



PINE RIDGE

ESTATES

Newsletter

A Deed Restricted Community

November 2021

Vol. XXXXI

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 well. Our community continues to grow and evolve. Let me take a moment of your time to highlight some of these items.



First, we continue to grow. In the past year we have processed 102 applications for new homes in addition to a similar number of modification applications. I would like to welcome all these new members to our community.

As most of you are aware the Pine Ridge Board of Directors presented a total rewrite of our Covenants, commonly referred to as Deed Restrictions, to the community in a referendum. I am happy to report that this referendum passed. This document took community volunteers over 2 years to create from the previous Restrictions Document. During that time over 6 town halls and numerous electronic surveys were conducted with the community. These resulted in substantial public input being incorporated within the document. In fact, continued public input was incorporated up till the time the new Covenants were sent to the printer for distribution to those residents who had yet to sign up for electronic communication.

Is this document perfect? It is very good, easy to read and leaves little for interpretation, but of course it is not perfect. It does have the provision for property owners to request changes - something lacking in the previous Covenants. To that end I look forward to suggestions from the Property Owners, in the format prescribed in the new covenants.

The New Document will go into effect once recorded. This recording is scheduled for the afternoon of 26, October 2021. This is to allow ADC applications recently received to be considered under the previous restrictions. As for new submissions, the Association is providing a letter to all known local builders to make them aware of the existence of the new Covenants so they can remain compliant in their ADC applications.

While I am discussing the New Covenants, I should address enforcement procedures as it has become apparent this subject is misunderstood.

To become aware of a potential infraction, a resident may notify the Pine Ridge office or the property manager via email of the possible infraction or, the property manager discovers it during one of her scheduled surveys of the neighborhood. As of the August 2021 Board meeting, anonymous reports of violations will not be accepted. A series of steps are followed to remedy the violation.

The property Manager provides courtesy notification, email and or phone call, to the Property Owner in question. Either there has been a misunderstanding, or the Property Owner cures the issue. Most violations end here.

If the Property Owner ignores or defies the courtesy notification, the Association notifies the Property Owner of the infraction and requests the Property Owner cure within the time frame noted.

Should this fail a letter from our attorney is generated and sent to the Property Owner.

Should this fail the Property Manager requests the Board convene a fining committee to determine an appropriate fine for the matter. The Board then approves or modifies the fine and a certified letter is sent to the Property Owner.

Should the fine not be paid and the infraction corrected the Board may direct the Property Manager to place a lien on the property.

I assure you; the vast majority of issues are cured/ remedied in the early, informal phase of the process.

Next, I would like to address electronic service. Pine Ridge has invested in technology to keep the membership informed and make it easier to conduct business with you. If COVID taught us anything it is that in-person transactions are easily interrupted. They are also expensive. The recent referendum cost the organization \$ 7,424.03 in printing and mailing costs alone. Our previous election cost \$ 2,864.36 in printing and mailing costs. If more of you would sign up for electronic service, including–electronic–voting, those funds used for the paper process could be used for other Association activities or keep your dues low.

Even if you only signup for electronic notification you will benefit from receiving StayInTouch information via email. Of course, you can find this information on our excellent website but receiving it by email is the timeliest way to stay informed

Finally, I would like to address service to the community. Your Board is a group of volunteers. The committees of your association are volunteers. We need more volunteers. New blood in our governance keeps the Association from becoming stagnant in its ways. Fresh ideas should be welcome. I ran for the Board because I asked a question of a Board and did not receive a response. In fact, the look I received said “We are the elected Board, we are always on the Board and you as a Property Owner are a nuisance.” It took me 2 elections to get elected to the Board, but I was determined to change that apparent attitude. I have served 2 terms on the Board. Per our bylaws I cannot run for a 3rd consecutive term. While I will be eligible to run the following year, I shall not. I want to see new blood on the Board.

Pine Ridge Equestrian Liaison

Carol Bartolet, Chair

Our committee has had several items of interest these last few months.

There was concern re EMS response to horse and rider accidents on the trails, but we’ve been reassured that EMS can locate you on the trail via cell phone as the towers are accurate enough for that. Per EMS, riders should be wearing their cell phones strapped to their bodies, not in rear pockets or attached to your horse or saddle! Please also have ID on horses so they can be taken home! Copies of our current trail map have just been provided to Fire, Law, and all EMS responders via Chris Evan, Sheriff’s office, for additional location help in finding those who call them.



The dilapidated cross-country course has had a thorough jump-by-jump exam and repairs and items needed have been provided to our manager for updating and reworking the course.

Be observant on the trails for yellow jackets which nest in the ground! A group on a trail were attacked and horses and riders were stung. The area was reported and a pest control company was sent to send the flying culprits to their demise. Thanks to everyone for the quick response.

Some ‘Beware of dogs’ signs have been placed in a few trail areas to give riders advance warning.

We are in need of mounting blocks on trails in case there’s need to dismount or an involuntary dismount occurs. Remounting can be a challenge for some. We have suggested perhaps some large heavy tree stumps from recently cut trees could be relocated to trail positions to keep things looking natural. They would be cost efficient and are sturdy enough to fill this need.

Mike Perry, President

John Hyde, Vice President

Mike McCoy, Vice President

Wayne Tuch, Secretary

Maggie Case, Treasurer

Gail A. Denny, AMS, CMCA, LCAM

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Architectural Design Committee

(ADC)

Craig Goshow, Chair

Greetings fellow Pine Ridge property owners. The bi-weekly ADC meetings continue to be busy as approximately 25 to 30 applications are reviewed at each session. A total of 102 new homes have been approved since January of 2021 bringing the total number of homes in Pine Ridge, completed and under construction, to 3280. In your travels you have undoubtedly seen some new starts.

In addition to new homes, our residents are making improvements to their homes, enhancing the inherent value of Pine Ridge. The improvements are many and include repaints, reroofs, detached garages, barns/stables, carports, fences, sheds, solar panels, pools and also home additions.

I am privileged to chair the ADC committee which includes Staber Dearth, Ed Kroll, Keith Landers, Tom Thornton, and Joey Valinoti. All are dedicated to competently completing the task we are charged with and I am glad to know and work with all of them.

As a committee we are indebted to our Property Manager, Gail Denny, and the help and support that she and her staff provide.

Some good news for the members of the ADC and I believe the community as a whole is that the Deed Restriction Referendum Passed. As a group we are charged with making decisions on applications at each meeting and the decisions are governed by the Deed Restrictions. Those that have just been replaced were not well organized, were vague in areas and contained ambiguities as well. The Deed Restrictions Committee spent countless hours working to create a document that is well organized, much easier to read and understand and clearly defines what is permitted and I commend them for their efforts. As one would expect, it isn't perfect but is far superior to the previous iteration and is a document that can be used going forward, with hopefully minor revisions as needed.

For the ADC, the newly passed Deed Restrictions will make our job much easier as we will be able to make decisions based on a document that provides clarity. The ADC will continue its function by ensuring that applications submitted are in keeping with the Deed Restrictions.

Deed Restriction Committee

Carole Anne Russle, Chair

The Deed Restriction committee is pleased to announce that the revised Deed Restrictions have been approved by vote of Pine Ridge Property Owners.

An earlier decision had been made by the Board of the Pine Ridge Property Owners Association to update the Deed Restrictions. A committee was formed including members, Carole Anne Russler, chair, Wayne Tuch, Mike Perry, and Ray Taschenberger.

The committee worked for over two years (thru covid-19), evaluating the existing document and making recommendations to create a more succinct, a more objective document.

The committee used the then existing document, added indices and definitions where it saw the need. Topics were addressed and the bits of information found scattered throughout the old document were compiled into individual sections. The revised document was approved by the Board and legal counsel. The result is a document that is easily read, easy to navigate, and subject matter is easy to locate. This revised document addresses subjects in a manner that is enforceable.

The Board has tasked the existing Deed Restriction Committee with reviewing and suggesting changes to the current Pine Ridge Bylaws.

The committee thanks all individuals who contributed their expertise, their knowledge and voiced their opinions.

Report From Your Treasurer

Maggie Case

Greetings from your Treasurer. I hope this note finds you well and recovered from pandemic tribulations!

The previously mentioned reserve study is complete, and we have ample pooled-reserve funds that ensure our beautiful community will be well-maintained in future years. Budget preparation for 2021 is underway and as ever, a copy of the association's 2020 audited financial statements is available from the office.

Our latest amenity – a Dog Run - became operational late summer at an approximate cost of \$40,000 giving dog-owners and their furry friends a great place to socialize; Enjoy! Last year's addition – pickleball – continues to be popular as well. Find both courts and dog run at the community center; come check them out if you have not already!

Welcome Fall and Stay Safe~

Pine Ridge Equestrian Assoc. Inc. (PREA)

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 the second Wednesday of the month in the Pine Ridge Community Center at 6:30 to visit with your neighbors, the meeting starts at 7:00. We offer a variety of interesting speakers that share wisdom and answer topic questions in the ever changing world of horses. Please be aware that horses, like pedestrians, have the "right of way" when crossing streets! PREA was pleased to contribute to its two equestrian rescues. We are looking forward to our Members' Annual Holiday Party at the VFW and the upcoming year of fun and information! For current activities and membership information, our website is www.myprea.com.

Great weather is here for riding our beautiful Pine Ridge trails!

ITS ALL ABOUT THE HORSES!

Tennis/ Pickleball Committee

Maureen Caruso, Chair

Tennis and Pickleball are very active in Pineridge. The local tennis league is celebrating its 25th year, Pineridge has had a team participating from the beginning. Marilyn Butler was the captain for the first 19 years. We have a tennis RR on Fridays, contact person is Jeanne Vanderklay, 352-697-2176. Our newly surfaced courts and sunshades make playing tennis here extremely enjoyable.



We also have 4 pickleball courts available. This newly introduced sport to Pineridge has really taken off. We have a large group of players that play Tuesday, Thursday and Saturday From 8:00 AM to 10:00 AM. For further information contact person is Maggie Case.

Election Committee News

Brenda Roberts, Chair

“The upcoming April 2022 Pine Ridge election will have three openings for members of the Board of Directors available. Interested Pine Ridge Residents can apply for the openings by submitting an application and resume to the Pine Ridge office. These forms are available at the office or can be downloaded from the Pine Ridge Website, www.pineridgeassn.com, click on ‘HOA Info’, then ‘Forms and Docs’.

Applications and resumes must be submitted to the

office by 4:30 PM on January 28, 2022.

During the recent Referendum vote, the majority of participating Pine Ridge Voters took advantage of Pine Ridge’s Electronic Voting System (EVS) to vote. Using the EVS is quick, easy and saves on Pine Ridge expenses. If you haven’t registered on the EVS yet, please do it now. Go to the official Pine Ridge website, www.pineridgeassn.com, click on the ‘Electronic Voting’ button and follow directions from there. Also, there are two new computers set up at the Community Center for use by Pine Ridge residents for this purpose or any other internet access.

Paper Ballots for the upcoming Board of Directors election will be mailed out early March 2022 along with the ‘invitations’ to vote from the EVS, IF you are registered on the system PRIOR to this mailing. Paper Ballots need to be returned by mail or in person to the Pine Ridge office on or before April 11, 2022, or in person at the PRPOA Annual Membership Meeting on April 12, 2022, at 10:00 AM. Be sure to follow the directions exactly on the paper Proxy/Form Ballot and return in the official envelope that will be enclosed. If mailing in your ballot(s), please mail in a timely fashion to arrive prior to the April 11, 2022, deadline. Paper Ballots will be validated in house by the Pine Ridge Election Committee and logged into the EVS for tabulation.

You still will only be allowed to vote once per property and the resumes for the candidates running for this election will only be available on the Pine Ridge website. There will be two ‘Meet the Candidates’ sessions scheduled for March 9 and 16, 2022, one day and one night. For further detailed voting information, see the Election Committee Procedure Manual is located on the Pine Ridge website under ‘Committees’.

Be sure to vote, as the three new Board members along with the two remaining Board members will be representing all Pine Ridge residents in any future Pine Ridge Property Owners Association business.

Thanks to all the volunteers, past and present, for their service in this important process.”

Clubs

**Please check out the various clubs and their activities.
There are so many things to do in Pine Ridge!**

Thank you to all the club organizers!

Go to www.Pineridgeassn.com/clubs/

1st Vice President

John Hyde

Change is coming to our part of Citrus County, and it will impact Pine Ridge. We as Residents of Pine Ridge can sit back and watch or we can take an active role in trying to shape the change in the area around Pine Ridge. To do this it will take a willingness for Pine Ridge Owners/Residents to take action.

We just had a referendum on modification to our Deed Restrictions. The measure passed with a comfortable margin, however, only 38% of the Owners/Residents participated in the vote. As we face external threats to our community, and there are many, we will need a much higher rate of participation if we want to impact the decisions made by our County Commissioners.

We all moved to Pine Ridge for various reasons. Maybe the large properties and low density or our equestrian roots and facilities. Or it may be the laid-back nature and natural surroundings provided by our community. Or you just plain like living here. But there are external threats to our current lifestyle.

What threats? Looming largest is the proposed Suncoast Parkway extension and exit at Novell Bryant. For approximately fifteen Pine Ridge Homeowners it literally means the loss of their homes that will be taken by the roadway. For the rest of us it will mean increases in both residential development as well as commercial and light industrial development surrounding the new exit and extending eastward on Novell Bryant. This will lead to more traffic in Pine Ridge as well as increased density and congestion in surrounding areas.

What can we do? While the Owners/Residents of places like Citrus Hills and Black Diamond still have developers to watch out for their interests, we are on our own. Pine Ridge has 3,280 homes completed or in the process of being built and we're approaching 7,000 Residents. We're a small town in size and we're a considerable block of voters. While we can't stop change and development, an active community can mitigate impact. To do this Pine Ridge will need more community involvement from Owner/Residents. We need to stay informed, be active in community affairs, attend Board meetings and even volunteer for projects in the community. If you have an interest, please contact me. No matter your experience or expertise there is a role for you.

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: www.pineridgeassn.com

Financial/ General Announcement

If you would like a copy of the 2022 Adopted Budget. Requests can be sent to Manager@pineridgeassn.com or you may contact the office a 352-746-0899 to request a copy.

The Deed Restrictions passed on 10/15/2021. The recorded document Official Records Citrus County, FL Angela Vick, Clerk of Court & Comptroller #2021074228 BK: 3219 PG: 653 10/26/2021 3:17 PM 1 Receipt: 2021062951 RECORDING \$528.50

Civic News

Sue Wasserman, President

We Want You!!

Your Pine Ridge Civic Association meets the second Monday of each month except Jul and Aug. We feature speakers from around the county and host regular social events. Now we need people to step up and volunteer to be part of our Board of Directors. We also need an Election Committee who will find candidates to elect in December. Each of our officers and directors have been in their positions for many years. New blood and new ideas are needed to keep the Civic Association vibrant and relevant.

Elected officers include President, Vice President, Treasurer, and Secretary. We also have a Membership chairperson, Adopt-a-Highway coordinator, and two Directors at Large.

For more information or to volunteer, please contact me at president@civic.pineridgeassn.com.

We Miss You

Our October speaker was beyond fantastic. Unfortunately, we still suffer from low attendance. Why? Please let me know what we can do to get you to attend our monthly meeting. Different day, different time, other topics, better snacks?

Debbie Selsavage from Coping With Dementia, LLC was our most recent speaker. Not the most pleasant topic, but she presented with such compassion and understanding. Did you know there are 120 different types of dementia, with Alzheimer's being the most common. Statistics show that 10% of baby boomers will develop some type of dementia because we're living longer. We're well acquainted with the symptoms of memory loss and personality changes, yet there are many other changes that we need to understand in order to compassionately interact with someone with dementia. For instance, decreased senses of smell and taste manifest in a loss of appetite, yet caretakers often think the individual is being difficult. No, it's just that food is less attractive. Meanwhile, the color red is an appetite stimulant (like blue suppresses appetite), so serving red foods or using red plates and napkins (think Italian restaurant) can improve nutrition.

Debbie stressed compassionate care over medication for

dementia patients. Medication primarily dulls the individual's emotions and mental capacity which often creates more confusion. Please help yourself and your friends / family by familiarizing yourself with some of the causes & symptoms, as well as coping strategies for caregivers. As my mom's doctor said, it's not a matter of IF, but WHEN, meaning that if one lives long enough they will have some level of dementia.

Citrus County Sheriff's Offices and local libraries have free kits that can be used to capture a vulnerable person's scent. That way, if the person wanders and goes missing, the bloodhounds have a pure scent to track. A 5-year old kit was still viable and led to successfully rescuing a dementia patient.

For more information and a list of local workshops, go to www.coping.today.

Dog Run

Caryn Dietrich, Chair

The Pine Ridge Dog Run was opened September 1, 2021 for all residents who register their dogs on the Pine Ridge HOA website. The dog run, commonly known as the dog park, was constructed with our dogs in mind, and it is a beautiful amenity for us and our dogs. There is a water station with bowls, bags for picking up waste, and park benches for people to rest on. It is divided into two sides, one for large dogs and one for small dogs.

Pine Ridge residents can go to <https://pineridgeassn.com/pine-ridge-dog-park/> to register their dog(s). Upon registration they are given a code to the lock. Additionally, there is a private group on Next Door, run by Caryn Dietrich, Chair for the Pine Ridge Dog Run Committee. I created this group for folks to have a way to meet other people and make play dates for their fur kids. To access this private group, after you have registered your dog on the PR website, go to Next Door. Click on "Groups". Search for "Pine Ridge Dog Run Members" and ask to join our group, I will see your application submission and will invite you in.

Since opening, the Dog Run has been a popular place for dogs to have fun running and playing with other dogs and Residents meeting their neighbors. This is the very best socialization you can offer your dog and YOU! Many dogs have come and enjoyed this special place built just for them.

PINE RIDGE PROPERTY OWNERS ASSOCIATION
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BEVERLY HILLS, FL 34465

