

# Pinewood Country Estates Home Owner's Association

"Working for a Great Community for Great Neighbors"  
Winter 2017-18

**WELCOME VALERIE**---We'd like to welcome Valerie Ramos as our Community Manager. Elizabeth Jewell has served as our manager since we hired Garrison Property Services in April 2016 but Garrison's business has grown necessitating the change. Valerie works out of the office at 121 Webb Drive, Suite 205, just off US27 right here in Davenport. The office number is (863)353-2558 and Valerie's cell phone is (407)346-1424. Please do not hesitate to contact her office if you have questions about deed restrictions in our community.

**BREAK INS**---We've had three separate car window break ins reported over a 6 week period in October and November. We have contracted for an off duty Sheriff officer to monitor our Estates. Please be diligent and report any suspicious activity.

**YARD MAINTENANCE**---Our Declarations of Easements, Covenants, Conditions and Restrictions (DECC&R), which is a part of every owner's Deed, can be viewed on the website, [www.pinewoodcountryestates.com](http://www.pinewoodcountryestates.com). The DECC&R literally requires that lawns and landscaping be held to the highest standards, even to the point of replacing dead grass with new St Augustine grass. The Board has sympathized with owners struggling with our economic times and has allowed Bahia and Zoiza grass as options to the more expensive and more maintenance intensive St Augustine. But yard maintenance is still a priority to keep our sub division looking good and our investment values high. The Board has directed Garrison to monitor yards with the following guidelines: yards must be mowed and raked, sidewalks and drives must be edged, bushes must be trimmed and weeds kept under control including removal and treatment if necessary.

**TRASH COLLECTION**---Starting at the beginning of October 2017 our trash pick up day has been changed to Tuesdays and our recycle and yard waste day is now Monday. The County will no longer pick up the yellow recycle bins. Please call the Polk County Recycling and Waste at (863)284-4319 if your home needs one of the new yellow lid recycle bins with wheels.

**PARKING**---Obstructions caused by street parking continue to create the most concern among home owners. Despite help from residents in regards to driveway and garage parking and limited on street parking, there remains areas of our roadways that are restricted and prevent school buses, delivery trucks, waste management trucks and potentially emergency vehicles from access to all of Pinewood. Our DECC&R, by Amendment, allows parking on the street only "directly in front of the home". Two congested areas, in the 100 and 800 blocks of Pinewood Drive have cooperated to park opposite their homes for better access and maneuverability. All other parking on Pinewood Drive should be on the home side only which allows unrestricted passage of larger vehicles. The "side streets", Bayhead, Cypress Landing and Wall, along with the 100 block of Pinewood Drive, still have congestion as homes are located along both sides of those roads. Those residents are asked to use driveways and consideration when parking on the street to reduce obstructions. Remember parking on the grass is never allowed.

**ARCHITECTURAL REVIEW BOARD**---According to the DECC&R, all exterior improvements including new roofs, painting walls and doors, revised landscaping and other similar, need to be approved by the Architectural Review Board. A submission form is located on the web site.

**FINING COMMITTEE**---Our Fining Committee is in place and has issued fines to some owners. Remember it is not our mission to impose fines but rather to maintain the beauty of our sub division 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.

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.