



PINE RIDGE ESTATES *Newsletter*

A Deed Restricted Community

March 2023

Vol. XXXXIII

Pine Ridge Property Owners Association Board of Directors

President's Message

John Hyde

As the end of my time on the Board nears, I would like to thank all of my fellow volunteers that have served with me.



My fellow Board members have helped bring a well-rounded perspective to both the philosophy of the Board as well as the actions we've taken. Particular thanks to Vice President, Bill Miller, and Treasurer Wayne Tuch for their ideas, preparation, and attention to detail. Both will continue to provide excellent service to Pine Ridge.

Additionally, I'd like to thank all of the folks who serve on our committees. There is a group of approximately fifty Members on various Committees that work behind the scenes to support the Board and our paid staff. Some serving on more than one Committee. Our community is a better place because of the time and efforts these folks put in on a regular basis. If you know one of these Members or meet one, tell them thanks for what they're doing. And please consider getting involved. If there is something you'd like to do, talk to someone on the Board. There is a committee where your talents would be appreciated, and you'll get an opportunity to meet neighbors from all over the community.

We've moved the needle in the right direction in many areas:

2022 Finances. In 2022 we had a surplus of over \$52,000. Little by little the savings developed, and additional investments add up.

Interest Income. The CD laddering protocol implemented by this Board has increased our interest income dramatically from the \$283 collected in 2021. We earned \$3,251 in the second half of 2022 and we're on track for over \$12,000 in 2023. Thank you to our Treasurer Wayne Tuch.

Insurance. Putting our insurance out to bid helped identify some shortcomings in our Auto Policy that have been corrected. The balance of our insurances will be coming up for renewal in April-May, we will know if additional benefits from this exercise are forthcoming. Putting our insurance out for bid every other year should become a standard procedure for the POA.

Electronic voting. Members that are signed up for electronic voting have increased. As of February, 38% of the Membership is signed up for electronic voting. That will reduce the cost of the current election by approximately a third. The cost of elections is going down as postage, printing and mailing prep costs are going up. If you're not signed up, please consider doing so.

Electronic Billing. Electronic billing was used for the first time this year and worked amazingly well. Close to 25% of our members paid electronically, again, decreasing costs.

Electronic Communications. Currently 2,755 Members are signed up. This will lead to over \$3,000 in savings just on the mailing of this Newsletter. Additionally, members signed up for Electronic Communications receive more and more timely information on happenings in Pine Ridge.

Business Continuity. The Board is working with the Manager and POA staff to develop a Business Continuity Plan. The Board wants to ensure we have the documentation and tools in place should the unexpected happen. We still have work to do on this item. The need is recognized; however, we have a ways to go to have the kind of comprehensive plan that is needed in place.

Blue Stream Fiber Optic. With a whole lot of help from Keith Landers we've been able to move toward having fiber optic cable service installed throughout Pine Ridge. While at this writing it's not a "done deal" we've come a long way and it may happen. While the speed and reliability of fiber is a large benefit, the big thing for most of us, is the entry of additional competition in the market place. Should this come about, you'll see pricing come down for high-speed internet service as well as additional options for TV and phone service.

But we do have challenges ahead. The big one is the increasing and changing population of Pine Ridge. First the increase. Pine Ridge as a community has been in the hands of Members for a long time. All lots are dues paying and we have been receiving this revenue for many years. Many lots remained vacant, but now as homes are built and families move in, dues stay the same. Our facilities and amenities haven't been utilized by the absent owners of all those vacant lots. That is changing. Over the last five years we've seen over 500 new homes which equals on the low side approximately 1000 new Residents. Also, during that same period we've had approximately 1,800 existing homes change hands. More people and new owners means increased demand. And more work for our staff.

Additionally, our community makeup is changing. As older residents move out, younger more active people are moving in. We're starting to see more families with children. As people discover new accessibility because of the Suncoast, this trend will probably accelerate. New Residents means more demand on our administrative staff as well as more demand on the same amount of amenities we've had for a long time. Our amenities have more users and we're seeing a much higher use of the Community Center for meetings and activities. With more young people in Pine ridge there will be a demand for additional activities and amenities for them as well.

If we ignore these issues it could result in a lot of

problems. If we embrace them and plan, we can enhance the community and increase property values as the demand for places like Pine Ridge increase and the supply of large properties stays static. Change is coming. How we choose to address it will make the difference.

One very positive note is the amount of engagement I am seeing in Pine Ridge. As noted above the amount of volunteers, people involved in the community, is very encouraging. Additionally, the number of people running for the Board is the most I've seen since I've been here. Seeing this many people wanting to be involved in our community is outstanding. To those of you who win the election I wish you success in your vision. It has always been my contention that the more people involved in the governance of our community, the better our community.

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.

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: www.pineridgeassn.com

Architectural Design Committee (ADC)

Craig Goshow, Chair

Greetings fellow Pine Ridge property owners. The activity level at bi-weekly ADC meetings remains steady and an average of 26 applications are being reviewed during each session. Thus far in 2023 the ADC has approved 15 applications for new homes. As of March 14, 2023 the total number of homes in Pine Ridge, completed and under construction, is 3,417.

In addition to new homes, our residents are continuing to make 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 continue as chair of the ADC committee this year and feel privileged to do so. The current members are Keith Landers, Tom Thornton, Ed Kroll, Mike Perry, Judy Glick, Tom Russell and me, Craig Goshow. My fellow members are all are dedicated to competently completing the task we are charged with, and I am glad to know and work with them.

As a committee we are indebted to our Property Manager, Gail Denny, for the help and support that she and her staff provide. Their hard work makes our job easier.

If you are contemplating or planning improvements or a new home build you can find guidance on what is permitted, how to complete and submit your application and what information must be included on the Pine Ridge Property Owners Association website. If you click on the HOA Info tab at the top of the page and then the second item in the list, Forms and Docs, you will find an electronic version of the Pine Ridge Deed Restrictions as well as Detailed Instructions for Architecture Committee Submittal.

Going forward the ADC will continue its function by ensuring that all applications submitted are in keeping with the Deed Restrictions.

Financial/ General Announcement

If you would like a copy of the 2022 Audited Financials or 2023 Budget. Requests can be sent to Manager@pineridgeassn.com or you may contact the office a 352-746-0899 to request a copy.

PREL

Carol Bartolet, Chair

Well, riders, we have had some great riding weather! I hope everyone is out there enjoying your horses and the trails! How lucky we are to live in such a great horse oriented community!

The barn manager has reported that self-cleanup in the arenas has much improved so keep up the good work. There was a suggestion about the problem of manure pick-up and the placement of such into the barrels at each arena. It was suggested that just using the fork and tossing the manure to a grassy area would be not only easier but less likely to spread the proliferation of flies that get into the buckets, especially after it rains. That would solve the problem of trying to get the bucket back to the manure pile for dumping. This will be submitted for approval as a barn/arena rule change.

If you are using the cross-country area with your horse and knock something down, please replace it to the correct position. This has been happening and if you move anything, it needs to go back in place for the next rider.

Trail signs marking roadways need the road names placed on the back and it was recommended that we also have the proper direction attached to the back of the sign also...N. S. E. W. ..as this would aid medical persons trying to find an injured rider's location and also give direction to a lost rider.

Be sure to report any downed or hanging tree branches on the trails to either Cathy Brooks, our trail boss, or to the office, so this can be taken care of by maintenance. Also, with spring approaching the palmettos will be trimmed back as they are the favorite spot for underground burrows of wasps (Yellow jackets) that have an awful sting. Riders and horses were attacked last year resulting with fallen riders and horse and riders with injuries. If you see a hole in the ground with flying insects around REPORT this immediately to the front office. They will send a professional to dispense with the wasps. Note the exact position if possible. Ride by avoiding the hole, slowly and carefully. Be Safe!

Reported was a wash-out area which is now a dangerous gully that was filled with some logs. Avoid this as your horse could injure a leg or fall. The location is on the green trail by the white fences.

Ride on, everyone!!! Have a great summer!

**Pine Ridge Equestrian Assoc. Inc.
Pine Ridge (PREA)**

Gail Pridgen

Pine Ridge Equestrian Association, Inc. is an educational, charitable, and social club for Pine Ridge residents who own or simply love horses. Members enjoyed a holiday party in December with dancing, a catered dinner and a silent auction! In March, we had an informative presentation by Dr. Julia Simonson, "Preparing for an Equine Emergency". Relaying the horse's vital signs and first aid items for your kit were discussed. In May, Dr. Christopher Burnham will give a live demonstration of equine chiropractic assessment and treatment. He will also relay exercises that can help our horses to feel and perform at their best.



Members enjoy meeting their equestrian neighbors to visit and exchange ideas. Please remember that horses, like pedestrians, have the "right of way" when crossing the streets! PREA is pleased to contribute to two equestrian rescues, Horse Protection Association of Fl. and Beauty's Haven. Visit our website at www.myprea.com and the Pine Ridge Equestrian Community FB group! HAPPY TRAILS!

IT'S ALL ABOUT THE HORSES!

Michael McCoy
Director

To all of you in Pine Ridge, Thank You. This should be my final newsletter article. With the April Members meeting, my term on your Board concludes and I will then try and settle into a quiet retirement. I want to say what a privilege it has been to work with you and be an active part of this unique and vibrant community.

Like so many of you, I moved to Citrus County from an overly developed and hectic metropolitan area, in my case, Miami. I wanted a quieter and more relaxed area where I could enjoy life. Retirement was short lived as I soon volunteered to be a member of the election committee. I remained an active member for 2 years. I was then asked to join the ADC. After almost two years, I was chosen to be the chairman and remained there until my Bylaws restricted term limit. During the latter part of my term and for some time after, I served on the 2012 Deed Restrictions committee and helped develop many changes that were adopted by the community.

I then chose to run for the Board where I partnered with Maryann Smith. Together we were elected and served as

the voices of reason and reality. We served a full term but were not reelected. I only lost by 2 votes but chose not to challenge. Although we were not members of the Board, we remained active in the community as advocates for everyone and especially the Equestrians. After a very brief respite, and seeing the turmoil from a fairly troublesome group of individuals, we decided to run again, where I missed by less than 20 votes. However, because of a large number of misplaced, mishandled and uncounted ballots, as well as a biased decision by the Board to ignore those votes, a challenge was filed. The Board was removed and the election ordered redone. This time I was elected by a large margin. Since then and over the last six years, I have served on the Board as President and Vice president and until recently had the good fortune to enjoy being a part of a cohesive and concerned majority.

Throughout all of this, it has been my great fortune to have the dedicated counsel and assistance of our Community Manager Gail Denny as well as the support of the entire Office and Maintenance team. They are, without exception, the hardest working group and are truly the one thing keeping our community at the high standards we have all come to appreciate.

In closing, I want to thank you, the members, for your trust and support. It has been a genuine honor to serve you and be a part of, in my opinion, the finest community in Florida. Together, we have made and continue to make Pine Ridge the true Hidden Gem that it is.

Thank you and I wish all of you good fortune.

Gail A. Denny
CMCA, AMS, LCAM
Property Manager

Please send any questions or concerns you may have via email to Manager@pineridgeassn.com Due to limited space, check out my manager report on the website for updated information. We wish everyone a Happy Spring, and hope that we can all take advantage of the nice weather. Items to keep your home looking good: Clean roof, and driveway, weeded landscape beds, and cut lawns. No parking of vehicles on the grass in the front yard. Any questions, the team and I are here to help.

MEET AND GREET THE CANDIDATES

Judy Glick – Election Committee Chair



COME ONE COME ALL and “Meet and Greet the Candidates” for the election of the Board of Directors

Friday, March 24, 2023 2 pm – 4 pm

Wednesday, March 29, 2023 6 pm - 8 pm

Pine Ridge Community Center
5690 W. Pine Ridge Blvd
Pine Ridge, FL

The following 6 candidates will be running for 2 open positions:

Rowena C McCoy
Jennifer Doak
James R. Arthur
Margaret (Maggie) Case
Diane M. Middleton South
Thomas Russell

You may read their resumes on the Pine Ridge website, www.pineridgeassn.com, under News and then click on the article “It’s Time to Vote”

At these meetings the candidates will each introduce themselves telling you a little something about themselves and their vision for the community. Come with your questions. We welcome questions.

If you are not able to be present at either of these meetings, you may remotely view them on Zoom.

The Board of Directors and the Voting Committee want to encourage all of you to come to one of these meetings and also to vote in this election and referendum. You can either vote on line or mailing in a ballot/proxy.

If you are currently not registered to vote on line and wish to, please go the secured website: <https://prpoa.cincwebaxis.com>

If you do not have access to a computer or do not feel comfortable registering or voting on your computer, someone from the front office will be glad to help you register privately using a computer in the community center. The last date for voting is April 11 at 10 am.

I want to thank my committee members, Brenda, Jim and Helen along with Gail Denny, our property manager for all their hard work. In between the elections, we also had the task of rewriting the Voting Election procedure manual.

Report From Your Secretary

Susan Wassermann

IYKYK

That’s the younger generation’s acronym that means “if you know, you know.”

And if you want to be in the know, the Pine Ridge website is for you. At pineridgeassn.com under the HOA Info tab you can read a year’s worth of meeting agendas and the subsequent minutes. Keep in mind, minutes are posted only after they’ve been approved, so they’re about a month behind.

All our corporate documents are also available for your reading pleasure: Articles of Incorporation, Bylaws, Deed Restrictions, Community Facilities Operations Policy, and much more. Some of these documents could use some refreshing, and if you’re so inclined, you could volunteer to help the Documents Committee update them.

Other committees are in place and could use your help as well. View the Committees section to see the good work our community volunteers take on. You’ll see that a lot of the work that goes into running our Association is accomplished by your neighbors.

Sign up for Electronic Services

Go To www.pineridgeassn.com

Stay in Touch for routine data notices.

CINC Systems to view your account, make payment and for electronic voting.



Christine Carrington

Our Garden Club kick-off meeting was a huge success. We had close to 80 attendees. Steve, University of Florida, gave a great presentation on the Florida Landscaping Principles.

Future meetings, at the Pine Ridge Community Center, will be held on the 3rd Wednesday of each month at 7:00 pm.

For the meeting topic, go to the Community Calendar on our website. <https://pineridgeassn.com/> and click on the Garden Club Meeting.

Tennis/ Pickleball News

*Maureen Caruso &
Donna Westmorland*



TENNIS

Tennis continues to be enjoyed by our tennis team, the Pine Ridge Fillies, that play in the Citrus Area Doubles League.

The league has been playing matches for the past 26 years, playing from October 2022 thru April 20th of this year. There are 18 matches played for the season of which 9 are played on Pine Ridge courts using all 4 courts with an additional 4 rain dates if needed.

The Fillies are in 4th place as of January with 41 points, the top team only has 49 points so we are doing great.

We also have two groups doing round robin play, Cathy's group plays every day and Jean has a group that plays on Fridays. We are always looking for new players, Hope to see you on the courts soon.

PICKLEBALL

Pickleball is still one of the hottest, fastest growing sports in the USA. Pickleball courts are found all around, in parks, communities and sports clubs. You can now regularly find pickleball tournament coverage on the Tennis channel, ESPN and occasionally on local network channels. There are many rising stars on the circuit and the prize money is growing.

At Pine Ridge we have four pickleball courts located on the upper courts. Our schedule consists of seven days of scheduled open play on our sports calendar. Many of these times we have the majority of the courts in use however, we are still short of players especially on Wednesday and Sunday evening play.

Our main group of players consisting of 56 residents have been playing together for approximately two years during the open play times but we are always looking for new players.

Even though we have lighted courts we are looking forward to the time change in March so we can play longer during the daylight hours.

We always welcome new players and look forward to meeting new neighbors. We normally have seasoned players that will work with the new people on how to play, keep score and learn this great game. Come up to watch or play and learn this fast paced, fun sport!!

John Hyde, President
William H. Miller Jr., Vice President
Susan Wassermann, Secretary
Wayne Tuch, Treasurer
Michael McCoy, Director

Gail A. Denny, AMS, CMCA, LCAM

Contact us at:

5690 Pine Ridge Blvd
Beverly Hills, FL 34465

Main: 352-746-0899

Fax: 352-746-0875

Email: Manager@pineridgeassn.com

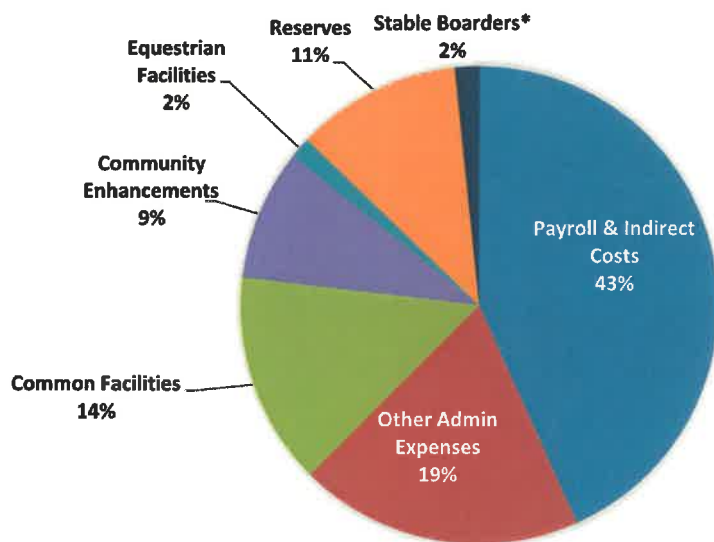
Website: pineridgeassn.com

Pine Ridge Property Owners Association, Inc.

Treasurer's Report ~ Jan - December 2022

| | <u>ACTUAL</u> | <u>BUDGET</u> | <u>VARIANCE (OVER)</u> |
|--------------------------|-------------------|-------------------|------------------------|
| Payroll & Indirect Costs | 253,543.71 | 265,977.00 | 12,433.29 |
| Other Admin Costs | 137,280.99 | 121,300.00 | (15,980.99) |
| Common Facilities | 121,430.60 | 116,066.00 | (5,364.60) |
| Community Enhancements | 56,991.41 | 81,889.00 | 24,897.59 |
| Equestrian Facilities | 15,523.03 | 12,690.00 | (2,833.03) |
| Reserves | 25,000.00 | 50,000.00 | 0.00 |
| Stable Boarders* | 3,526.36 | * | * |
| | <u>613,296.10</u> | <u>647,922.00</u> | <u>13,152.26</u> |

*Stable Boarders expenses are offset by lease payments from Boarders.



DETAILED INFORMATION ON EXPENSES IN EACH CATEGORY CAN BE OBTAINED IN THE OFFICE.

| CURRENT ASSETS | |
|--------------------------------|-----------------------|
| American Momentum Accounts | \$1,437,654.88 |
| Property, Plant & Equip | \$1,103,792.45 |
| Prepaid Accounts | \$181,056.58 |
| A/R Maintenance Fees | \$22,716.89 |
| Reserves for Uncollected Funds | (\$17,169.91) |
| TOTAL | <u>\$2,728,050.89</u> |

| REVENUE | |
|----------------------------|---------------------|
| Community Maint. Fees | \$521,270.16 |
| Misc. Accounts | \$102,322.88 |
| Interest Accounts | \$12,013.24 |
| Legal Income | \$9,803.34 |
| Stable Billing & Book Fees | \$10,060.32 |
| Application Fees | \$9,950.00 |
| TOTAL | <u>\$665,419.94</u> |

If you have any questions please contact the Pine Ridge Office at:

Phone
(352) 746-0899

Mail
Pine Ridge POA, Inc.
5690 W. Pine Ridge Blvd.
Beverly hills, FL. 34465

Email
manager@pineridgeassn.com
Website
www.pineridgeassn.com