



# Pine Ridge

Property Owners Association, Inc.

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*A Deed Restricted Community*

June 19, 2026

Citrus County  
Board of County Commission Candidates  
Via electronic mail only

Dear Candidate:

Whether a first timer or incumbent, we know it takes a special person to step-up on behalf of the people. In the matter of Pine Ridge Estates, the largest Citrus sub-division, 'the people' number 12,000 (+/-). The Citrus County Property Appraiser documents the 2025 Pine Ridge 'Taxable Just Value' at \$1,440,895.295.00. These are not small numbers and your attention is requested and required.

There have been some difficult lessons in recent years but the most important takeaway is this: ***going forward the Pine Ridge Property Owners Association (PRPOA) will be recommending candidates who have or will support matters important to Pine Ridge property owners. It is a fiduciary duty.***

Whereas, in previous election cycles, the PRPOA has facilitated interactive candidate forums in the Community Center, we came to understand many residents could not attend. In this election, mindful of those who couldn't attend, we are providing the unique opportunity for candidates to express themselves in written form. This new format provides a transparent process and the opportunity to respond directly.

The questions and responses will then be transmitted to members electronically and be available on the PRPOA website thereafter. This also takes into account residents already generally learn about candidates via public forums, meet and greets, regular media coverage, social media exchanges (and the like), allowing the PRPOA to facilitate on behalf of candidates to a greater number than before. This new process provides candidates thirty days to respond and residents thirty days to review through election day.

Attached are the questions (as previously provided by residents, refined and updated) for perusal and written response. Each candidate submission will be reviewed by the Board of Directors to ascertain harmony with goals and objectives on behalf of PRPOA members. Once done, the Board will provide their consensus endorsement of candidates. Whereas, it's anticipated each member, resident or owner will vote their conscious regarding their concerns, the PRPOA will have done their due diligence regarding the proposition of each candidate for the matters residents brought forward.

On behalf of the Pine Ridge Property Owners Association (PRPOA) and the residents and owners we serve, we thank you in advance for your commitment to public service.

We now invite you to the following pages for questions and guidance to include the timeline and deadlines.

Sincerely,  


John Hyde, President

C. Board of Directors (5)

Attachments (2) Timeline and Questionnaire

## TIMELINE AND DEADLINES

### **May 15, 2026-June 19, 2026**

Review and refinement of questions on file from residents and property owners.

### **June 11, 2026-June 19, 2026**

Preparation of correspondence, headings and questions for transmission.

### **June 19, 2026**

Transmission of questions to candidates.

The Citrus County Board of County Commissioners

Rebecca Bays

Diana Finnegan

Jennifer Holly Grogan

Holli Herndon

Stacy Worthington

The State of Florida House of Representatives

Tod Cloud

JJ Grow

### **June 19, 2026-July 13, 2026 (Thirty Days)**

Questionnaire to candidates for perusal, research and response.

**An opening introduction, one type written page, is welcome.**

**Candidates please limit responses to one type written page or less.**

### **July 13, 2026 10:00 PM**

Candidate response due: **Send electronically to: [president@pineridgeassn.com](mailto:president@pineridgeassn.com)**

### **July 14, 2026-July 20, 2026**

Candidate responses reviewed by the Pine Ridge Board of Directors.

### **July 20, 2026 10:00 AM**

**Special PRPOA Meeting to advise the process and endorsement**

### **July 20, 2026-August 18, 2026 (Twenty-Nine Days)**

Candidate responses available for review on the PRPOA website: [pineridgeassn.com](http://pineridgeassn.com)

### **August 7, 2026-August 15, 2026**

Early Voting Throughout Citrus County.

### **August 18, 2026**

Primary Voting Day.

## SPECIAL NOTE

**If no opposition party candidates and barring a runoff, August 18, 2026 is decision day.**

**Please pay attention to potential developments in this regard.**

**<https://www.votecitrus.gov>**

## CITRUS COUNTY BOARD OF COUNTY COMMISSION CANDIDATE QUESTIONNAIRE

In a brief one-page opening advisement please explain why you are seeking office.

Please limit answers to no more than one type written page.

### 1. Campaign Contributions

How much affect do/should campaign contributions have, considering regular everyday citizens don't have the wherewithal to make significant contributions and how will you/have you balance(d) those interests?

### 2. Serving Both Seniors and Younger Residents

Given the varied and changing Citrus County demographics, how will you oversee essential services for seniors while younger workforce residents are attracted?

### 3. Protecting Foundational Taxpayers

How will you protect the interests of long-time taxpayers and residents as development accelerates throughout Citrus County?

### 4. Growth Management and Oversight

How should/could/will the BOCC **improve oversight of planning and land-growth management** to ensure residents' interests get earned consideration as long time foundational taxpayers?

#### **Incumbents:**

Explain why developers have been allowed to solicit Land Growth Management for whole sale changes to the Land Development Code thereby modifying community master plans?

Why is the authorized Land Development Code, enacted by BOCC predecessors to protect the interests of property owners, viewed as a document to work around?

### 5. Increasing Traffic and Public Safety Issues

How will you/have you work(ed) with the Sheriff's Office to ensure enforcement and public safety in Pine Ridge, taking into account increasing traffic generated by Suncoast interchange at CR 486?

### 6. Equestrian Safety

Explain what a collaboration between our State Representative and the BOCC looks like to improve safety at major equestrian crossings, especially on Pine Ridge and Mustang Boulevards?

### 7. Road Paving Improvement

Considering the Taxable Just Value attributed to Pine Ridge, how will you provide oversight to the county road paving process ensuring the current 'low density variable' is deprioritized?

### 8. Preserving Pine Ridge Natural Resources, Bird Sanctuary and Ecosystem

Explain how to shape a collaboration with the Pine Ridge POA and the State of Florida to further identify and preserve unique natural resources and their protected status within this subdivision?

### 9. Water Resources and Growth

How will you/have you exercise(d) your BMAP stakeholder role protecting aquifers, springs, and long-term water supplies (and how should developer impact fees be integrated)?

### 10. Funding Essential Services

Given the expected Citrus population increase, how will the expansion of police, fire, EMS, healthcare, and education services be funded into the future (and what portion should come from taxpayers versus other sources)?

### BONUS QUESTION

Once elected to office do you see yourself as an extension of the government you choose to oversee or an extension of your constituency? Explain your approach.

RESPONSES BY 10:00 PM JULY 13, 2026 TO JOHN HYDE: [president@pineridgeassn.com](mailto:president@pineridgeassn.com)