

President's Message

8/16/2026

As most of you may know by now, the Circuit Court ruled in Pine Ridge's favor regarding the change of use of the former Golf Course property.

Most members of the community supported the actions taken by the Board of Directors, while some did not. While some viewed this matter primarily as an issue affecting those members who live on or adjacent to the former Golf Course, the last four Boards recognized the broader implications for all of Pine Ridge Estates.

One of the three core responsibilities of the Corporation is to **“Protect the Value of the Properties.”** What initially appeared to be a dispute over a golf course ultimately became a much broader issue: protecting the Master Plan and the established character of Pine Ridge Estates.

We knew that when the BOCC reversed its earlier decision and granted the developer the ability to build homes on the former Golf Course property, it would negatively affect the property values of homes on and adjacent to the property. The County itself acknowledged this impact by subsequently lowering property assessments.

What was less obvious at the time—and what the Court's ruling helps bring into focus—is that the County's decision involved the application of zoning and land-use rules in a manner that the Board believed was inconsistent with the County's own ordinances.

The Boards took action because the issue was bigger than the former Golf Course. We believed that simply accepting this change would establish a precedent that could potentially allow other significant zoning or land-use changes within Pine Ridge in the future. Once the protections established by the Master Plan are weakened in one area, the implications can extend well beyond that individual property.

We do not yet know whether this fight is over. There may be additional steps or issues to address. What we do know is that the current Board will continue to do its due diligence and take the actions it believes are necessary to protect the character, integrity, and property values of Pine Ridge Estates. Hopefully, future Boards will continue to show a willingness to protect the long-term interests of the entire Pine Ridge community.

Changing subjects, Pine Ridge continues to grow, and with that growth comes increasing complexity, additional responsibilities, and requests for more services. As we approach 4,000 homes, the Board recognizes that maintaining our current level of service while meeting the community's changing needs requires us to continually evaluate how we use our resources.

At tonight's meeting, the Board will vote on a new full-time position: Assistant Manager / Bookkeeper-Accountant. The Board has been considering an Assistant Manager for some time. With the addition of new responsibilities, including the implementation and enforcement of the new tree restrictions, increased community activities, and the growing number of maintenance projects associated with our aging facilities, the demand on staff hours continues to increase.

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The upcoming departure of our current Accountant also provides an opportunity to make this change while maintaining our existing staff headcount, rather than adding an entirely new employee. The goal is to use our existing resources more effectively while adding capacity where the community needs it most.

The Board will also vote on a pilot program to use a contracted service to conduct deed restriction inspections. This approach will reduce the cost of inspections by approximately half. The vendor will perform the inspections and provide the necessary documentation, while the discretion regarding violations, enforcement, and appropriate action will remain with Pine Ridge staff.

The Board's goal is straightforward: maintain our level of service, increase enforcement of our existing deed restrictions, meet the growing demands of our community, and control costs at the same time.

As Pine Ridge continues to grow and our responsibilities expand, the Board believes it is important to continually look for ways to improve how we operate and make the best use of the resources entrusted to us by the Membership.