



# PINE RIDGE ESTATES *Newsletter*

A Deed Restricted Community

May 2025

Vol. XXXXXIII

## **Pine Ridge Property Owners Association Board of Directors**

### **President's Message**

*Tom Russell*



The question comes up occasionally: Why do we have an association?

Our not-for profit is organized under Florida Statute 617. The primary “purpose, objectives and powers” of this corporation is to promote the “health, safety, and welfare of its members”. We are regulated under FS 720. Citrus County controls the overall land use (“zoning”, colloquially) as defined in codes and the original developer’s approved plan which was transferred and adopted by PRPOA when it was formed.

Our Declaration of Restrictions are the rules that define the permitted lot improvements and enforce the “preservation of the aesthetics and quality” of Pine Ridge, including the improvement and maintenance of the associations’ amenities.

Our Bylaws and associated policies define the operation of the association.

So, in summary, the PRPOA is a business organized to protect our individual home values and the enjoyment of our collective benefits of being a member. This is ensured by the Board of Directors and enforced through the Property Manager and staff.

The Board has the fiduciary responsibility for maintaining all these documents and our amenities, which in turn protect each member’s property value and ultimately the collective value of Pine Ridge. Anything that diminishes that objective becomes the purview of the Board to act to remove that impediment to the best of its ability.

I assure you that this Board is committed to preserving our community and protecting its members from challenges to our equity and the peaceful enjoyment of our homes.

## 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.

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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### 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 is an educational, charitable and social club for Pine Ridge resident who own or simply love horses. Members enjoy meeting their equestrian neighbors to visit, exchange ideas and to hear our speakers on various equestrian topics. Agent Allana briefed us on equine insurance concerns. Our Sparr Purina nutritional seminar drew a large crowd as did our December Holiday Party with entertainment, dancing, catered dinner and the popular Silent Auction. The "equestrian activities" group gathered ideas for fun things to do with our horses and away field trips. We look forward to the outcome.. Your opinion is welcome, encouraged and appreciated!



PREA happily donates to two equine rescues, Horse Protection of Florida and Beauty's Haven. Our Roads Committee updated us on progress for equestrian road crossing safety. Allie, CC Extension Agent tackled "Growing Pasture in Pine Ridge", difficult in our sandy soil. We look forward to a "hands on" equine chiropractor demonstration and some advice b UF Livestock Emergency management as hurricane season approaches,

Remember that horses, like pedestrians, have the "right of way" when crossing roads. Please drive slowly by horses being ridden on the road swales.

For current activities and membership information, visit [www.myprea.com](http://www.myprea.com) and the Pine Ridge Equestrian Community FB page. Members enjoy discounts at 4 equestrian vendors!

### **PREL**

*Gail Thomas, Chair*

Spring is upon us! We are thankful to our manager to have our trails groomed and the trees trimmed on a consistent basis. Always be on the lookout for rattlers, hornets, and potato vines as you ride. Potato vines grab you! In case of a fallen rider emergency, be sure to know which trail you are on with the closest crossing number. It is imperative to have your cell phone "location" turned on. EMS now has our trail map and can locate phone "pings" from dispatch when trail crossing is known. Please address trail concerns to Gail Thomas and management will be notified.

Bids are being taken in hopes of expanding the 50 lunge arena to a larger, safer paneled round pen with better footing. "A larger circle is a kinder circle" and would allow for Liberty work. Our dres-

sage arena needs to have the faded letters replaced, we are working on that too. Horses may be lunged on a line in all arenas. If you set something up, put it back please, and remove manure dropped in arena. It seems like "horse sense" but remember to walk only when arenas are muddy from rain. Ligament damage to the horse and arena damage may occur at faster paces.

Enjoy our spring riding weather, flies are few and friends are many!

**Tom Russell, President**

**John Hyde, Vice President**

**John Stripp, Secretary**

**Bob Farmer, Treasurer**

**Susan Wassermann, 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)**

### **Financial/ General Announcement**

If you would like a copy of the 2024 Audited Financials or 2025 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.

## **Treasurer Report**

*Robert Farmer*

### **.Financial Year in Review - 2024**

The Audit of the 2024 financials has been completed and I'm happy to report that all is well. The auditors issued a clean report with no claims of internal control weaknesses and no suggestions for correction. Thank you to Gail and her staff for a great year.

We began the year with a budgeted operating deficit of just over \$200,000. Incurring a loss of this magnitude could be absorbed by the Association but is not something we want to face very often. Thankfully as the year went on we were able to mitigate this and we ended up with an operating loss of \$21,000. Again, great job by Gail and her staff to control expenses and incur a very reasonable loss.

Let's take a look at how this happened. Our Estoppel Income was \$55,000 over budget due to the robust year of home sales in the neighborhood. The association receives \$225 for each home sale and \$345 if the sale is a "rush" sale. Combine this with being over budget by \$6,000 in application fee income and you are \$61,000 over budget on the revenue side.

On the expense side we were \$52,000 under budget with respect to Legal/Consulting fees. For 2024 the association increased this line item in anticipation of legal fees related to the potential development of the golf course. As the year progressed Gail Denny and Sue Wasserman worked to limit this spending and ensure that we didn't overspend. Additionally, electric expense was under budget by \$22,000. Insurance expense was also under by \$20,000. Add in another \$25,000 under budget from various miscellaneous expenses and we end up with a \$21,000 operating deficit.

Looking forward to 2025 we examined the results of 2024 and we developed a budget with a \$4,000 surplus. I'm confident that Gail and her staff will deliver great results.

## **Tennis/ Pickleball News**

*Maureen Caruso &*

*David Oyler*

Pine Ridge has a very active tennis and pickleball club. Tennis has a Round Robin every Friday morning at 8:30 on the lower courts. Contact Jean Vander Klay at (352) 697-2176 if interested in joining. Maureen Caruso captains a Pine Ridge tennis team that plays in a CADL league October- April.

Pickleball has open play, open to all skill levels, Tuesday, Thursday, and Saturday mornings from 8:00- 10:00am on the upper courts. All are welcome to join us.

In January Dave Oyler was appointed the new Pickleball Chair by the Pine Board of Directors. We want to thank Donna Westmoreland for all her hard work and dedication over the past three years.

We currently have two women's Pickleball teams, Pine Ridge Rally Katz and The Queens, and a men's team, A Touch of Glass, playing in the Florida Team Pickleball League. Pine Ridge Rally Katz are sitting in first place in their division, while The Queens and A Touch of Glass are in second place in their divisions.

We as a group, Pine Ridge Pickleballers, continue to do Adopt a Highway clean up along Pine Ridge Boulevard every three months from Pink Poppy to Stirrup.

New lights were installed in February on the upper courts improving play after dark. We would like to thank the Pine Ridge Board, Tennis Chair Maureen Caruso, and Pickleball Chair Donna Westmoreland for making dream a reality.

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)

## Save The Golf Course Property Committee

*Ron Walser, Chair*

The Save the Golf Course Property Committee (STGCPC) was formed two years ago when it was discovered that DIX intended to change the Pine Ridge Estates Master Plan, removing protections that keep the golf course a designated golf course. This change would subject the entire community to the Future Land Use Map (FLUM), rezoning all properties from Rural Residential (RUR) to Mixed Use Residential Urban (MRU). MRU zoning allows for high-density residential, office, and retail development, which would alter the quiet, natural surroundings residents cherish. Additionally, Pine Ridge has approximately 100+/- acres not subject to deed restrictions, meaning that if the Master Plan changes, these areas could be developed under MRU zoning with BOCC approval, significantly impacting the character and property values of the entire community. Recognizing the broader implications, the BOCC ruled unanimously on January 9, 2024, in favor of preserving Pine Ridge Estates, affirming that the proposed changes were not a good fit for the community.

To secure this outcome, the Board of Directors (BoD) acted responsibly by hiring legal representation, ensuring due process without increasing property dues or fees. Despite misinformation suggesting otherwise, STGCPC has never sought to purchase or manage the golf course—its sole focus is protecting Pine Ridge's way of life and maximizing property values. The committee remains committed to safeguarding the community's assets, amenities, and natural environment for all residents, including equestrians, environmentalists, tennis players, pickle ball enthusiasts, and future golfers. As elections approach, residents are encouraged to support informed BoD candidates who prioritize preserving the peaceful, natural character of Pine Ridge Estates.

## Director

*Susan Wassermann*

By the time you read this the election will be over and a newly organized board will be in place. We already know some of the challenges they'll face, development plans for abutting properties, increased traffic and the safety issues that brings, continuing to find budget friendly ways to do more for the Association. The eminent domain taking of several properties in the southwest corner of Pine Ridge for the Suncoast Highway extension is complete. In addition to the residential lots, a portion of PRPOA-owned buffer land was also taken. The eminent domain attorney got PRPOA awarded \$45,000, rather than the \$1,200 that was originally offered. Note that in Florida, the court awards the eminent domain attorney's fees, meaning that Pine Ridge did not pay for this representation. Of course, money does not make up for the disruption and change in the area, but since it was going to happen anyway, at least we had an attorney to maximize our compensation. Kudos to the Roads Committee for helping the county realize they needed to fully allocate the road resurfacing money for Pine Ridge roads. The second batch of road resurfacing should be complete by now. Living just off one of these roads, I can tell you it's more intensive than expected. They survey and prepare the road edges, lay down two separate layers, then clean up the edges and dirt they disturbed, finishing up with dirt and grass seed or sod. It takes longer than you'd think, but wow, it's nice to drive a smooth street! Should you have any suggestions, questions or wish to serve on a committee, please reach out to the office by emailing Manager@pineridgeassn.com and our manager will forward your email accordingly.

  
**Sources:** <https://hub.arcgis.com> , [www.incomebyzipcode.com/florida/34465](http://www.incomebyzipcode.com/florida/34465), U.S. Census Bureau Quick-Facts: Citrus County, Florida

	Pine Ridge CDP	Citrus County
Total population	11,042 (6.5% of CC)	170,174
Median age	64.2	56.9
Population under 18	11.50%	14.70%
Working age (18-64) population	40.00%	48.80%
Population 65 and over	48.50%	36.50%
Median household income	\$66,131	\$55,355
Average household income	\$95,172	\$78,901