

**PINE RIDGE POA – FALL 2018 NEWSLETTER**  
**PO Box 1225 Beaufort, South Carolina 29901 (843) 524-2207**

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Joseph Otterbine	President	12 Pine Ridge Dr.	<a href="mailto:firedawg62@me.com">firedawg62@me.com</a>
Sybil Nienke	Vice President	54 Pine Ridge Dr.	<a href="mailto:54pineridgedr@gmail.com">54pineridgedr@gmail.com</a>
Judith Blanchard	Secretary	62 Pine Ridge Drive	<a href="mailto:jlbnyc4me@yahoo.com">jlbnyc4me@yahoo.com</a>
Hector Avila	Treasurer	3 Hemlock Ct.	<a href="mailto:havila@hargray.com">havila@hargray.com</a>
Betty Black	Director	38 Wire Grass Way	<a href="mailto:bettyb518.bb@gmail.com">bettyb518.bb@gmail.com</a>

**Message from POA President, Joseph Otterbine**

The board has assessed the current needs of our community and proposes an annual increase to \$625 from the current \$540 annual assessment.

This increase will cover the cost of hiring a security company to patrol the community on a nightly basis.

Units will patrol the community in highly marked vehicles with a highly trained officer. Units will be addressing noise complaints, parties or unruly behavior, writing parking violations and tow if required.

This service will provide an unbiased approach to the enforcement of our rules and regulations.

We hope residents understand that increased in funds will go towards providing our community with a safer environment for everyone and show their support.

The board will be holding a quick Special Meeting with an informational breakdown and be available for questions before our regular meeting of the POA Board of Directors, October 8, 2018, 6:15pm at the Bluffton Township Fire District, Station 35, 357 Fording Island Rd.

**Yard of the Quarter / Holiday Light Display**

Voting will now be available on-line throughout the year for you to vote for your favorite!!!

Each quarter, Jan-March, April-June, July-Sept, and Oct-Dec, the votes will be tallied and the winner then announced in the following newsletter.

Each resident is allowed to vote once per month per quarter.

REMEMBER: It's not just about the color of the grass, but the yard maintenance as a whole.

We will be voting separately for the best Christmas Lights display from Dec. 1<sup>st</sup> – Dec. 25<sup>th</sup>.

Each of these contest winners will receive a \$50 gift card for either Lowes or Home Depot.

NOTE: You may only win each contest once / year.

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*Article 10 Architectural Control, Section D Requirement of Committee Approval, pg 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.*

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Summer Yard of the Quarter Winner

***Congratulations to Mari Kline and Jim Lewandowski !!!***  
***Tenants of 5 Pine Ridge Drive***

**Board of Representatives, 3 positions open for the 1/1/2019-12/31-2020 term.**

Have you wondered what you could do for your community??? Consider being a Board member!!!

There are three openings coming available on the board for 2 year terms of 1/1/2019 – 12/31/2020. Hector Avila, Judith Blanchard and Joseph Otterbine terms will expire on 12/31/18.

The newly elected directors will join returning board members Betty Black and Sybil Nienke whose terms expire on 12/31/19.

**The 2018 annual meeting will be held on Monday, December 10, 2018 starting promptly at 6:30 PM with registration at 6:00 PM.**

***If you are interested in serving on your board of directors, please send a short one or two paragraph bio to: Kathy Bundy email to [Kathy@bundyinc.com](mailto:Kathy@bundyinc.com), or fax to 843-521-0743 or mail to PO Box 1225, Beaufort, SC 29901 no later than October 31, 2018.***

**All applicants must be in good standing with their POA assessments and/or fines.**

**Please be sure to send in your vote, every vote matters!**

**VP Message, Sybil Nienke**

With the kids back in school and fall approaching – Sunday, September 23<sup>rd</sup> – there will be lots for all of us to do to keep our community in tip top shape.

Several owners / residents received notices about power washing and other outdoor home maintenance requirements over the summer. Thank you all for taking care of those items and thanks to the rest for doing it on your own. Keep it up as we will continue to monitor the community to ensure we are complying with our covenants, rules and regulations as well as the design standards.

Which can all be found on our website, [www.PineRidgePOA.com](http://www.PineRidgePOA.com).

Please remember: Items in our covenants CAN NOT be changed without 67% of owners, in good standing, voting in favor of any changes. As of 7/31/18, that would require 175 votes.

If you haven't attended a Board Meeting recently, please plan to attend as often as you can. This community is not just made up of your Board members; we want to hear from you as the owners & residents. Coming to the meetings can provide you with insight as to why some items are not getting done while others are taking longer than expected.

Next meeting is on Monday September 10<sup>th</sup> at 6:15 where we will be having Hargray come and speak about what they are doing in the community and you can also respond to how you think they are doing.

The remaining meetings this year will also be ones you won't want to miss.

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**Committee News:**

**ACC Committee, Board Representative: Hector Avila**

Please welcome new committee members:

Casey Stevens of Holly Ridge Drive and Daniel Shapiro of Pine Ridge Drive.

ACC forms can be found on our website.

**Communications Committee, Board Representative: Sybil Nienke**

Information is always being added / updated on the website.

If you haven't already signed up for the NextDoor APP, please notify me to get you an invitation.

This APP provides you with access to all kinds of information in our community as well as others throughout Bluffton and Hilton Head areas.

We have begun work on formalizing a Pine Ridge Community FaceBook page, please stay tuned for updates on that coming your way.

If you do not have access to email, please let me know so that I can be sure you get the most up to date information happening within the community.

**Grounds Committee, Board Representatives: Betty Black & Sybil Nienke**

Now that the irrigation systems seem to be back in working order throughout the community, we are starting to work on improving those cul-de-sacs that are in desperate need of attention.

If you have any bushes on your property that you would like to donate to the grounds committee, please let us know and we will have them removed and reassigned to a cul-de-sac near you.

**Lagoon Committee, Board Representative: Betty Black**

The lagoon committee checked the lagoons during the month of June.

They will be checked again during October. Keep up the great work; most of our lagoons look great.

Due to residential turnover, we have some openings on our lagoon committee.

**Security Committee, Board Representative: Joseph Otterbine**

The Board recently invited (3) security companies to attend a Board meeting so that we could evaluate each one and the services they provide, based upon the information given, the Board narrowed them down to a preferred provider and also met with that vendor individually in late July.

We are now looking to the community for final thoughts and requesting input prior to implementation.

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## Committee News (continued):

### Social Committee, Board Representative: Sybil Nienke

Your Social Committee with the volunteer efforts of Hargray hosted a Back to School picnic on Saturday, August 18<sup>th</sup> at the neighborhood park. It was a beautiful day and many residents stopped by to have lunch and visit with other residents.

Upcoming events are:

**October 31, 6 – 8 pm. - Hargray Halloween Booth:** Hunt down this booth near the entrance of the park to pick up your ticket for some great raffle prizes. Hargray volunteers will be delivering the prizes to your door later that night, after 8pm.

**November 8 – 15 - Safe Harbor Food Drive:** The Social Committee will be placing collection bins near mailboxes within the community. Currently: 4 Stonefield Lane, 54 Pine Ridge Dr & 38 Wiregrass Way

**December 1, 1 – 3pm - Toy Drive & Low Country Broil:** Bring a new toy to the park to donate and get your ticket for a very special raffle prize. More toys = more tickets. This is one you won't want to miss!!! Additional details will be available closer this event.

If you would like to volunteer or have any suggestions for fun events, please don't hesitate to email me.

### Parking Committee, Board Representative: Betty Black

Have you seen the new no parking signs?

We will continue to adhere to the No Parking on the street 24 /7.

Exceptions have been made for registered guests ONLY.

Who are then allowed, once registered, to park in front of your house to the side of the street for 96 hours (4 days) max, not consistently.

You can register your guest at [pineridgepaking@bundvinc.com](mailto:pineridgepaking@bundvinc.com)

Please include YOUR ADDRESS in the subject line.

Include the vehicles make, model and a photo of the license plate number, if possible, in the body of the email.



### OVERFLOW PARKING

Recruiting owners / residents to provide any suggestions where you believe the community could benefit from overflow parking built within the Pine Ridge Community.

Any area would have to be approved by 100% of the residents within that area.

Email all ideas to Betty.

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**LOST & FOUND**

Is this your bike or hat?

These items have been in the Pine Ridge Community park for quite some time. If they are yours or you know who they belong to, please contact a Bundy Management or a Board representative.



**Has your information 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 [PineRidgePOA@gmail.com](mailto:PineRidgePOA@gmail.com) or [sabra@bundyinc.com](mailto: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:* \_\_\_\_\_



**Neighbor 2 Neighbor Directory**

**The N2N Directory was provided last newsletter as a separate section.**  
**Unless requested, a new directory will only be distributed to the community when information is added or deleted.**

If you want to add your neighborhood business to the directory, please send the following information to Bundy Management at [PineRidgePOA@gmail.com](mailto:PineRidgePOA@gmail.com) or [sabra@bundyinc.com](mailto: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:* \_\_\_\_\_

*(Please add a description of your business and/or the services/discounts available.)*