

# *Pinewood Country Estates Home Owner's Association*

"Working for a Great Community for Great Neighbors"

March 2019

Spring is on its way! While our northern neighbors have been having storm after storm, we've been hunkering down under a blizzard of sunshine. That's why most of us are here! And the Pinewood community makes it even better!

**Family Time:** While spring is signaling a change in the weather, Pinewood has also evolved into a more family oriented community over the past few years. A survey in January 2012 indicated that only 38% (32) of our 85 homes were occupied by the owners although another 26% (22) were long term leases. At that time an additional 27% (23) were classified as short term rentals and the remaining 10% were vacation homes or vacant properties.

In the past 7 years several of the rental properties have been converted into family owned and occupied homes, that classification now totaling 48 (56%). In just the past year at least 3 families with 10 children amongst them have moved into Pinewood including the Hills from southern Ohio (owners of 468 PWD), the Mazures from northwestern Indiana (owners of 632 PWD) and the Bairds from central Michigan (leasing 336 PWD). Other new neighbors include Matos-Antonetti (101 PWD), McConahy (652 PWD) and Trupell-Dykes (125 BH). Welcome home!

**A Decade of Changes:** On January 1, 2010 much of Pinewood was in disrepair. The entry wall was still mostly destroyed by the expansion of Ronald Reagan Parkway, residents coming from the west had to drive an extra mile to 1000 Oaks to U turn to get home, irrigation systems for the common areas were not functional, common area grass and plants were dead or dying, the retention pond was over grown with nearly all water surface concealed, garden areas in the 700 and 800 block of PWD were barren and sand would wash into the gutters when it rained, the picnic area was overgrown with no view of the lake or evidence of a retaining wall, trees in the tract along RRP were being strangled by vines.

As the first quarter of 2019 comes to a close all of the items listed have been addressed and corrected. In addition a web page has been developed, Christmas decorations are displayed, an irrigation well has been added. Plus dog signs, Do Not Park signs, video surveillance and random sheriff visits have helped make Pinewood safer and secure.

Your efforts to maintain your properties according to deed restriction rules also help make Pinewood a great place to live. Thank You.

**Parking:** The Do Not Park signs have been 99% successful in keeping a clear driving path through Pinewood for school buses, delivery trucks, waste management trucks and, most importantly, emergency vehicles. Thank you for your cooperation. Please remember that on street parking is only allowed directly in front of your home. There are still congested areas at the 100 block of PWD and the cross streets but the effort to minimize obstructions on those roads is appreciated.

**Trash pick up:** Please note that our current schedule is Monday for recycling and Tuesday for trash. According to the Declarations, bins must not be put out until the night before and must be hidden from sight the night after pick up. Also remember that the driver will not get out of the

truck to pick up excess materials. Large items or debris is picked up by a separate truck that must be called to arrange removal. The phone number is on the trash bins.

**Managers:** Pinewood is a deed restricted community with documents filed with the State of Florida. The rules are part of every owner's purchase and can be viewed on the community web sites. The HOA has retained Garrison Property Management to assist with 1.) collecting and disbursing HOA funds, 2.) accounting and recording HOA documents, 3.) monitoring and enforcing the property standards of our Declarations in regards to the home owners and 4.) advising the Board on matters of expertise that the Board might not fully understand.

As part of #3 Garrison sends notices to owners whose property has fallen short of regulations. If you get one of these notices, please do not ignore them. Without action after 3 notices the item is reviewed by a fining committee for allocation of fines of \$50 per day.

**Conservation line:** In consideration of high winds potentially downing trees in the conservation area, the HOA obtained a professional survey of the east property lines of 26 homes from 102 to 468 PWD. The survey showed the majority of the properties maintain an area within their property lines while in some cases a property has expanded into the conservation area controlled by SWFWMD. In a couple cases the owners were unaware that their property extended deeper than the ground they maintained. Legal counsel has noted that any live trees falling from the conservation area onto individual properties is the same as any adjacent property: that is the homeowner who experienced damage is covered by his own insurance and repairs or clean up is not the responsibility of the property where the tree originated. The investigation also revealed a significant amount of debris dumped in the conservation area. Items from small balls to large mattresses were found. Note that it is very illegal to dump in the conservation area and any large items will be picked up by Republic by calling the number on the trash bin.

If you have suggestions for more improvements please contact Valerie at Garrison, the Board via email or attend a Board meeting. Together we can continue to make Pinewood a great place to live, own and visit.

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