



PINE RIDGE

ESTATES

Newsletter

A Deed Restricted Community

November 2023

Vol. XXXXX

Pine Ridge Property Owners Association Board of Directors

President's Message

Wayne Tuch

Greetings, all of Pine Ridge.



This is your semi-annual report on the condition of your Association. While we are suffering along with you from the vagaries of the increase of costs to operate, your Association is in generally good health. Both the Board and the committees are working hard everyday to keep the Corporation well oiled.

Some of the projects we have completed in the last six months include replacing the 20 ton air conditioning system for the community center, electrical upgrades in the barn to remove extension cords, overhead fans in each stable of the barn, new air conditioning for the file and security rooms, the purchase of a previously owned vehicle for community reviews and local errands, and new microphones for use in the community center.

We have brought into the Association two of the six new homes being built on Elkcam near the firehouse and will gain the other four when they sell.

The staff is now using HOA Mailers to reduce our costs of mailing postcards, annual billing, etc.

The Board is taking a close look at our insurance costs, which I'm sure all can understand how out of control they have become.

Many of you have inquired about the sign at the 486 entrance and we all share your frustration. We have design and permit approval from the County, but they are slow walking the Stewardship and Right of Way agreement for some unknown reason.

For those of you that missed the presentation from the Roads Committee at our October Board meeting, I can report that Pine Ridge will get a minimum of 4.3 miles of roads repaved in the coming year. While that might not seem like much, the intense lobbying by the committee has moved the needle off of zero.

The Save the Golf Course Property Committee has put in a tremendous effort to build a case against development of the golf course property through countless hours and research which has saved the Association thousands of dollars in fees. And just to be clear, the goal is NOT to purchase the property and go into the golf business, but to prevent a private enclave within the borders of Pine Ridge and preserve the open space.

The Election Committee has produced a complete new manual for the procedures to run a proper election with certain milestones as the process advances. They too spent many, many hours to get it right.

The Documents Committee continues to meet every Monday reviewing our Corporate documents, making recommendations for changes as times and statutes change, and also generating referendum questions driven by issues that arise in the ADC, staff recommendations and member suggestions.

In closing, I wish to thank my 4 fellow Board members for their dedication and for keeping me on track at times, our support staff, and all of our volunteers. We always welcome new committee members, so choose one that you like and get involved. It can be very rewarding.

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



Jennifer Doak

Our Garden Club meetings are held at the Pine Ridge Community Center, 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.

PINE RIDGE LINE DANCE CLASS

2nd & 4th Wednesdays of each month (Upcoming dates Oct. 24, Nov. 8, Nov. 22, Dec. 13, Dec. 27)

1:00 to 3:00 p.m. (beginner and then high beginner class)

Pine Ridge Community Center

Instructor – Pam Hall

**Pine Ridge residents only. \$5.00. Notarized Pine Ridge hold harmless agreement must be executed by participants – forms & notary available at class. No children under age 12; participants under 18 must have parent/legal guardian with them.

First class was a success and everyone had a great time. Thanks again for your help –

Karen Hanna

309-360-0771

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.

Annual Dues & Billing

Prebilling was emailed the first week of November, if you wish to get an emailed billing statement, please send an email to manager@pineridgeassn.com

For those paying on line, to see your 2024 billing, you must expand the date to 1/1/2024 .

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

Gail Thomas



Pine Ridge Equestrian Association, Inc. is an educational, charitable, and social club for Pine Ridge residents who love or own horses.

In May, we enjoyed an informative equine chiropractic demo by Dr. Burnham, in July our Ice Cream social was graced by line dance instructor Pam Hall. September informed us of the dangers tick diseases with Dr. Bill Miller and mosquito born disease with Mosquito control Tamara Frisbie. We look forward to an equine nutrition seminar and our Members' Catered Holiday Party, Silent Auction and entertainment/ dancing with Art Lent & Leo Anderson!

Members enjoy meeting their neighbors to visit and exchange ideas, visit www.myprea.com for meeting times. Join the Pine Ridge Equestrian Community FB group too! PREA is pleased to contribute to Horse Protection Assoc. of Fl and Beauty's Haven Equine Rescue.

IT'S ALL ABOUT THE HORSES!

Wayne Tuch, President
William H. Miller Jr., Vice President
Susan Wassermann, Secretary
Tom Russell, Treasurer
Maggie Case, 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

PREL

Carol Bartolet, Chair

Hello readers and riders in Pine Ridge....

PREL members have been concentrating on many issues of late. Riders are finding some trails are desperately needing some maintenance. There are weeds and plants with burrs that stick on riders and horses and areas needing some serious mowing. We understand that maintenance has been busy with many things lately and also are short-staffed which we understand can happen.

The dressage and other arenas are now being used and maintained well. There is an area in the jumping arena that seems to always hold a lot of water, so we are thinking it needs to be given more filler at this time since it hasn't been done for a while.

The good news is that the flies will soon be less and less as cool weather approaches! Yay! But...now some of us are seeing and hearing coyotes around our pastures and barns. They can be heard singing their easily identified song! Be very careful with pets now, do not ever leave them alone outside, day or night. Even when taking small dogs for a walk, seeing your pet can lure hungry coyotes! Always be aware of darkness and watch carefully...take something (a stick, cane) with you and if you see the coyote approaching your small dog, pick it up right away!

We've been asking to have the trail/road signs back on the poles at crossings. The old markers were removed when the new fences were installed. With no sign at trail entrances a new rider might have need to get help, for instance, a fall from their horse, and not know exactly where they are. We highly suggest that, for safety sake, for now, new residents ride with other riders who know the trails.

The access trail off Bonanza, marked 26/27, is closed for now. There is an issue with the trail protruding onto someone's property. Until this can be rectified in some way, please don't ride that trail.

Lisa Moreland came to our meeting to get our input on the number of trees that should be left on lots by builders, particularly for horse owners with horses at home on pastures. We had a good discussion and she will take it back to her committee.

Enjoy the pleasant riding weather!!!

Financial/ General Announcement

If you would like a copy of the 2023 Audited Financials or 2024 Budget. Requests can be sent to Manager@pineridgeassn.com or you may contact the office a 352-746-0899 to request a copy.

Tom Russell
Treasurer

This year, our Association has faced the same financial challenges that many of us have in our personal lives. The cost of almost everything has risen dramatically, putting pressure on the adopted budget and requiring us to dip into the POA's financial reserves. Our insurance policies, which cover everything from liability to fixed assets, went up by over 60%, some \$45,000. The electric bill is more than \$10,000 over budget. We've incurred higher than planned legal expenses due to the recent development activity that threatens our peaceful community and the land use plan that has been in place for over half a century- since the original mapping of Pine Ridge Estates. At the same time, we have safely invested our reserve cash to take advantage of the current higher rates of interest.

Rest assured, the BoD takes our fiscal responsibility to you all very seriously. We are constantly looking for ways to save money while carrying out our fiducial duties.

During the previous Board of Directors (BoD) term, a new committee was formulated to help manage the Association's finances at the Board level. I am pleased to announce that the new Finance Committee (FC) has been initiated to monitor, analyze and advise the BoD on community finances. The FC's scope of responsibilities includes the following:

- Routinely reviews financials and investments.
- Offers advice to the Board on money matters and corporate fiscal health.
- Ensures government financial requirements are met.
- Reviews internal financial controls.
- Assists with developing operating and capital budgets.
- Monitors trends in compensation and employee benefits impacting financials
- Is familiar with and monitors POA Reserve report and requirements.
- Monitors Cash Book Balance vs Income to determine need for increasing income
- Helps protect financial and capital resources.
- Makes recommendations to the Board on actions as determined by the Committee.

I'd like to thank the FC's charter members for stepping up to serve us: Hal Chase, Steve Hays, and John Hyde. As Treasurer, I also serve as chairman of the FC.

Lastly, I want to thank the members who voted for me to sit on the Board and the BoD members who voted to

install me as your Treasurer. It's a pleasure and honor to serve our community and I appreciate the confidence placed on me. If you have any questions related to the POA's financials or anything else of concern, please feel free to reach out to me at treasurer@pineridgeassn.com. I look forward to hearing from you.

Tennis/ Pickleball News

*Maureen Caruso &
Donna Westmorland*



TENNIS

On the tennis courts: CAD League has started up again. We play Oct to April on Thursday. We play competitive tennis with other teams in the area. Our team is called the PINERIDGE Fillies. We also have fun tennis on Friday mornings at 8:30.

Jeanne is the contact person 352-697-2176. I know Pickleball is becoming so popular, we also have a very active tennis community. So you can play both.

Maureen Caruso 352-497-8456

PICKLEBALL

We continue to grow the number of pickleball players within the Pine Ridge Community. Our roster is now over 105 residents and still growing! We have many new players of all different skill levels. Our seasoned players continue to work with our new players teaching them the rules, scoring and how to play the game.

We have four pickleball courts located on the upper courts near the dog park. Additionally, we have seven days of scheduled open play on the Sports Complex calendar. Our main group plays Tuesday, Thursday and Saturdays at 8 am. Our Sunday and Wednesday evening groups starting at 6 pm is slowly building up. We always welcome new players and look forward to meeting our new neighbors.

The entrance code to the Upper Pickleball courts has been changed. If you need access to the courts please reach out to Donna Westmoreland at (704) 607-9953 or Jen Michitsch at (631) 316-5436, you can call or text, whatever your preference. You will need to register with them and provide your Name, Address, Phone Number and email address to be eligible to access the courts.

MEET AND GREET THE CANDI- DATES

Judy Glick – Election Committee Chair



Just as it is important to vote in the Presidential elections, County elections, School Board elections, it is also very important to vote for Pine Ridge Board Members, Referendums and Surveys. Our Deeds Committee has been working very hard to simplify the Bylaws. Pine Ridge holds yearly elections to elect new Board Members. One year you will be voting for 2 (two) members and the next year for 3 (three) members. This year you the community will be voting for 3 (three) board members.

If you are interested in becoming a board member, self-nominations will begin on December 1, 2023 and end on January 26, 2024. The application can be found on the Pine Ridge website: www.pineridgeassn.com. Fill in the Self-Nomination form and the resume and please make sure it gets delivered by January 26, 2024, to the Pine Ridge Office at the Community Center.

If you are not already signed up on the electronic voting system, you may do so up until April 9, 2024 by 10:30am when the voting ends. You may use your home computer or use one of the computers at the community center. Someone from the management office will be glad to help you if you are having any kind of problems.

If you choose not to vote electronically and still want to vote using a paper ballot, all paper ballots must be received by April 9, 2024 no later than 10:30am.

BRING YOUR QUESTIONS

There will be 2 (two) “Meet the Candidates” meetings:

February 14, 2024 from 2:00 – 4:00pm and
February 21, 2024 from 6:00 – 8pm.

Both will be held at our community center.

PLEASE let’s get a great turn out this year.

The Elections and Voting Committee (EVC) and I want to **Thank you very much.**

Judy Glick- chair

Report From Your Secretary

Susan Wassermann

Thank you for reading this newsletter. As one of the Members who read this, you've chosen to inform yourself of what goes on in your Association. There are many Members who don't care, or don't bother to remain informed, but you're the exception, and I thank you for that.

As the Secretary for the Board of Directors, one of my tasks is to ensure our official communications are provided to our Members. Specifically, we must provide notice of any Board Meeting at least 48 hours in advance, and post it in a predetermined location. That location, specified in our Bylaws, is the bulletin board just to the left of the side entrance to the Community Center. As a convenience, we usually announce upcoming meetings and their agendas on the front page of our website (pineridgeassn.com).

Meeting minutes are something else. Per FL Statute, they must be available to the Members, but there's no requirement to post them. However, we choose to put them on our website, along with previous meeting agendas. There have been complaints that we don't post minutes in a timely manner, so let me explain exactly why we post them so late. As the Secretary, I publish draft minutes and send them to my fellow Board members. At the following Board Meeting we approve (or amend) the draft, and only then do we publish them. I'm only human, therefore fallible, so I make mistakes and rely on the other Directors to help me provide correct information. We never want to publish incorrect information, so we wait to publish until the minutes are approved. Keep in mind that our website is open to anyone in the world who wants to see what's going on. Publishing incorrect information, could open us to legal action, even if it's just a human error.

Lastly, we have 3 seats on the Board of Directors to elect next year. Two of us, Bill Miller and I, are eligible to be reelected for a second 2-year term, and Wayne Tuch must step off the Board for at least a year. Please consider running for one of these 3 seats and contributing to the administration of our Association. Most importantly, please continue to remain informed, and cast your votes when the election comes up.

PINE RIDGE PROPERTY OWNERS ASSOCIATION
5690 W. PINE RIDGE BLVD.
BEVERLY HILLS, FL 34465

