



Pine Ridge

Property Owners Association, Inc.

5690 W. Pine Ridge Blvd. • Beverly Hills, FL 34465 • Telephone (352) 746-0899 • Fax (352) 746-0875
A Deed Restricted Community

June 19, 2026

State of Florida-District 23
House of Representatives 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**

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

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 baring a runoff, August 18, 2026 is decision day.

Please pay attention to potential developments in this regard.

<https://www.votecitrus.gov>

STATE OF FLORIDA HOUSE OF REPRESENTATIVES 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. Water Supply and Related Matters

How will you/have you work(ed) to ensure our ground water and springs meet our needs while maintaining healthy natural systems essential to quality of life?

3. Equestrian Safety

Have you/will you work with Pine Ridge residents to modify Florida State Statute, Chapter 316 to provide focus regarding equestrian safety on major roadways?

4. Homeowners Insurance

Property owners' insurance has increased 102% from 2022-2025. If elected/reelected how will you/have you represent(ed) Citrus citizens regarding the ongoing matter of homeowners' insurance? What is your plan?

5. Reducing or Eliminating Citrus County Property Taxes

Please explain your understanding of both the positive and negative impact of the proposed November constitutional amendment generated by HJR1 at the behest of Governor Desantis (and the impact to Citrus County government). If voters approve, how will you help Citrus County transition?

6. Emergency and Essential Services

How will you assist Citrus County in meeting obligations in support of police, fire, trash collection, water management and education?

7. Senior Care

As our District 23 State Representative, how will you/have you energize(d) medical infrastructure investments (and incentives) to ensure the aging population (current and future) of Citrus County has the health care they need going forward?

8. Conservation On the Nature Coast

As our District 23 State Representative what conservation efforts will you/have you champion(ed) inside population areas to ensure the rush to integrate new residents doesn't damage or destroy what we already enjoy? Please respond for Citrus County AND Pine Ridge.

9. Traffic Engineering and Safety-Roundabouts

When elected how will you lead discussions with the Florida Department of Transportation for the creation of roundabouts at Pine Ridge intersections to be determined? (We are here to help).

10. Citrus County Sand Mine Operations

As residents continue to raise concerns regarding groundwater impacts, hydrologic modeling, wetland function and community impacts, how will you/have you provide(d) oversight engagement to both FDOT and SFWMD?

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