



PINE RIDGE

ESTATES

Newsletter

A Deed Restricted Community

April 2021

Vol. XXXX

Pine Ridge Property Owners Association Board of Directors

President's Message *Michael Perry*



Friends, neighbors, and property owners of Pine Ridge, I hope this message finds you all well. While the last year has been a tough one for all of us, it appears the country and state are getting back to a semblance of normalcy. While the Governor's guidance has lifted most Covid-19 restrictions, PRPOA will continue to offer the opportunity to attend board meetings both in person and via Zoom. We have become very proficient with this tool and will continue to use it to allow greater access to our PRPOA meetings. The Community Center is open and in building activities are being restored. In-person participation is of course a personal choice.

As most of you are aware, we are in our elections cycle for 2 slots on the PRPOA board Board of Directors. Four candidates have applied for these 2 slots. I am very encouraged that there appears to be a renewed interest from our members to participate in the governance of the Association. I have also seen an increase in volunteers to participate in many of our committees. I believe the more participation in our governance by members of the Association will lead to a better overall management of our community.

By now, many of you have signed up for electronic voting as well as electronic delivery of notices, and newsletters, and electronic notice and payment of Association fees. The response to our requests has been excellent. I hope to see more participation in these electronic communications. There are many benefits to the Association and its members. Primarily, a reduction in cost to the Association. For example, each election or referendum can cost us up to \$5,000 in printing and postage. Mailing of annual billing and semiannual newsletters also cost us approximately \$14,000 a year. By eliminating newsletter costs, we can use the money for other things, thus keeping our yearly HOA assessments at low levels as compared to other HOA's of comparable size.

Our community is growing. The ADC has reviewed over 30 new home applications so far this year. I would like to welcome these new members to the community and hope you enjoy your new home and partake of some of the community's amenities. We are highly encouraging our new members to provide email addresses so we can keep them abreast of all the happenings within the community. Go to our website (<https://pineridgeassn.com/>) to sign up for Stay In Touch, register for viewing or payment of your property in the CINC system and for electronic service to assist in easy voting processes and more.

As always, I remain available to discuss any Pine Ridge issue with you either by email at mike.perry1978@gmail.com or by phone at 443-454-2813.

I look forward to seeing you during future meetings either in person or via virtual meetings.

Mike

Golf Course Proposal Update

by Mike Perry

Pine Ridge has engaged Shumaker, Loop & Kendrick, LLP's land use team to represent us in the potential issue with the New Golf Course owners plans to have the 9-hole course rezoned to allow the construction of residences on the land. Our attorney and their team have reviewed the developer's concept, and provided the following takeaways:

To secure the planning and zoning approvals necessary to redevelop the land as currently described would be challenging.

If the developer chooses to proceed, the community will be provided an opportunity to communicate its position during the approval process; and,

Because it is foreseeable that the developers plan will change before submittal, the community should try refraining from substantial opposition efforts until an application is officially filed.

We will keep you informed to any changes on this issue and any assistance we may need from the community.

We have received over 550 responses from lot owners in response to the quick survey we posted with regard to this issue. I have read each and every one of these responses. The responses were overwhelmingly in favor of opposing the developer's proposal.

Pine Ridge Equestrian Liaison

Carol Bartolet, Chair

Great spring weather for riding is fast approaching with some beautiful sunny days and increasing temperatures. Let's use our wonderful trail system here in Pine Ridge. Along those lines, RIDERS...please be aware of property boundaries when using these trails. We are hearing from unhappy home owners who live along our trails saying their property is being trespassed upon. We do not want this to happen. PLEASE stay within the actual horse trail and not on someone's yard, garden, or personal path. These type of incidences are being reported to the office and PR BOD. If there are dogs barking at fences, try to acclimate your horses or take another trail if necessary. If dogs get out of fencing or are loose, try to get their home address and this problem will be handled by the office ASAP.

Many new signs have been added to our main roadway to warn drivers of horse crossings and to watch for riders ahead. Speeding vehicles and heavy traffic still demand extra caution from riders when crossing. A few riders have reported some drivers have stopped or at least slowed for them at crossings. Please be careful especial-

ly at curves and hills where vision is lessened for both riders and drivers.

PREL is bringing up a safety issue with a possible resolution. Our trail crossing on roads are not marked for easy distinction for emergency vehicles responding to horse/rider accidents. It was reported that an ambulance had trouble finding the correct location of an accident due to no markings on the crossing. PREL suggests we use a number system attached to the fencing or a pole that is easily visible from a passing vehicle. These numbers can easily be added to the trail map. Knowing the exact location for accident/injury is a priority in quick response. Additionally there are still many trail crossings with no road identification on the back for rider self-location. These are very helpful, especially for newcomers.



Green grass is already growing! Enjoy your horses...and ride on!

Up Coming Community Events

- ◆ Sign Up For Electronic Mail Services and Vote Electronically on Association Matters. You only need to sign one time.
- ◆ Town Hall Meetings for the proposed Deed Restrictions. TBA

See the Pine Ridge website www.Pineridgeassn.com for More Details or contact us at www.Manager@pineridgeassn.com

Mike Perry, President

John Hyde, Vice President

Mike McCoy, Vice President

Wayne Tuch, Secretary

Maggie Case, Treasurer

Gail A. Denny, AMS, CMCA, LCAM

Contact us at:

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Beverly Hills, FL 34465

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Architectural Design Committee (ADC)

Joey Valinoti

Our bi-weekly ADC meetings have been averaging 3 to 4 new homes out of 20-25 total applications each time. Just last month we had 19 new homes applications to review. The math shows that approximately several dozen homes are under construction in Pine Ridge with total homes on file reaching 3,218 to date.

When submitting your application please be certain to fill out all pertinent information pertaining to your project and please write legibly. Occasionally there is an omission and we then need to contact the property owner which holds up review and approval.

Lengths, heights, styles, setbacks, lot # and materials, colors, and address are some of the information we request. Photographs are greatly appreciated! The Pine Ridge Office is here to assist you with applications by email, phone, or in person.

It is always exciting and rewarding to make improvements to your home and property. This brings me to the subject of Deed Restrictions Committees proposed revisions and clarifications of the current regulations. In the upcoming months they will host a town hall style meeting which will be held at the community center to explain why and what has been done.

An FAQ is up on the Pine Ridge website. Our Associations lawyer has been scrutinizing the proposed covenants to ensure any changes are following Statute 720, state regulations and various guidelines. Once complete, the property owners will vote on it. A revision to the document has been needed for years.

I am grateful to have Craig Goshow, Keith Landers and Staber Dearth on the committee. Their thorough insight to details and ability to review drawings is genuinely exceptional. Gail Denny and her team's prompt and diligent assistance with the preparations for every meeting is highly appreciated.

Deed Restriction Committee

Caroleanne Russler, Chair

Members: Ray Taschenberger, Mike Perry, Wayne Tuch

Committee Mission: This committee was tasked to update the Deed Restrictions of the PRPOA.

The Intent of the Residential Deed Restrictions is uniform enforcement and the preservation of the aesthetics,

quality of life and property values of the Pine Ridge community. Why is there a need to update the Deed Restrictions? Outside legal opinions suggest Deed Restrictions be reviewed and updated every three to five years. The last update to the current document was in 2015.

The Board was going to make some necessary updates, worked on it a few times but realized it was beyond the scope of the amount of time they were willing to devote to an update. A committee of volunteers was appointed to evaluate and rewrite the deed restrictions. We have considered Federal, State, and local laws when proposing any changes to the document.

What was the process:

The Board initially suggested several changes. The committee painstakingly reviewed the existing document and Board recommendations. Initially the Committee tried to create a strike and add set of recommended changes but abandoned this approach as the result appeared to be an unorganized and unreadable document. Further a strike and add approach would likely result in increased inconsistency and confusion in the document. We then decided to rewrite a proposed document to include drawings, tables, indices, index of main headings and key words. In addition, we believe this document is more user friendly making it easier to find what you are researching. We redefined vague and subjective restrictions to clear measurable restrictions.

The committee asked the community for input using surveys and 2 town halls. The feedback was extremely helpful. Many of these were incorporated in the document where applicable. We also considered that individuals and groups of lot owners have specific subjects that are especially important to them. We have considered the numbers of lot owners or properties any change would affect.

We have standardized terms throughout the document. We removed restrictions from the definitions and placed them in the main body of the document and conversely removed definitions from the main body of the document and placed them in the definition's sections of the document. Where are we now? Legal review has been completed and the committee included all legal recommendation and many format suggestions. The latest version is posted on the PRPOA web site. Additional Town Hall meetings will follow.

Pine Ridge Fishing

Bruce Roberts

Meetings have been postponed until further notice.

Mission: To educate, encourage, and assist those who desire to learn more about fishing in a fun-filled and friendly environment while promoting good sportsmanship and resource conservation throughout our community.

When the club meets, it is at the Pine Ridge Community Center every second Tuesday of the month at 6:30 p.m. There are coffee, donuts, and the opportunity to mingle with other anglers. The meetings start at 7:00 p.m. The club offers a variety of guest speakers, group fishing trips, and social events such as picnics and parties. This is an opportunity to learn more about fishing in this beautiful part of the world. This area is ranked among the top ten for the best places to fish for both saltwater and freshwater fish. Residing in the Pine Ridge community or boat ownership is not a requirement to become a member.

The cost of membership is \$25 per year for individuals and \$40 per year for families. The membership year runs from January 1 to December 31.

For further information: <https://www.facebook.com/pg/PineRidgeFishingClub/about/>



President: Bruce Roberts (860)204-7423

Vice President: Charlie Kennedy (352)586-5277

email pineridgefishingclub@gmail.com

Election Committee News

Paul Duchesneau, Chair

The Election Committee was hard at work with the new combined voting process this year. Electronic voting was smooth but was a tasking process, since all paper ballots that were received had to be manually entered into the voting system. Please consider electronic voting, it saves time, it is confidential and reduces staff time. To those members who did not vote electronically, approximately 3,300, we urge you to sign up for electronic service, this will help keep your dues low, and if you do not wish to vote on matters that concern the community, simply ignore the request to vote. The tally of combined ballots and the results are as follows: Mike McCoy 727, John Hyde 676, Keith Landers 659 and Jamey Clovis 503. Thank you to the candidates for stepping up to serve their community and to the Election Committee for their teamwork. Over the summer, the Committee will be working on the Election Manual to include the updated combined processes to submit to the Board.

Dog Run Committee

Caryn Dietrich, Committee Chair

Early in 2020, due to a grassroots movement in Pine Ridge, the Board of Directors created a committee to investigate the feasibility of a Dog Park amenity within the community. The Board in conjunction with the Committee, researched and deliberated over most of the year considering location, cost, liability, and residents' interest. In December, the Board voted to move forward to create the Pine Ridge Dog Run.

Residents' interest was gaged utilizing a community survey with questions around desire for a Dog Run and frequency of usage. Respondents were in favor of the Run by a margin of 70%, with a large percentage responding they would use the Run multiple times weekly.

Construction started the week of March 1st with an expected completion of construction by mid-April. Once construction is completed, there will be a period of time to allow the grass to take hold and grow in. The Run will have a natural feel, with many native trees being left in tree islands and large boulders found on site.

The Run is an area of just over half (1/2) acre. It will have a perimeter fence with an interior fence dividing the Run for large and small dogs. Water will be available as well as benches and sanitary stations.

The Run will be managed by the POA in conjunction with the Dog Run Committee chaired by Caryn Dietrich. You can contact her at cadietrich49@gmail.com for additional information or if you'd like to get more involved. Watch "Stay in Touch" for information on registration and the Grand Opening.

Tennis/ Pickleball Committee

Maureen Caruso, Committee Chair

Did you know Pine Ridge has 4 pickleball courts? Pickleball is a paddle sport that combines elements of tennis, badminton and ping pong. Players use a paddle to hit a plastic ball with holes. It is a game that can be enjoyed by players of all ages and skill levels. Pickleball is also one of the fastest growing sports in the country. Anyone can learn to play the game and you will find that pickleball is highly contagious. It is a social sport and great exercise for both the mind and body.



Upper courts:

Drop in play is available at the pickleball courts on Tuesday, Thursday and Saturday mornings beginning at 8am. Classes are also available to introduce you to the sport as well as beginner and intermediate lessons to help you progress in the sport. If you are interested in learning more about the pickleball hype or in need of equipment to get started, please contact Jennifer Griffin. Jennifer can be reached at jennygpickleball@gmail.com

Community Association Manager

Gail A. Denny, CMCA, AMS, LCAM

So many items to report on, where to start? We made it through 2020, and I hope everyone is doing well...

The Board and our team never skipped a beat during the mess of last year and we continue to work hard to keep your amenities and issues within the community in check. By now you will see that the Board approved a dog run, watch out for the announcement for the grand opening. The horse crossings will all be completed in black vinyl this year; it was a 5-year plan and due to increasing material costs the Board decided to finalize the remaining year ahead of schedule.

The 2020 audit went as planned, smooth as usual and detailed; the report can be seen online for the first time ever, via password request. Your Road Committee Chair, Pete Curacao is working behind the scenes on many items, he has been a wonderful addition to the many volunteers that serve this community; I look forward to many innovative ideas regarding traffic and more to assist Pine Ridge. The community is looking great, sure we have sprinkles of things that need correction, but for the most part everyone does their part in maintaining their homes and this enhances the beauty of the community. The three amendments passed, this was a huge win for Pine Ridge, now 30 homes that will be built soon will be deed restricted; thank you for stepping up to vote this in. Last, voting is important, we need your help! Sending out 3,895 voting packets with a return of 500 is a waste of your funds, we urge you to sign up for electronic service, this will keep the costs low and minimize waste and it does not require you to vote; if you do not wish to vote simply ignore the invitation when that time comes. Go to www.pineridgeassn.com and on the main page select Electronic Service, the notice is easy to complete. Thank you !

Pine Ridge Equestrian Assoc. Inc.

Gail Pridgen

Pine Ridge Equestrian Association Inc. is an educational, charitable, and social club for Pine Ridge residents who own or love horses. We meet at the Pine Ridge Community Center the second Wednesday of the month at 7:00. The club strives to have interesting speakers and entertaining social gatherings. We also contribute to two equestrian rescues. Our upcoming speakers include Clay Cooper on PR Pasture Management, Detective Khelfritz on Keeping Your Horse Safe and a member's ice cream social. Join us for the chance to learn and visit with other horse enthusiasts, meet your neighbors who share our common interest! You can visit our website www.myprea.com for the latest club information and membership applications. Happy Trails from PREA! **ITS ALL ABOUT THE HORSES!!**

Pine Ridge R/C

Electric Plane Club

Rich Davies

Membership in the Pine Ridge R/C Electric Airplane Club is open to all Pine Ridge property owners. You must be a club member in order to fly at the field and you must also be a member of AMA (Academy of Model Aeronautics). However, you do not have to be a member to come out to the field and enjoy watching the airplanes in flight.

Members are at the field most days, weather permitting. They fly a variety of aircraft from beginner high wing "cub" type planes to sophisticated aerobatic planes, jets, drones and quad copters. Some pilots are flying FPV (First Person View) aircraft where the pilots wear a set of "goggles" and fly the plane with a view from the cockpit as though they were in the plane. Occasionally members fly planes equipped with LED lights in the evening.



In addition to our flying activities, **Meetings have been postponed until further notice.** the club members participate in the Adopt-A-Highway litter clean-up campaign covering a two-mile section of Mustang Blvd. We also participate annually in the Marine Corps Toys-for-Tots program.

To learn more about the club, attend one of the club meetings at 7 p.m. on the third Tuesday of the month at the Pine Ridge Community Center, **when they resume schedule check the website.** (no meetings in July, August or December) or follow the Flying Field signs back to the field behind the Pine Ridge Community Center. If the gates are open, members are at the field completing maintenance projects or flying. Guests are welcome and members are happy to discuss R/C flying and membership in the club with you.

For additional information you can access the club's web site through a link on the PRPOA website:

Financial/ General Announcement

If you would like a copy of the 2020 Audited Financials send an email to the office . Requests can be sent to Manager@pineridgeassn.com or you may contact the office a 352-746-0899 to request a copy.

Access to an online copy is by password entry only. If you wish to view online send an email for the password.

Three amendments to the covenants passed on 4/13/2021. The recorded document will be on the website under corporate documents and is available at the office to pick up.

Civic News

Sue Wasserman, President

The COVID-19 restrictions hit the Pine Ridge Civic Association as hard as every other organization, and we stopped all activities. The PRPOA BOD used the shutdown to renovate the Community Center and upgrade the in-house technology and WiFi. Those enhancements allowed us to resume meetings starting in February; in-person for those comfortable with it and via Zoom for people who would rather stay safe at home. We plan to continue providing such hybrid meetings to allow more people to attend meetings. Some of our members don't drive at night, some prefer the convenience of staying at home or might have a cold. Regardless, hybrid meetings will continue. Meetings are the second Monday of each month at 7 PM, though we take a vacation in July and August.

If you would like to attend our meeting and are not familiar with Zoom, just ask your grandkids for help, or feel free to give me a call. You can use your computer, tablet, or even a touch-tone land line for audio only. Additionally, we can record the meetings and will make them available to watch later via our new website: civic.pineridgeassn.com. That website will have the most up to date calendar of Civic events and past activities information.

We've also changed how we send out information. We now send hard-copy POST newsletters only to those requesting them, all others receive the POST electronically and can refer back to them on the website. This results in saving \$250/year for a third class mail permit, about \$45/month on reduced printing, and another \$35/month on postage. Reducing our operating costs means we can offer more for your membership. We're requesting discounts from local businesses for Civic members and looking for other ways to provide value for your membership. If you have ideas, please contact me.

Lastly, we're bringing back Bingo!!! Our return game will be Saturday, May 15 at 6PM. We're playing it cautious and will not offer dinner, though you're welcome to bring your own. We'll ask the participants what they'd like to see for the future. Please join us, be seen and heard, and have a reunion with your friends.

Sue Wassermann,

Civic Association President

352-300-0890

Vice President

Mike McCoy

Hello to all our owners both near and far. I want to personally thank you for your support and for the confidence you have shown in our Board of Directors. Because of the pandemic and safety mandates, the Board has been faced with the difficult task of handling all

Board and Member meetings as well as the elections, while complying with the numerous mitigation standards. This presented your Board with an opportunity to explore alternative avenues, including electronic meetings and voting. Now, for the first time in the history of Pine Ridge, the membership successfully completed a voting cycle that was a combination of paper and electronic process. A big thank you to our Election Committee, Management, and the Staff for completing this process. This new procedure not only resulted in a more efficient and timely process, it substantially reduced our costs and saved many of you the price of postage. Our future goals envision working with the Election Committee and Management to evaluate the just completed process and to align the new procedures with the Election Manual. We will further tweak and streamline this process, and vigorously encourage all members to embrace and use electronic participation.

I am proud to report that a proposal, initiated and negotiated by myself, Manager Gail Denny, and the successor developer, was adopted by the Board and resulted in three amendments, all of which were passed by the membership. Briefly, these amendments, safeguarded thirty new lots; that once constructed and sold to new owners, will immediately become part of the Pine Ridge membership family and be governed by our deed restrictions. Most important, the new homes will be in compliance with our existing Deed Restriction guidelines. My sincere thanks to all of you for taking the time to review the amendments and voting on them.

Finally, I would like to encourage more of you to participate by attending our Board meetings. We have made them available online via Zoom, which means you can now join in without leaving home. The meeting notices will normally be posted on the Friday prior to a meeting and sent out by E-Mail. They can also be accessed on our Webpage. Meetings are typically the fourth Wednesday of each month with the exception of July when there is no meeting. Also, because of the holidays, meetings for November and December are moved up. By attending the meetings, you will be able to see the work of the Board. If you are able to attend in person, our newly remodeled Community Center is extremely comfortable and inviting, and provides ample seating room for social distancing. Please come out and enjoy your amenities.

Thank you.... and until next time, please be safe.

Report From Your Treasurer

Maggie Case

Hello from your Treasurer and welcome spring 2021!

It is hard to believe we have endured more than a year of social restrictions from COVID. Still, the work of your association has not ground to a halt. PRPOA members can now participate in Board Meetings via Zoom; pay their dues in a click; receive current news alerts via our PINERIDGEASSN.com website's Stay in Touch feature; and even vote in elections and referendums electronically. Please stay on top of the latest developments, participate in the running of your association, and help us save the cost of snail-mailings -- sign up for e-communications if you have not already!

The 2020 audited financials are available on the website for the first time ever too, or in hardcopy from the office. The auditor's opinion is unqualified – that is, a “clean report” - which means our records conform to generally accepted accounting principles (GAAP) and represent accurately the association's financial position. And that position is good! The last of the land taken by lien foreclosure sold in 2020 and the association recouped all expenses associated with that process. In addition, we benefited from the federal paycheck protection program (PPP) COVID loan. Finally, we have a Reserve study completed in fall of 2020, and have budgeted adequate funding for future maintenance based upon same.

Please email manager@pineridgeassn.com to request access to the financial statements in electronic or hardcopy form or to learn more about how to sign-up for our new and exciting e-communication capabilities!

I wish everyone a healthy 2021 and thank you for your continued trust.

Dog Run Update

Construction on the Dog Run started March 1. An area of just over ½ acre was cleared and groomed between the Community Center and the Flying Field road, east of the road to the south Tennis Courts. Twenty-nine Live Oak trees were left in the Run area and a buffer of native trees and foliage surrounds most of the outer perimeter.

Electrical and sprinklers are installed and operating. On March 29th the area was seeded with a special blend of grass designed for durability in high traffic areas. The grass will be allowed to spout and harden somewhat before the fence is installed the week of April 26th.

The fence will be a five-foot chain link surrounding the perimeter of the Run with a divider in the middle creating areas for small dogs and large dogs. It is an off-leash area. You will enter through an enclosed area where you will remove your dog's leash, then go through a second gate to enter either the small dog or large dog areas.

The Board and Dog Run Committee are in the final stages of fine-tuning operating rules, designing signage, as well as the registration process. As details become available, we will post information through “Stay in Touch” directed to Pine Ridge Residents only. If you are not yet signed up for “Stay in Touch” you can follow this link: <https://pineridgeassn.com/stay-in-touch/> to enroll. Once enrolled you will receive timely information on the Dog Run and other important information for Pine Ridge Residents.

It will be several months before the Grand Opening giving the lawn a chance to harden. Once open the Run will not only be a place for dogs to meet other dogs, but a place for neighbors to meet and socialize. I hope to see you there.

Submitted by: John Hyde

Stay Connected With Your Community

Sign up Today!

Pine Ridge has at least 1,500 owners signed up to the “Stay in Touch” communication feature on the website. It would be great if more of the 5,000 owners would sign up. At this time it is the best form of communication we have to offer in getting out data on community affairs. Also, agreeing to electronic service will keep your dues low. Please consider signing up at www.pineridgeassn.com. Thank you.....

PINE RIDGE PROPERTY OWNERS ASSOCIATION
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