



# PINE RIDGE ESTATES *Newsletter*

A Deed Restricted Community

November 2024

Vol. XXXXXII

## Pine Ridge Property Owners Association Board of Directors

### President's Message

*Susan Wassermann*



Pine Ridge friends and neighbors – welcome back to the snowbirds, we've missed you. We're all enjoying the somewhat cooler and slightly less humid weather these days.

Please help us save money, by paying your 2025 Annual Assessment in advance. Every payment we receive before December 1<sup>st</sup> means we don't have to send a paper statement and pay postage. You can pay online with a credit card or check (for a small service charge), or you can mail or walk your payment into the office (checks only). If you have questions about your account, check the Member Portal or give the office a call.

Earlier this year three Florida House Bills were passed that significantly affect Homeowner Associations. Accordingly, Pine Ridge now has a member-only website where you can find all our governing documents, rules, finances, contracts, insurance documents, meeting agendas and documents, meeting minutes, and more. When you go to [pineridgeassn.com](http://pineridgeassn.com), click on Member Portal and log into your account. Once you're on the CINC Web Axis page, click on Documents in the top bar. Scroll down and you'll see what's available.

One of the House Bills invalidates part of our Deed Restrictions: per HB1203, Florida Statute 720.3075 is amended so that the HOA may not prohibit personal vehicles, including pickup trucks displaying signage from parking in the property owner's driveway. Commercial motor vehicles (as defined in FS 320.01(25)) are still subject to our Deed Restrictions.

The Board recently reinstated using Zoom for regular Board Meetings and Workshops, and the Member Portal will have the full agenda packet available for you to download. To receive the Zoom meeting ID and passcode, you will need to download the agenda from the Portal or call the front office for the sign-in codes.

Two Directors will be elected in April, and self-nominations open December 1, 2024. If you're not ready to join the Board of Directors, please consider volunteering to serve on one of our committees. Your ideas are welcome.

Hope to see you at a meeting,

Should you have any suggestions, questions or wish to serve on a committee, please reach out to the office by emailing [Manager@pineridgeassn.com](mailto:Manager@pineridgeassn.com) and our manager will forward your email accordingly.

## 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.



*Jennifer Doak*

Our Garden Club meetings are held at the Pine Ridge Community Center, on the 3<sup>rd</sup> Wednesday of each month at 7:00 pm. There will be no meeting in December 2024.

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

Our classes are held on the 2<sup>nd</sup> & 4<sup>th</sup> Wednesdays of each month.

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

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### Important Announcements Below:

**To obtain a copy of your governing documents, sign on to your member portal through [pineridgeassn.com](http://pineridgeassn.com).**

**The 2025 Budget will be available in the member portal or upon request after December 19, 2024.**

**The 2024 Audit once complete will be available in the member portal, in the office or upon request around March of 2025., contact the manager at [manager@pineridgeassn.com](mailto:manager@pineridgeassn.com) should you have any questions.**

### Sign up for Electronic Services

Go To [www.pineridgeassn.com](http://www.pineridgeassn.com)

Stay in Touch for routine data notices.

CINC Systems to view your account, make payment, locate documents and for electronic voting. Member Portal sign in or register link below.

<https://prpoa.cincwebaxis.com/>

## **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 own or simply love horses. In January, we heard more of PR history from the first community barn manager Connie Stanton and celebrated her 90th birthday! March saw a few horse-hairs shedding while the amazing saddle fitter Jackie Gladu drew green lines on Gail's horses to denote some important measurements. In May, we look forward to a presentation by Dr. Lochoa who draws, spins and reinjects blood into the horses's area of concern, a type of Platelet Rich Plasma. Members enjoy meeting their equestrian neighbors to visit and exchange ideas. Please remember that horses, like pedestrians, have the "right of way" at street crossings. PREA is please to contribute to two equestrian rescues. Visit our website at [www.myprea.com](http://www.myprea.com) and the Pine Ridge Community FB group!



### **IT'S ALL ABOUT THE HORSES!**

**Susan Wassermann, President**  
**Maggie Case, Vice President/Sec.**  
**Bob Farmer, Treasurer**  
**Tom Russell, Director**  
**John Hyde, 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](mailto:Manager@pineridgeassn.com)**  
**Website: [pineridgeassn.com](http://pineridgeassn.com)**

## **PREL**

*Carol Bartolet, Chair*

**Trails:** Most of the trails have been inspected for low hanging branches and some have been trimmed. Maintenance has begun bush hogging of each trail. Access trail 21 will receive some additional grooming on the south end and the Access trail from Pink to the end of Costa Mesa Lane is being investigated for professional services as well. There are many Access trails that have been a challenge, but they are on schedule and will be groomed. New homes are being built that may need to use them.

Addressed at the request of Libby Mank DVM and barn manager: Equestrian Community Round Pen: The present round pen is too small, inviting injury to its users. This amenity is very useful for young/fresh horses and new riders alike. Its small size allows for better control. A proper size of 60 feet is needed. This can be accomplished with the removal of the trees and vegetation toward the Dressage Arena. It would require leveling, proper drainage and a clay/sand footing base. The present round pen has plain red clay which is very slippery. Round pen panels are inexpensive and can be easily moved for grading. A sub-committee is needed to research costs.

The equestrians are grateful for the timely response of our manager and her team as we notify of trail problems! All can agree that our equestrian complex is lovely to behold!

Respectfully submitted by Gail Thomas, acting chair PREL, Carol Bartolet Chair

### **Financial/ General Announcement**

If you would like a copy of the 2023 Audited Financials or 2024 Budget they can be located on the member portal or send a request to:

[Manager@pineridgeassn.com](mailto:Manager@pineridgeassn.com).

You may contact the office a 352-746-0899 to request a copy.

**Robert Farmer**  
*Treasurer*

It's hard to believe that we are in the final two months of 2024. The year has gone by really fast.. I attended my first board meeting in April and look forward to many more.

During the past few months I spent my time reviewing the internal financials, audited financials and other financial documents. Our current year results are on track to be better than budget. The only expense that significantly exceeds budget is attorney fees which is mainly due to the issue surrounding the golf course property. Since the early part of the year management has done a great job of controlling legal expenditures.

Having spent many years preparing financials and budgets I am impressed with the work of Gail Denny and her staff to manage the Pine Ridge finances.

Be assured that our financial position is very stable. We currently have about \$600,000 in board designated capital reserves and we have about \$600,000 in unrestricted cash. This puts us in a very good position to handle any capital needs in the years to come. With our unrestricted reserve we are in a very good position should we encounter financial operating losses.

We are currently working on drafting the 2025 budget and we look forward to presenting it to the membership in the near future.

Should you have any questions or concerns please feel free to reach out to me.

I hope everyone enjoys the upcoming holidays with family and friends.

Contact me at [treasurer@pineridgeassn.com](mailto: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**

**Pine Ridge Pickleball Semi Annual Newsletter 2024**

There have been many exciting changes regarding the Pine Ridge pickleball group over the past several months that we want to highlight.

The upper courts have been resurfaced and reconfigured creating an additional two courts for a grand total of six courts. This included four new nets for pickleball as well as two new nets for the tennis courts. Additionally, our number of consistent players has increased to over 30 and wait times have been almost nonexistent since additional courts were added. We have daily open play times, but our most attended days are Tuesday, Thursday and Saturday mornings starting at 7:00 AM until 11:00 AM, often lasting longer than the stated times. Anyone can come up and utilize the courts anytime there are no scheduled dates and times. There is a Sport Complex calendar located on the Pine Ridge Website so you can find additional open play dates and times as well as all unscheduled times based on a first come first serve basis.

There is a new Tennis/Pickleball registration that is accessed from the Pine Ridge POA site where you must register your information on the form and once submitted you will receive an email containing the codes to enter the courts as well as information stating rules and proper use of the courts, nets etc.

We have been busy both on and off the courts as well. This past fall we did two fundraisers to support our local teachers within Citrus County. One was donating school supplies and monies to help the "Backpacks for Students" program which were packed with supplies and given to students on the first day of school. The second program was "Fill the Snack Shack" where we purchased and donated healthy snacks that the students could buy using earned Dolphin Dollars to purchase snacks from the shop.

Additionally, we have committed to a two-year commitment to the Adopt-A-Highway Program. We have a two-mile stretch on Pine Ridge Blvd starting at Pink Poppy ending on N Stirrup four times a year. Hopefully you have seen the blue signs showing Pine Ridge Pickleball as the sponsor of this stretch of road.



## **Urgent Money-Saving Notice**

As you may already be aware, Florida Governor DeSantis recently signed House Bill 1203, which was effective July 1, 2024. This bill requires the PRPOA to provide dozens of documents and regular updates to every member! Each property signed up for electronic access saves time, printing and mailing costs – postage rates have increased twice this year. Management and the Board are always looking for ways to cut costs while improving services for our members.

To help keep your dues low, and to have more efficient communications with you we are urging you to complete and return the form attached to this email communication and bring or email it to the Community Manager – this will sign you up for electronic access and communications and save us all a significant amount of money and time!

IF you have already signed up – THANK YOU! If you have not or you are not sure, please sign and send.

Benefits of opting-in:

- Receive official emails from the PRPOA (this is different from Stay-in-Touch emails which non-PRPOA members can also receive):
- Allows official, member-only communications.
- Multiple owners can opt to receive official communications.
- Vote electronically:
- Saves money by eliminating printing and mailing costs for bulky ballot packages. Consider that in the last election and referendum, 2,700 paper ballot packets were mailed, yet less than 500 were returned. That's a lot of waste!
- Saves time by entering votes directly into the electronic voting system from any computer (at home, on vacation, anywhere in the world).
- Ensures security by recording data entry forensics.
- Eliminates the possibility of human error from handling paper documents.

If you have any questions or need details, please reach out to Gail Denny, LCAM for Pine Ridge at [Manager@pineridgeassn.com](mailto:Manager@pineridgeassn.com)

## **Community Manager News!**

*Gail A. Denny, CMCA,AMS, LCAM*

Electronic Process, is the easiest way for us to reach you, and it takes savings to the next level. To sign into your CINC web axis go to: <https://prpoa.cincwebaxis.com/> you will be in your main account, this will enable you to see documents of the organization and manage your payments and voting matters. This is also a private and easy way to communicate with the office. In order to set your account to recognize all features, please ask for the electronic form by sending an email [manager@pineridgeassn.com](mailto:manager@pineridgeassn.com)

## **Maggie Case**

*Vice President and Secretary*

Welcome Fall Pineridge! As your former Treasurer, Secretary and Director at large, it is now my honor to serve our unique and beautiful community as your Vice President and Secretary. I continue to strive to represent all Pine Ridge in my thoughts, words and vote and doing so is not always easy. My heartfelt thanks to my fellow Board members for their support and to you, our members, for your trust through the years. Rapid growth continues to pressure the rural, nature coast identity that drew many of us here, and it continues to motivate our efforts to preserve our culture via our committees and county outreach. I encourage your involvement in our committees and Civic Association and thank everyone volunteering in them! For more information see <https://pineridgeassn.com/committees/>

I also strongly encourage everyone to help us rein-in business expenses by signing up for e-communications and e-voting. Please save us the cost of snail-mailing referendums, ballots and billing! At the time of this writing, 52% have signed up so we have a long way to go! This is not simply Stay-in-Touch e-blasts that are open to the public on our website but **members-only sign-up at <https://prpoa.cincwebaxis.com/>** If you are unsure if you are signed up, please reach out to our Community Manager Gail Denny at [manager@pineridgeassn.com](mailto:manager@pineridgeassn.com) and she will help you. I wish everyone a happy holiday season ahead and health and prosperity in the New Year!

**With gratitude.**

## ***Election Committee***

*Judy Glick - Chair*

Starting on Monday, December 2, 2024 and ending Friday, January 31, 2025 at 4:30pm, the Pine Ridge Property Owners Association (PRPOA) will be accepting applications from community members who are interested in serving on the Pine Ridge Association Board of Directors. There will be 2 available seats. If this is a position you feel you would want to volunteer for, please go to the website [www.pineridgeassn.com](http://www.pineridgeassn.com) and download the forms.

There are 2 forms, Application for Notice of Self-Nomination and Candidates' Resume Application. The Candidates' Resume Application is optional. You may use that form or submit your own resume. However, the resume may only be 1 page. Make sure all spelling is correct and all phone numbers are correct. If you wish to be identified by your nickname i.e.: Joe or Joey rather than Joseph, please indicate that preference on the Notice for Self-Nominations along with an email and cell number if you would like Lot Owners to contact you.

There are many ways to continue to keep Pine Ridge Estates the great community that we are. If you feel serving on the board is not for you at this time, how about becoming a team member on one or more of our committees? Some of the committees are:

- ❖ ADC (Architectural Design Committee)
- ❖ EC (Election Committee)
- ❖ Documents Committee and Subcommittee
- ❖ Pine Ridge Dog Park Committee
- ❖ Tennis Committee
- ❖ Pickleball Committee
- ❖ Communications Committee
- ❖ Roads Committee
- ❖ Environmental Awareness and Education Committee
- ❖ PREL (Pine Ridge Equestrian Liaison)
- ❖ Save the Golf Course Property Committee

If serving on a committee is not your thing, we have many clubs that meet during the day and also in the evening.

Join us at the monthly Board Meetings, held on the third or fourth Wednesday of the month. Emails are sent to all Lot Owners if they are signed up for communication via Stay in Touch on the Pine Ridge website. You can also find other activities, along with the dates in which they meet, on our website <https://pineridgeassn.com> under the section titled Calendar.

Another way to help us and to save money is to **please consider signing up electronically to receive all pertinent information and updates, and to opt in for electronic voting with regard to Pine Ridge, review your account or make a payment.** <https://prpoa.cincwebaxis.com/>