Reminder door hangers so violations can be addressed promptly. Garrison also encourages owners to email photographs of violations to them for follow up.

Elizabeth Jewell will be the Manager working with us and she is available at elizabeth@garrisonland.com. All of the Pinewood Country Estates documents will be available at their website, www.garrisonpropertyservices.com as well as the Board website www.pinewoodcountryestates.com.

Hearing Committee: The Hearing Committee has met and **administered their first fines**. The procedure is now in place and operating for owners who have lingering violations with 3 or more notices. Garrison will not start with a clean slate but will continue the records that Sentry has maintained.

Remember, 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, as well as the general beautification of our community, are impacted by the entire neighborhood.

Improvements: The Board has authorized some enhancements to the grounds recently including new St Augustine grass at the entry, mulch in the picnic area, new plants in the garden area at Cypress Landing, trimming of some trees in the garden areas and reinforcement of the pond inlets.

Progress: We're pleased to note that our dog soiling issue has been dramatically reduced and that only 5 of 85 homes had their trash bins improperly stored as of the February review. Also, efforts from the Polk County Sheriff have helped reduce parking issues in the community. Thanks for your efforts!

Along with these changes we'd again like to invite **all residents to take action** to maintain or improve the condition of their property. With the spring season in bloom Garrison will begin noting yards that need maintenance and some may need new sod. 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.

Large Item Pick Up: There has been an issue regarding large items like couches, book shelves, etc. being left at the curb for extended periods. Waste Management is very good about picking up large items but they don't pick them up as part of their weekly rounds! Note that everyone's trash bin has a number to call to have large items tagged for pickup. Please follow the procedures as directed by Waste Management.

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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