

Pinewood Country Estates Home Owner's Association

"Working for a Great Community for Great Neighbors"
Winter 2016-17

Best wishes to all Pinewood Neighbors for a Blessed and Great 2017!

DUES AND BUDGET---Included in this mailing is Notice of the Annual Property Owner's Meeting on February 14, 2017 and proxies for those who might not be able to attend. You should have recently received your HOA payment coupons for 2017. Dues remained at \$110 per quarter or \$440 annually. The budget is available on the community web site, www.pinewoodcountryestates.com.

AVOID PENALTIES---Please remember to pay your dues promptly. Although we have only a small percentage of owners who fall behind, you must remember, we are a Deed Restricted Community with documents governed by the state of Florida. By law the Declarations of Easements, Covenants, Conditions and Restrictions (Declarations) are part of every owner's deed. As outlined in the Declarations, there is a timeline for automatic penalties and interests that are applied to delinquent accounts. Property liens may also be applied. The Declarations can be found on our website

IMPROVEMENTS---We continue to try to enhance the image of Pinewood by making improvements as needed. During 2016 new St Augustine sod was installed at the entryway, additional plants were placed in the garden areas along Pinewood Drive, community trees were trimmed and new mulch was added to the Picnic Area. 2017 plans include improved irrigation in the Common areas including the Picnic Area.

PARKING---Our appeal for assistance in parking has made a great impact. Residents have been doubling up in their driveways and even have cleaned garages to make room for vehicles in some cases! Remember the Declarations allow on street parking only directly in front of, and on the same side of the road, as the home. This allows for netter sight views while entering and exiting the community and allows emergency vehicles school buses and delivery trucks better access. Note also that owners are responsible for alerting their guests as to the proper parking procedures.

ROAD REPAIRS---Polk County has informed us that there will be some "micro-surfacing" that will take place in February or March 2017. We're not sure what "micro-surfacing" exactly is but it should alleviate some of the holes and low spots we have that collects water after rains. The county will give notices to owners before the project starts.

FINING COMMITTEE---Our Fining Committee has met and issued fines to some owners. Remember it is not our mission to impose fines but rather to maintain and increase our property values. We would much rather our homeowners become excited about seeing the most important investment they may ever make become more valuable. Remember, all our property values are impacted by how well you maintain your home.

COMMITTEE MEMBERS---We are looking for more community members who would be willing to serve on Committees. Potential candidates must be up to date on their HOA dues and demonstrate compliance with the Declarations. Please contact us at pinewoodcountryestates@hotmail.com if you can help.

LIKE A GOOD NEIGHBOR---Kudos to Leigh Guile of 510 Pinewood Drive. Leigh installed a tire swing in the Picnic Area next to her property and the Board agreed it was an enhancement of the area. But, despite already having a sign that says "use at your own risk", our insurance agents said the swing would boost the area into a playground status and cost \$124 more per year to cover. Upon hearing the report Leigh said she'd cover the additional insurance costs. Thanks Leigh!

If you have suggestions for improvements please contact the Board via email or attend a Board meeting. Together we can make Pinewood a great place to live.