



WINTER 2018

PINE RIDGE PROPERTY OWNERS ASSOCIATION

PO Box 1225 Beaufort South Carolina 29901 843-524-2207

Judith Blanchard	President	62 Pine Ridge Dr.	jlb_nyc4me@yahoo.com
Joseph Otterbine	Vice President	12 Pine Ridge Dr.	firedawg62@me.com
Hector Avila	Secretary	3 Hemlock Ct.	havila@hargray.com
Betty Black	Treasurer	38 Wire Grass Way	bettyb518.bb@gmail.com
Sybil Nienke	Director	54 Pine Ridge Dr.	54pineridgedr@gmail.com

Article 10

Architectural Control

Section D

Requirement of Committee Approval

page 19 states:

*No improvement of
any kind shall be
erected, placed, or
maintained on the
project land, and no
addition, alteration,
modification or
change to the project
land be made without
the prior written
approval of the
committee.*

*Submittal forms can
be downloaded at
www.pineridgepoa.org*

*Under important
documents tab.*

Community News

Message from POA President

On behalf of the Board I wish you a Happy New Year. As I write this we are living thru yet another weather event! It has been a year of many weather events! The community of Pine ridge continues to welcome new neighbors and say goodbye to many others. Another problem that seems to be a frustration for many of us: Yes, dog waste! Please help us keep this community clean. Use the bags provided and encourage any offender to do the same!! It was great to see so many at the annual meeting in December. Thank you for all the suggestions. The new year will bring new projects for us and we will keep you updated by email, newsletters and our new web page. Happy New Year!

Judith Blanchard

VP Message and the Security Committee

While fireworks can be sold in Beaufort County, it's illegal to discharge them without a permit from the S.C. Department of Labor, License and Regulation.

In unincorporated parts of the county — as well as in the city of Beaufort and towns of Port Royal, Bluffton and Hilton Head Island — lighting fireworks can result in fines up to \$500.

Please if this happens contact the Bluffton Police 843-524-2777 and report the incident.

If you are interested in keeping our community safe contact me at firedawg62@me.com about being on the Security Committee.

Joe Otterbine

Yard of the Quarter

This quarter as in the past we did a Light and Display contest. The judges were from 5 different communities in Bluffton. The winner this year was John and Kathy Thompson at 104 Pine Ridge. It was very challenging to have to make a decision who would win. We had several that were in the running but didn't qualify to win. They were 32 Wiregrass (last year winner) and 3 Hemlock (board member). We had a lot of nice houses. Great Job everyone.

Betty Black

Parking

The parking committee has been very busy revising the Pine Ridge Rules and Regulations on parking. We will be submitting a plan to relieve the parking to the board at the January 8th board meeting. All are welcome. We will personal make sure everyone gets a copy when it's finalize. Have a suggestion? email me at bettyb518.bb@gmail.com .

Also a note about parking we are going to start enforcing the covenants, Rules and Regulation as they are now. Example if you are park across from another vehicle on a street we will have both cars towed. If we know who the last person who did such a thing that car will be towed. We will not have our street blocked so a Fire Truck would not be able to help someone in need. This is only COMMON SENSE.

Betty Black
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ACC Committee

Holiday lighting and holiday decorations do not require ACC approval. All holiday lighting and decorations may not be installed more than 30 days prior to such holiday and must be removed within 30 days after such holiday.

Thank you to Carol Puryear, Harry Santana and Tom McEwin for serving on the ACC Committee. Please remember that you must have approval for any changes to the exterior of your house or yard. The current ACC Design Standards maybe found at www.pineridgepoa.org under the documents tab.

Lagoon Committee

We have completed another year with owners doing their own lagoons. We only had about half a dozen that we had the landscaper do. A great job by the owners.

Any questions or concerns about lagoon cleaning please email Kathy or myself at Bettyb518.BB@gmail.com.

Betty Black
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Social Committee

The Social Committee will be meeting early this month to discuss the events we wish to have held in Pine Ridge throughout this next year. If you would like to volunteer to be on our committee, please send in your volunteer form. If you have any suggestions, or are willing to help out at an event, please contact me via email:

54PineRidgeDr@gmail.com

Sybil Nienke
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Communications Committee

The new Pine Ridge website is on the horizon with some final touches being made and then approved by the Board. Once this has been accomplished, an email will be sent out to all homeowners/tenants with email addresses on file. If you have not provided

Bundy Management with your current email, please contact them to update your record.

Sybil Nienke

Has your email address changed?

Are you receiving the periodic emails from the association? There are times when email blasts are sent out to all residents regarding particular issues of importance. In order to help facilitate quick access to community email blasts, we request you update your information with Bundy Management at kathy@bundyinc.com or sabra@bundyinc.com.

Please print all items on this form and mail, e-mail, or fax to 843-521-0743.

Name _____ **Address** _____

Phone (Home) _____ **Cell** _____

E-mail _____

*****NEW MAILBOXES*****

Please see flyer on page 5 attached regarding the new mailbox installation schedule. The association will be replacing all mailboxes in Pine Ridge on a one time basis to fall in line with the new mailbox design standard. All owners will be required to maintain their own mailbox once the new mailboxes are installed.

Neighbor 2 Neighbor Directory

Please note that the Pine Ridge POA is providing this information to the community as a courtesy and does not warrant or recommend the services of any advertiser.

If you want to enter your name and business, please send information to Kathy Bundy, kathy@bundyinc.com or to sabra@bundyinc.com.

Please print all items on this form and mail, e-mail, or fax to 843-521-0743.

Name _____ **Address** _____

Phone (Home) _____ **Cell** _____

E-mail _____

Description of your business and the services/discounts available.

Neighbor 2 Neighbor Directory

There have been three entries submitted for the directory:

D&S Screens

Phil and Rhonda Neely
D&S Screens
182 Browns Cove Road
Ridgeland, SC 29936
Business-843-645-9333
dandsscreens@hargray.com
www.dandsscreens.com

We do all kinds of screen work: Re-Screen/Replace Window Screens and Screen Doors; Re-Screen Porches; Replace Sliding Glass Door rollers and Handles, etc.

Neighborhood Special: We will rescreen a standard sized Pine Ridge screened porch for \$500.

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Lighthouse Softwash

Company Info:
Jacob Tuttle, Owner
Lighthouse Softwash
office - 843-304-0019
www.lighthousesoftwash.com

We offer soft wash, pressure washing, and window cleaning.
10% discount when you reference Neighbor-2-Neighbor Directory

Personal Info:
6 Stonefield Lane
home - 912-844-2182

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Steven W. Jeffcoat Construction Inc.

Owner: Steven Jeffcoat
C: 843-540-5721 Office: 843-686-3226
3 Cardinal Court Suite D
Hilton Head Island, SC 29926
www.stevenwjefcoatconstruction.com SC Residential Builder License #17752
swjeffcoatbuild4u@gmail.com

Offer Timberlake Cabinets. Specialize in Kitchen & Bath Renovations.
Ask about special pricing for military and 1st responders.

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The new mailboxes have arrived!!!

For those of you who did not attend this year's annual meeting, the Board has purchased and is installing new mailboxes and posts throughout the Pine Ridge community as a one-time courtesy to all owners.

The project will begin the week of January 8th continuing for a few weeks to completion.

- If you are:
 - Concerned about any landscaping or decorations around/on your mailbox/post, please have it removed before your scheduled installation day, see below.
 - Wanting to keep your mailbox/post, please leave a note taped to the inside flap of the mailbox "door" for the installer to leave it at your residence for you to dispose of.
- Once the mailbox has been installed:
 - A board representative will apply your house number.
 - Please do not install logos, or alter your mailbox or post in any way.
This will result in a request for removal of the item or fines if not removed.
- Please note:
 - The mailboxes will be installed in the order shown below.
There may be a delay due to weather, etc., but shall not occur any sooner.
 - I have requested the mailbox at 54 Pine Ridge Dr. to be among the last installed.
Therefore, if my mailbox has not been installed, the project is still underway.

Thank you in advance for your patience while we work to improve our community.

	Roads	Address
Day 1	N. Wiregrass, Boxtail & Spruce	3 & 5 Spruce, 1 thru 17 (odd) Wiregrass Way , ALL Boxtail & 25 thru 29 (even) Wiregrass Way
Day 2	S. Wiregrass	4 thru 44 (even) Wiregrass Way
Day 3	Spruce	11 thru 31 (odd) Spruce and 2 thru 18 (even) Spruce
Day 4	S. Groveway & Torrey	10 thru 20 (even) Grove Way and ALL Torrey Ln
Day 5	N. Groveway	7 thru 37 (odd) and 22 thru 38 (even) Grove Way
Day 6	Bristle Stone, Longleaf, Hemlock & N. Woodland Hills	ALL Bristle Stone, Longleaf, Hemlock and 3 thru 19 (odd) Woodland Hills Dr
Day 7	S. Woodland Hills & Holly Ridge	4 & 6 Holly Ridge Dr, 23 thru 35 (odd) and 4 thru 36 (even) Woodland Hills Dr
Day 8	Holly Ridge	100 thru 126 Holly Ridge Dr
Day 9	W. Heather Glenn	3 thru 43 (odd) Heather Glenn Ln
Day 10	E. Heather Glenn & Stonefield	4 thru 42 (even) Heather Glenn Ln and ALL Stonefield
Day 11	W. Pine Ridge	1 thru 33 Pine Ridge Dr (odd numbers)
Day 12	E. Pine Ridge	8 thru 48 (even) Pine Ridge Dr, NOTE: 12 Pine Ridge already installed
Day 13	E. Pine Ridge	78 thru 108 (even) Pine Ridge Dr
Day 14	W. Pine Ridge	67 thru 103 (odd) Pine Ridge Dr
Day 15	E. / W. Pine Ridge	49 thru 65 (odd) and 50 thru 68 (even) Pine Ridge Dr