



PINE RIDGE

ESTATES

Newsletter

A Deed Restricted Community

August 2026

Vol. XXXXXV

Pine Ridge Property Owners Association Board of Directors

President's Message

John Hyde



Greetings, Members of the Pine Ridge Property Owners Association.

I would like to take this opportunity to thank everyone who was involved in our recent election. The number of people running for the Board was the most I have seen in quite some time. Seeing so many people wanting to be involved in our community is outstanding.

The members who voted in the election are to be commended as well. This was one of the highest voter turnouts Pine Ridge has experienced. A special thank-you also goes to those who served on the Election Committee for their work managing the Candidates Forum and overseeing the election process.

It has always been my belief that the more people involved in the governance of our community, the better our community becomes.

Additionally, I would like to thank all of the individuals who are stepping up to serve on committees. We have fourteen members who have agreed to serve as committee chairs and at least fifty more members serving on committees that work behind the scenes to support the Board and our staff, with some serving on more than one committee.

Our community is a better place because of the time and effort these volunteers contribute on a regular basis. If you know one of these members, or meet one, please thank them for what they are doing. And please consider getting involved yourself. If there is something you would like to contribute, talk to someone on the Board. There is likely a committee where your talents would be appreciated, and you will have the opportunity to meet neighbors from across the community.

As I spoke with members during the election, one message came through loud and clear: "Keep Pine Ridge, Pine Ridge."

With the Sun Coast Parkway and sand mine to our west, the Interchange Management Area and its impacts to our south, the potential for higher-density development adjacent to our eastern boundary, and the possibility of a new subdivision within Pine Ridge itself, our community has its work cut out for it.

We may not be able to stop change, but we can work to shape it in ways that benefit Pine Ridge while preserving the character of our community.

A great example of successful committee work is the Roads Committee. I would like to thank Mark Sevestka and the committee members for their dedication and perseverance. Through their hard work, Pine Ridge will receive 28 miles of road refurbishment this year—66 percent more than the total miles resurfaced during the previous two years combined.

In addition, since the Deputy Sheriff engagement program—originally suggested and managed by this committee—concluded, we have seen more patrol activity in Pine Ridge than ever before. The committee's proactive efforts and advocacy are paying dividends for our community.

At the same time, Pine Ridge itself is experiencing significant change. Our population is growing and evolving.

For many years, Pine Ridge has benefited from dues paid by all lot owners, including many owners of vacant lots. As those lots are developed and new families move into the community, our facilities, amenities, and staff are facing increasing demands.

Over the past ten years, more than 1,000 new homes have been built in Pine Ridge, representing approximately 2,000 or more new residents. We are now approaching 3,800 homes in the community. During that same period, a large number of existing homes have changed ownership. More residents and new property owners mean increased demand on our amenities, services, and staff.

In addition, the makeup of our community is changing. As older residents move out, younger and more active residents are moving in. We are seeing more families with children, and as the accessibility provided by the Sun Coast Parkway continues to attract new residents, this trend is likely to accelerate.

New residents mean increased demands on our administrative staff and greater use of the same amenities we have had for many years. We are already seeing significantly higher usage of the Community Center for meetings and activities. As Pine Ridge continues to attract younger families, there will likely be increased demand for additional recreational opportunities and amenities as well.

As you can see, not only the Board but all of Pine Ridge has much work ahead. The new Board remains committed to maintaining the confidence of the community while protecting the character and future of Pine Ridge. We hope more members will become involved in the governance of the POA through committee participation, open-minded en-

gagement, and a proactive approach to the challenges and opportunities facing our community.

Thank you.

The Garden Club

Jennifer Doak

It has already been a remarkable year for the Pine Ridge Garden Club. Our recent meetings have featured an outstanding lineup of guest speakers, offering members deep insights into the natural world and practical ways to enhance our local environment. Together, we've explored essential horticultural topics, including:

- **Creating Backyard Wildlife Havens:** Transforming personal outdoor spaces into thriving ecological sanctuaries.
- **The Power of Trees:** Understanding the environmental and aesthetic benefits of our canopy.
- **Plant Propagation:** Mastering the art and science of growing new plants from cuttings and seeds.

The Threat of Invasives: Recognizing and combating non-native species to protect Florida's delicate ecosystems.

Mark Your Calendars

We gather on the **third Wednesday of each month at 6:00 PM** (with the exception of November and December).

We have a fantastic slate of upcoming presentations you won't want to miss:

- *"It's For the Birds – Native Landscapes for Feathered Friends"*
- *An Introduction to the iNaturalist Program*
- *The Great Southeast Pollinator Census & How to Participate*
- *The Innovations of Hydroponic Gardening*
"Wings, Scales, and Paws – Garden Helpers of Central Florida"

Member Tip: Don't forget our monthly plant exchange! Members are always encouraged to bring non-invasive seeds, cuttings, and plants to swap and share. It's a wonderful way to diversify your garden and share your passion with neighbors.

Stay Connected

Never miss an update or event reminder. To join our official email list, please send a message to **GardenClub.PineRidge@gmail.com**.

We look forward to growing together at our next meeting!

PREL

Gail Thomas, Chair

The March Shamrock Showdown community event horse show was great fun despite the rain. Many horse breeds were represented in the Parade of Breeds. Equestrians and pedestrians alike enjoyed the different classes. We appreciate our HOA support of the equestrian community events. More to follow when cooler weather approaches. Rain! How nice for the trails, pastures and community center arenas. We have several nicely groomed arenas to use. We appreciate our maintenance team keeping our trail system in good order as new growth appears. It is nice to have pine needles and leaves put on the trails to help footing. Mounting blocks set outside are also appreciated for riders who need to make adjustments. We are working to obtain some trees and shrubs to restore the east side of the Blue trail near Bonanza.



Our consolidated equestrian rules will now appear to new residents in the welcome packet. Often they do not know they live in an equestrian community! If you are hiking or walking your dog on the horse trails, please let riders see you. Riders, please fill out "incident" reports if you have one crossing streets on horseback. Our Roads Committee needs these in an effort to get push button crossing lights. Enjoy the summer and our wonderful tree covered trails!

IT'S ALL ABOUT THE HORSES!

John Hyde, President

Tom Russell, Vice President

Diane Middleton South, Secretary

Bob Farmer, Treasurer

John Stripp, Director

Gail A. Denny, AMS, CMCA, LCAM

Contact us at:

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Beverly Hills, FL 34465

Main: 352-746-0899

Fax: 352-746-0875

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Website: pineridgeassn.com

Tennis & Pickleball

Maureen Carusso & Maggie Case, Co-Chairs

Karen Indiano, Secretary

PICKLEBALL

With the heat, pickleball scheduled recreational play (SRP) in July and August shifts to 7 – 9am on Tues, Th and Sat. SRP is open to all skill levels, and all players use the paddle system for player rotation. New players are encouraged to come on down to the upper courts during SRP, learn about the sport and the options for getting started. Lessons are now available and reasonably priced. Lesson schedule is subject to instructor availability, skill-level based and currently Monday. 8-11am; for more information contact the chair, Maggie Case at casemargaretc@gmail.com. Ladies' pickleball leagues for skill levels 2.5 – 4.0 start throughout the year; contact Captain Bev Compton at 610-620-3108.

Pine Ridge Pickleball also participates in Adopt A Highway road cleanup once every 3 months. Help keep Pine Ridge Pickleball's section of road beautiful: call or text Mary Gojda at 717-497-4519 to volunteer.

TENNIS

Tennis league is done for the summer. We start again in October. We have a Round Robin play on Fridays, 8:30-10:30am. Call Jeanne VanderKlay 352-697-2176 for reservation. If you need more tennis information you can text Maureen Caruso at 352-497-8456.

ALL PLAYERS of either sport are reminded that the courts are a Pine Ridge community amenity for use by residents and their guests only. Courtesy, kindness and cleanliness are the rule! Good sportsmanship, adherence to community use rules and respectful response to management requests are expected. Players must remove equipment as instructed and CLEAN UP AND LOCK UP after using the courts. Take care to remove trash and DO NOT GIVE OUT THE LOCK CODES to anyone. Immediately report unsafe conditions on the courts to the association manager Gail Denny manager@pineridgeassn.com. Together we can maintain a clean, safe and enjoyable experience for everyone.

SCHEDULING COURTS

To schedule court time or to sign up for Tennis/Pickleball email updates throughout the year please contact our Secretary, Karen Indiano, at 585-305-9768 or kindiano1@gmail.com.

See you courtside!

Environmental Awareness and Education Committee

John DeVore, chair

The Tree Preservation Amendment Passed decisively with a two thirds majority. There is no question what our residents want!

What's next?

The number one question you all asked is "What about restriction enforcement?"

Deed restriction enforcement is the responsibility of the Manager and staff. The Manager is directed by the Pine Ridge Board via the board president.

Now all residents have the opportunity to be part of the solution by supporting our board as they direct the management to implement the new restrictions, which include:

Communications to all builders and contractors working in Pine Ridge, all undeveloped lot owners, and all current residents. These should state the rules that are already clearly spelled out.

For New Builds, no work can begin without full documentation of the Tree preservation plan located on site, and continuous yellow caution tape installed 15' from side and rear property lines, marking the Tree Preservation Zone (TPZ). Management can then easily verify compliance.

For ALL Lots, including yours and mine, no mature tree removal (4 inch diameter or greater) is permitted in the TPZ.

No one is required to plant new trees.

What can you do? Be the eyes and ears in your neighborhood. If you see that survey stakes are installed on an undeveloped lot, no equipment should be on site if you don't see a permit box and yellow tape marking the TPZ. If you don't see these, call and email the office immediately. It only takes a day or two to clear a lot.

Management should then place a Stop Work Order sign on the lot until they have complied.

Though management does drive by inspections from time to time, they need our help when time is of the essence.

The great majority of us moved to Pine Ridge to enjoy the wooded community and relative privacy of our lots. By working together, residents can help ensure that the natural beauty and privacy of the community are protected for generations to come.

Community Association Manager Message

Gail A. Denny, CMCA, AMS, LCAM

The Architectural Design Committee (ADC) reviews all applications and approves or denies them based on the community deed restrictions. These dedicated volunteers meet every other Tuesday and may spend up to three hours reviewing applications at each meeting. It is important to remember that their decisions are based on what the deed restrictions allow; the committee does not create rules as they go. Their role is not easy, and the review process can be demanding. If you are unsure whether your project requires approval, please contact the office and we will be happy to guide you. Projects that require an application include repainting, reroofing, accessory structures, carports, fences, sheds, solar panels, pools, and home additions. New home builds require both lot development and new home applications.

2025-2026 Board of Directors Report

Tom Russell, Vice President

As your President for the past term, I had the pleasure of serving with a dedicated, serious group of directors. They approached this thankless job with professionalism, vision, and guts. We have all strived to do the right thing in all decisions. We have followed the applicable Florida Statutes and our own guiding documents, and our duty to protect the community. Where there was any question, we have consulted with our attorneys for their advice. They made a difficult job more bearable, and I thank them for their service to the Pine Ridge Community.

I also want to acknowledge the committee chairs and their members for their tireless volunteer efforts on behalf of the board- and by extension our members to maintain and approve our quality of life.

And last, but definitely not least, I thank our management and staff who keep our association running efficiently. This is among the most populous HOAs in Florida, and we operate with a very lean staff.

This has been a board of action.

We completed projects that were put off for years.

The long dilapidated storage room in the barn is now open for business. There is comfortable meeting space for six, slightly more in a pinch, with en suite restroom facilities. I want to especially thank Mr. Wayne Tuch for acting as project manager to make this a reality.

We completed the concrete paving of the dog park entrance to make it more comfortable for out pawed-friends and neater access for their owners.

We upgraded the lighting in the upper parking lot; there is some additional lighting in-process for the lower lot.

We have completed the round-pen and supported upgraded the equestrian facilities.

We facilitated and funded two well attended

equestrian events.

We upgraded the Community Center audio system.

We supported the formation of the Stop the Sand Mine subcommittee.

We completed the Committee Charters.

We formed two new committees: Deed Restrictions and Welcoming.

We funded a traffic survey to provide a baseline for through-traffic, and additional sheriff's deputy traffic patrols to enhance safety for our residents.

And we have sent the long-delayed Tree Protection amendment to the Deed Restrictions to a successful referendum vote.

There are many, many small tasks that aren't visible that have occupied our time and energy but keep the association running smoothly. Of course, there are some things that we had planned that were not completed, but that's the nature of the game. I expect that the next board will carry these through.

I hope that you will all celebrate the successes of this board and the spirit of service to our community.

Deed Restriction Recording

To obtain a copy of your governing documents, sign on to your member portal at pineridgeassn.com. The following were recorded: Strike and add amendments to your Deed Restrictions as approved by the membership, recorded in the Citrus County Clerk of Court. Recording #2026040103 Book 3686 and Page 717 on 7/7/2026

A full recorded copy of the Deed Restrictions can be found on your member portal at pineridgeassn.com, as recorded in the Citrus County Clerk of Court, Recording #2026042673 Book 3689 and Page 2039 on 7/20/2026

TPZ Use rule clarification adopted on 7/22/2026, see corporate documents on the member portal for all updated documents noted above.

Election Committee

Brenda Roberts, Chair

The recent May 2026 Pine Ridge election had three openings for members of the Board of Directors. Elected were John Hyde, Robert Farmer, and Diane Middleton-South. to two year terms on the Pine Ridge Board of Directors. Also included in this vote were eight Referendums which all were voted in. There was over 30% member participation in this election where the majority of votes came in electronically through the Electronic Voting System (EVS).

One referendum item voted in was the "Tree Preservation Zone" which helps protect the wooded character of Pine Ridge properties as was originally envisioned by the developer of Pine Ridge Estates.

Another Referendum vote is scheduled to be held in September 2026 and the next election is scheduled for May 2027 for two Board openings. Watch the official Pine Ridge website at www.pineridgeassn.com, for more information on these two events.

If you haven't already, please consider signing up for the Electronic Voting System (EVS) which is safe, secure, easy and fast. To sign up for Electronic voting go to the link at <https://prpoa.cincwebaxis.com/>. For help with this process call the Pine Ridge office at (352) 746-0899 or stop by the office during business hours at 5690 W. Pine Ridge Blvd., Beverly Hills, FL 34465.

I want to thank all the Election Committee volunteers, past and present, for their service in this important process.

Sign up for Electronic Services

Go To 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.

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.

Up Coming Events....

- ♦ Voting Referendum Deed Restrictions (October)
- ♦ Volunteer Thank you Luncheon (October 16th)
- ♦ Welcome Open House New and Established Owners. (November 7th)
- ♦ Trunk or Treat (October 30th)
- ♦ Annual Community Yard Sale (November 14th)

Data to be published on the Website at www.pineridgeassn.com

Letter from the Secretary

Diane Middleton South, Secretary

Thank you, Pine Ridge Residents, for your support during the campaign and for your votes to elect me to the Pine Ridge Board of Directors and re-elect John Hyde and Bob Farmer. I heard you loud and clear regarding our commitment to “Keeping Pine Ridge, Pine Ridge,” and I greatly appreciate the trust you have placed in us. It is an honor to serve this wonderful community and its incredible residents.

Throughout my campaign, I found Pine Ridge residents to be kind, caring and supportive. I also discovered the vast knowledge, experience and innovative ideas that exist within our community. I learned that residents deeply care about the overall well-being of Pine Ridge.

Pine Ridge is unique and thrives because of community involvement. Our committees work diligently to oversee and improve our roads and safety, uphold building standards, will ensure tree preservation is followed, enforce our deed restrictions, protect our equestrian community, and expand recreational facilities to meet the needs of our growing population. In addition, we are fortunate to have an outstanding office staff that helps maintain compliance and ensures day-to-day operations run smoothly. Our maintenance department also works tirelessly behind the scenes to keep Pine Ridge beautiful.

Preserving what we have invested in our homes will require all of us to work together as a team. I am asking for your involvement as we address the challenges currently facing Pine Ridge.

Several important issues require our attention including efforts to Stop the Sand Mine, which could impact our drinking water and property values; the FDOT IMA project possibly impacting the Settlement Agreement; and the enforcement of our settlement agreements, which help protect homes, property values, equestrian safety and prevent unnecessary pass through traffic from future development outside of Pine Ridge.

I encourage you to get involved by attending Citrus County Planning and Development Meetings, The Board of County Commissioner Meetings, Pine Ridge Workshops and Board Meetings, and sit in on committee meetings. Staying informed and participating in the process helps ensure that the voices of Pine Ridge residents are heard and that we continue to support the character and quality of life that makes our community so special.

Together, we can continue to “Keep Pine Ridge, Pine Ridge.” Again, thank you for your vote, your support and commitment to our community and the POA.

Pine Ridge Equestrian Association, Inc

Gail Thomas, President

Pine Ridge Equestrian Association Inc is an educational, social, and charitable club for Pine Ridge residents who own or simply love horses. We strive to have interesting speakers, enjoyable social gatherings, and a chance to exchange ideas with our equestrian neighbors. Equine acupuncture was demonstrated in March by Dr. Carle from Equine Performance Innovative Center and Dr. Richard Tantillo gave a wonderful presentation on the value of regular chiropractic work for horses, humans and all manner of animals. We look forward to our July Ice Cream Social & AgSolv presentation, equine nutrition in September, November will be Bryan Owen, equine podiatry, and end of year, our December holiday party with BBQ dinner, Silent Auction, dancing and entertainment.

PREA donates to two equestrian rescues, Horse Protection of Florida and Beauty’s Haven. For current activities and membership information, visit www.myprea.com and the Pine Ridge Equestrian Community FB group. Members enjoy a 10% discount at 4 vendors.

ITS ALL ABOUT THE HORSES!!