



# PINE RIDGE

## ESTATES

### *Newsletter*

A Deed Restricted Community

December 2025

Vol. XXXXXIV

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

### **President's Message**

*Tom Russell*



Fellow Association Members,

This is the second and final Newsletter for 2025. As many of you know, it's been an eventful year for Pine Ridge.

The Board of Directors has been active in preserving the character and property values of our community by opposing the rezoning of the Golf Course tract, which was approved by the County in August. We have legally appealed this decision to the courts on the grounds that the Board of County Commissioners acted contrary to land-use regulations and their own procedures. By removal of the decades-long recreational overlay and additional changes to the county's ordinances, Pine Ridge is now exposed to undesirable development internally and on surrounding properties. The investment in the legal challenges to rezoning is vital to our community's future. This case is pending court action as of this writing and we'll be providing updates as they occur.

We have also had a challenge regarding the FDOT's pending purchase of a large adjacent tract to be used as a sand mine for construction of the extension of the Suncoast Parkway. More details are included in the following pages.

The Association has been busy with some improvements to the amenities and grounds. We've upgraded the audio system in the multi-purpose room, started the process of renovating the "security room" located in the barn structure to add some much-needed meeting space, and added lighting to the parking lots. Security camera upgrades are also in the works.

The Board approved a small increase to the community maintenance fee to help balance the budget and reduce the need to draw from our cash reserves. This was the first increase in over 20 years and was needed since our costs have gone up dramatically with the same fixed revenue that's been in place since 2003. Keeping adequate reserves reduces the risk of special assessments for operating costs in the future, which no one wants to see.

Wishing you all a joyous holiday season and a healthy, prosperous New Year.

## 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 are held at the field on the 3rd Tuesday of every month except in the summer months.** 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 6:00 pm. Except for November and December, dates TBD.

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 &*

*Interim Co-Chair Karen Indiano, Secretary*

Tennis and Pickleball are available in Pine Ridge. We have a tennis team, the Pine Ridge Phillies, playing in the local CADL league. The league plays against other local teams in the area. We also have a Round Robin play day on Fridays mornings, 8:30 to 10:30. To register please call or text, Jeanne VanderKlay, 352-697-2176. If you have any tennis questions you can call or text Maureen Caruso, 352-497-8456.

Pickleball players...join us Tuesday, Thursday, Saturdays 8-10am at Pine Ridge Community upper courts past dog park. BRING: Paddle, court shoes, water and towel. To obtain the court gate code, register online at [PineRidgeassn.com](http://PineRidgeassn.com), go to menu for Tennis/Pickleball registration.

Hope to see you on the courts.

### 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/>

### Amenities and Use

If you wish to use the tennis /pickle ball courts or the dog run, please go to [www.pineridgeassn.com](http://www.pineridgeassn.com) to register. Once you complete your information and agree to the rules, then a code will be sent to your email. If you do not see a code, please check your spam.

Please note that staff cannot give out codes, but if you do have an issue, contact the manager at [manager@pineridgeassn.com](mailto:manager@pineridgeassn.com)

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

*Gail Thomas*

Here comes winter, brisk perfect riding weather! We appreciate the consistent trail grooming and our new 70-foot-round pen! This replaced the 50-foot lunge ring. It is large enough to do Liberty work and panels can be moved for grooming. Thank you to the board for this improvement to our beautiful equestrian center. The faded dressage cone letters have been redone by a kind resident. The Red, Blue and Yellow trail markers have been freshened by our hard-working maintenance staff. We are in constant contact with our Roads Committee, addressing the concerns of PR traffic and horse crossing safety. Several new horse warning signs have been installed in addition to the new "Equestrian Community" signs.



The "activities gals" are planning community horse shows with a Costume Parade, English & Western Dressage and Obstacle classes. Vendors and clubs will also set up tables around the show arena. Pine Ridge residents are welcome as spectators to all horse shows.

Please remember with phones to turn "location" on so EMS could find you in an emergency. Trail crossings have large numbers on them now to help EMS so be aware of your crossing number when on trails.

### **PREL**

*Gail Thomas, Chair*

Pine Ridge Equestrian Association Inc is an educational, charitable, and social club for Pine Ridge residents who own or simply love horses. Members enjoy meeting their neighbors to visit, exchange ideas and to hear our speakers on various equestrian topics.

Aja Hutchek 's live demonstration of several massage modalities was most interesting and well received by the horse. July's Ice Cream social enjoyed Chief Calvin Adams & Major Bobby Lambert who filled us in on how law enforcement is helping PR equestrians. In September, Emergency Manager Hillory Whirle & Deputy Bo Gallant updated us on being prepared for hurricane equine management. Countryside Animal hospital will give a presentation. They also do equine emergency work. In December, we enjoy our annual Holi-

day Party with a catered dinner, entertainment/dancing with Turner Camp Dave and the exciting Silent Auction. Many great donations await members! PREA donates to two equine rescues, Horse Protection of Fla and Beauty's Haven. Silent Auction proceeds go to them.

For current activities and membership information, visit [www.myprea.com](http://www.myprea.com) and the Pine Ridge Equestrian Community FB page. Members enjoy 10% discounts at 4 equestrian vendors.

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

**Tom Russell, President**  
**John Hyde, Vice President**  
**John Stripp, Secretary**  
**Bob Farmer, Treasurer**  
**Don Woods, 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 2025 Audited Financials or the 2026 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.

## **Environmental Awareness and Education Committee**

*John DeVore, chair*

Your Environmental Awareness and Education Committee is dedicated to preserving the trees and natural environment of Pine Ridge.

Here is a brief history of tree preservation in Pine Ridge.

The original Pine Ridge tree preservation intention required 25 feet of trees around a Lot's perimeter, removing only what was necessary for Lot development. Later, it was reduced to a 10-foot uncleared buffer on the side and rear Lot lines, then to 30 trees per acre as it is now. Until 2021, clearcutting of trees was prohibited.

In 2021, the current tree restrictions were approved...

"No Clearcutting" was removed completely.

For accessory structures, tree mitigation was no longer required if the total mature trees per acre went below 30.

When mitigation is required, replacement trees can be planted at any size.

Builders and land clearers rapidly started clearcutting. As long as they leave 30 mature trees, they are in compliance.

The board has approved an amendment for tree preservation that will stop this destruction of our environment. We encourage everyone who cares about this to speak up and take action.

We received a delightful email from an anonymous friend after the October board meeting regarding the Environmental Committee and our efforts to bring positive change.

"In case you did not hear John DeVore's speech on Wednesday's HOA meeting you missed an education easy to understand and very easy to follow.

John and his committee have worked very hard for over 3 years. They keep minutes of their meetings. They will allow you to attend, however you cannot speak during the meeting but after the meeting you may ask questions. They have worked hard to bring the tree preservation to referendum under 3 board presidents. Perhaps this time it will really happen.

They are trying to give each of us a list of trees and plantings that will help with all of our wild-life and prevent soil erosion. Just send an email to John or his team members. John gave a great speech on these subjects during the last HOA meeting, man knows what he is talking about. John's team could use everyone's support to get this to referendum this time."

You can be part of the solution by supporting our board and by emailing us at [manager@pineridgeassn.com](mailto:manager@pineridgeassn.com) Attention Environmental committee.

## Community Association Manager

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

### Promoting Covenant Compliance in the Pine Ridge Estates Community

Why Covenant Adherence Matters and How We Can Succeed Together and Understanding Covenant Compliance.

Covenants, Conditions, and Restrictions (CC&Rs) are at the heart of every successful community association. These agreements help maintain the character of your neighborhood, protect property values, and ensure a safe, harmonious environment for all residents. As your community association manager, I want to share why covenant compliance is important and how we can work together to uphold these standards.

Why Compliance Matters:

- **Protects Property Values:** Adhering to CC&Rs ensures that homes and common areas remain attractive, helping to retain—and even boost—property values.
- **Promote Safety:** Rules about parking, landscaping, and exterior maintenance help prevent hazards.
- **Preserves Community Harmony:** Covenants establish clear guidelines for everyone, reducing misunderstandings and disputes among neighbors.
- **Ensure Fairness:** Compliance creates a level playing field so that everyone enjoys the same benefits and responsibilities.

Common Covenant Issues:

While most residents strive to follow the CC&Rs, some common challenges arise. These might include parking, unapproved exterior changes/additions, soiled driveways, roofs and fencing, landscaping issues, or improper trash storage.

How to Stay Compliant:

- **Review the CC&Rs;** Familiarize yourself with the association's rules. Copies are available in the member portal and at the office.
- **Communicate Early:** Planning a renovation or

change to your property? Submit the necessary forms and seek approval before starting any work.

- **Ask Questions:** If you're unsure about a rule or requirement, reach out to management for clarification.
- **Maintain Your Property:** Routine upkeep like mowing, trimming bushes, and storing trash bins properly goes a long way toward compliance.

Enforcement and Support:

Your association is committed to fair and consistent enforcement of covenants. If a violation is observed, we'll reach out to the homeowner with a friendly reminder and offer guidance on how to correct the issue. Our goal is always education before enforcement—helping residents understand the rules and how to comply.

### Working Together for a Better Community

Covenant compliance is a team effort. By respecting the CC&Rs and working together, we can preserve the beauty, safety, and harmony of our neighborhood. If you ever have concerns or need assistance, please don't hesitate to contact the management office. Thank you for your ongoing commitment to our community!

\*\*\*\*\*

### Architectural Review Process

An architectural review for a Property-owners Association (POA) is a process where proposed changes or additions to properties—such as exterior renovations, painting, re-roofing or new construction—are evaluated to ensure they comply with the community's guidelines and maintain neighborhood standards.

Please contact the office by reaching out to [Manager@pinerigeassn.com](mailto:Manager@pinerigeassn.com) if you have any questions. All application types for review can be found on your member portal.

**To avoid problems, please do not start your project including land clearing or building process without prior application approval.**



## Stop the Sand Mine

*Colleen Farmer*

**Stop the Sand Mine is a grassroots, community-driven effort dedicated to protecting our neighborhood, neighbors, Citrus County, our aquifer and natural springs feeding the Crystal River and Kings Bay that are an Outstanding Florida Springs Priority Focus Area. Neither Mr. Southworth or FDOT should be allowed to operate a sand mine/borrow pit in this environmentally sensitive area. We believe FDOT breached the aquifer with the excavation accident. This is based on FDOT's own scientific reports warning. "The site is underlain by limestone bedrock that is susceptible to dissolution and the subsequent development of karst features such as voids and sinkholes... It is not possible to investigate or design to completely eliminate the possibility of future sinkhole-related problems." Additional reports also support this conclusion. FDOT also bypassed the federal rules that protect our aquifer when they treated a *No-Permit-Required* letter as if it were a Clean Water Act §404 permit.**

**Our committee remains committed to transparent, science-based evaluation of all activities affecting the Kings Bay / Crystal River springshed. Any contamination, turbidity, or sinkhole collapse here threatens drinking water, manatee habitat, local tourism, and decades of restoration work. We urge residents to stand with us — please join our email list and get involved. Your voice matters, and together we can protect Florida's waters and our community.**

**Please visit [Stopthesandmine.com](http://Stopthesandmine.com)**

\*\*\*\*\*

## Election Committee

*Brenda Roberts, Chair*

### Pine Ridge Election Information For 2026

- Three (3) Board of Director openings for 2 year terms for the 2026 P.R. Election.
- January 2, 2026 through February 27, 2026 – Self-Nominations and Resumes will be accepted at the P.R. Office for these positions. Forms are available at the Pine Ridge Office or Pine Ridge Official Website at [www.pineridgeassn.com](http://www.pineridgeassn.com).
- Two (2) Meet the Candidates sessions will be held at the Pine Ridge Community Center in March 2026. Check the Pine Ridge Website for dates and times.
- The Pine Ridge Annual Meeting and final

time to vote will be 10:00AM, May 5, 2026.

- Sign up for Electronic Voting at <https://prpoa.cincwebaxis.com/>

- For further information contact the Pine Ridge Office at 352-746-0899 or at the P.R. Community Center Office – 5690 W. Pine Ridge Blvd., Beverly Hills, FL 34465.

### Please Vote The Candidate of Your Choice

\*\*\*\*\*

## Fun and Fitness!

Come have fun with your friends and neighbors and get fit at the same time! I offer a wide variety of exercises ensuring that you will never get bored doing the same old thing for every class!

Mondays, 9:00 AM rotate between Circuit Training and Aerobics.

Circuit Training combines both cardio and resistance training in the same workout. There are intervals of weights and cardio working all the muscle groups. This improves muscle tone while improving cardiovascular fitness. Following the circuit are abdominals and flexibility stretching. Participants need weights and a mat.

Aerobics is a routine of moderate intensity steps to increase cardiovascular fitness. Following the routine is resistance training with weights working all of the muscle groups. These also improve muscle tone and cardiovascular fitness. This class also includes abdominals and flexibility stretching.

### Wednesdays, 9:00AM Step Aerobics

Step is a form of aerobic power distinguished from other types by using an elevated platform. This is an Intermediate/Advanced class involving high intensity cardiovascular routines. Following are abdominals and flexibility stretching.

Thursdays, 9:00 AM rotate between Stability Ball and Moving with Weights

Stability Ball involves fat blasting exercises that tone the abs, thighs, gluts and more. Working on the ball forces the body to engage all muscles, which builds strength and improves stability. Following are abdominals and a long flexibility stretch.

Moving with Weights combines cardio and weights designed to burn body fat and shape muscles Which are the abdominal muscles, back muscles and muscles around the pelvis. Following is a long flexibility stretch.

## Financial Summary by Robert Farmer, Treasurer

This Treasurer's Report provides an overview of the financial status for PRPOA during the reporting period 10/31/2025 it is not a year-to-date total, and some line items will adjust at the end of the year, and we are using unaudited figures. The purpose of this report is to present the association's financial position for the last month reported to the board, and to summarize income, expenditure, and highlight key financial activities to ensure transparency and effective financial management.

[illegible]

## 2. Income Overview

Annual Income is over budget by \$103,998.00 due to estoppel, application and interest income.

All dues have been processed and recorded. The association experienced a timely collection rate, with only a small percentage of outstanding dues, which are being addressed. The Board increased the dues for the 2026 year and have not had to make an increase since 2003.

Administrative operations are over budget due to legal fees, professional and traffic study. The association's insurance took a large increase, and we are currently reviewing future options.

### 3. Reserve Fund Status

The Reserve Fund remains healthy; no withdrawals were made from the reserve during this period. The fund is on track to meet future capital improvement and repair needs as outlined in the reserve study.

	AMERICAN MOMENTUM OPERATING 995							\$ 29,670.06
	AMB - CDARS - 9676							\$ 225,699.51
	AMB - CDARS - 7753							\$ 101,342.52
	AMB - CDARS - 4173							\$ 153,011.74
	AMB - CDARS - 0084							\$ 226,566.15
	AMB - CDARS - 2162							\$ 203,888.10
	AMERICAN MOMENTUM LOCKBOX 004							\$ 10,897.62
	AMERICAN MOMENTUM MONEY MARKET 0216							\$ 117,710.28
	AMERICAN MOMENTUM ICS CAPITAL RESERVE 216 - 2							\$ 136,322.26
	AMERICAN MOMENTUM ICS UNRESTRICTED 9995 - 1							\$ 53,048.09
	AMB MANAGER ACCOUNT							\$ 1,000.00
				<b>CASH BOOK BALANCE 10/31/20205</b>				<b>\$ 1,259,156.33</b>

4. **Next Steps:** Continue timely collection of dues and address any delinquencies. Monitor expenses closely to remain within budget for the remainder of the year. Review reserve study annually to ensure adequate funding for future needs.

Maintain transparency by providing regular financial updates to homeowners. The unaudited reports are found on your member portal and a full audit report once it becomes available will be posted in the portal.

# Citrus County Crackers Quilters

*By Grace Russell*



We are Citrus County Crackers Quilters, and we have our monthly Business Meeting on the first Wednesday of each month at 11AM. There we announce quilting community events. We have fun with fat quarter drawings and fun prize giveaways. Members also bring in their various makes for Show and Tell. We top it off with snacks. It's a great time! We also meet on the third Wednesday of the month at 11 AM for our classes or charity sewing. All our meetings are held in the Pine Ridge Community center.

We sew for HPH Hospice Veterans, and our charity sew involves sewing for Citrus County Nursing Homes. We Just delivered 750 double sided Christmas Placemats to Meals on Wheels and the three County Community Centers and 250 placemats to Cypress Cove Nursing Home as our Christmas gift to them.

Other annual activities that we participate in that are not held in the Community Center are:

The 4 Day Sewing Retreat  
The Christmas Party  
The Quilt Challenge

Our installation ceremony of new officers will have a patriotic theme to celebrate our country's 250th birthday. It will be held on Wednesday Jan. 7th at 11AM (our first Business Meeting of 2026) at the Pine Ridge Community Center and we welcome you to attend as a guest. We hope to see you there!

If you have any questions, feel free to contact: Grace Russell VP – [globue@rocketmail.com](mailto:globue@rocketmail.com)

\*\*\*\*\*

## Important Update

The Board updated and recorded the fee table in the Citrus County Clerk of Court records  
Document # **2025074748 BK 3627 PG 95 Recorded 12/12/2025P**

This table accurately reflects the prior rate and the new rate for the annual dues.

You can find a copy of the fee table in your member portal or under the Managers message on the Pine Ridge Website at [www.pineridgeassn.com](http://www.pineridgeassn.com)