

# PINE RIDGE NEWSLETTER



*During the National Emergency and time of uncertainty surrounding the Coronavirus (COVID-19) one thing remains clear and that is the American people are resourceful and resilient. We will get through this safely if we follow all the CDC guidelines to prevent the spread of the virus and protect those with pre-existing conditions and low or no immunity. This is the time to come together as a community to help each other. If you have neighbors who are older or immune compromised please check on them (while keeping a safe distance), offer to pick up food or other supplies for those who cannot, and let's all practice patience with each other during this stressful time.*

**- Your Board of Directors**

## MESSAGE FROM POA BOARD PRESIDENT

Recently, as some residents have listed their homes for sale, we've received comments from realtors regarding the reactions of potential home buyers. The comments included the number of people with vehicles parked on the grass, trash and litter in yards, yards which are untended, no grass, and the sides of houses used as storage areas.

I believe we have improved in many ways, and will continue to improve with our new Quarterly Inspection process. The purpose of the inspection process is to reacquaint residents with their responsibilities to maintain certain standards established from the very beginning of Pine Ridge.

Use the Inspection Checklist along with all the community standards and rules, which can be found on the Pine Ridge POA website, to determine if your home will pass inspection or what you might need to do before the inspections.

The Board wants the property values of our owners to be protected but to also maintain and support the integrity of the community for the comfort and safety of all of our residents.

### **PINE RIDGE POA BOARD**

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*(Message, con't)*

*We are a great community! We have the potential to be even greater! We want our community to shine!*  
It's up to all of us to pull together to present the best possible impression to potential homeowners or tenants.

**Betty Black, Board President**

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## SECURITY CONCERNS

There have had a few car burglaries in the community in recent months. Nearly all of the the



incidents occurred because a car door was unlocked or valuables were left in the back of an open pickup truck.

All residents are encouraged to practice the **#9pmRoutine** - Every night at 9:00PM, lock your doors, secure all valuables, and turn on lights.

**Please call the police** to report any suspicious activity. If you have security cameras and record any suspicious activity please turn that recording over to the police.

Bluffton Police recommends you load the "MYPD" app on your phone to get all alerts, news and direct connect with the local PD. Available for iPhone & Android.

## NEW LANDSCAPERS

Every year we reassess the landscaping needs of the community and take bids from area landscapers to stay changing needs.

**Island Environments** is our new landscaper this year.



This spring, Island Environments will offer their knowledge and advice to any of our residents about their own yard. This will be a free service to you and a bonus to any homeowner who needs help with their yard.

We will let you know when the service available. You'll need to sign up to receive the service. More information as soon as it's available.

Please feel free to contact us with any suggestions, issues, or comments about landscaping in the common areas.

Installation of flowers and landscaping for the entrances will begin at the end of March or beginning of April.

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**PINE RIDGE COMMUNITY  
YARD SALE DAY**

**APRIL 4TH, 2020**

*Rain date is April 11th*

## LAGOON MAINTENANCE



We are now approaching the growing season. Please keep that in mind when mowing your yard, the lagoon bank needs mowing, too. Depending on the size of the lagoon takes less than 15 minutes 2 or 3 times a month.

Lagoon Maintenance requirements can be found on our website at [PineRidgePOA.Com](http://PineRidgePOA.Com)

We will be checking your lagoon in the June and September inspection.

We will notify you if your lagoon needs further attention, and give residents 15 days to remedy the situation.

Be aware that if the maintenance is not performed, the Board will have the maintenance performed by the landscaper. The cost will be charged to the homeowner, as well as any appropriate fines assessed.

## COMMUNITY COMMITTEES

The Pine Ridge Community has several committees open to residents to both support and improve our neighborhood. Visit [PineRidgePOA.Com](http://PineRidgePOA.Com) for more information and to sign up for committees.

### Current Committees

- ACC Committee
- Community Improvement Committee
- Communications Committee
- Social Committee
- Grounds & Lagoon Committee
- Parking & Security Committee

## NEWSLETTER NEWS

We are accepting community related article submissions for the Pine Ridge quarterly newsletter. **500 words or less.** Topics can include anything to inform and assist your neighbors. i.e. Garden tips, pet care, DIY tips, etc. *Opinion pieces, political or other controversial topics are not being accepted at this time.*

Send your article to [PineRidgePOA@gmail.com](mailto:PineRidgePOA@gmail.com).

## IMPORTANT DATES

- **March 1 - 31**  
Spring Property Inspections
- **April 1 - 30**  
Spring Yard of the Quarter Nominations
- **April 1**  
Quarterly POA Fee Assessment Sent
- **April 4**  
Community Yard Sales
- **April 13**  
Pine Ridge POA Board Meeting
- **April 30**  
Quarterly POA Fee Assessment Due
- **May 11**  
Pine Ridge POA Board Meeting
- **June 1 - 30**  
Summer Property Inspections

See the [PineRidgePOA.Com](http://PineRidgePOA.Com) website for more information.

Pine Ridge Home Inspection Survey

Address: \_\_\_\_\_ Date: \_\_\_\_\_

**DWELLING**

Siding & fence should be clean, in good repair and free of mold, mildew or stains.

Windows and screens should not be broken or torn. Window coverings should be standard blinds or curtains.

Doors, shutters should not be faded, broken or missing. Colors must match and be on approved color pallet.

Trash cans cannot be visible from the street and must be returned to from street within 24 hours of trash day.

Personal property cannot be stored on the side of the in plain view.

Vehicles parked in the driveway must have Pine Ridge sticker & valid registration sticker. Vehicles must have all 4 tires on the driveway & cannot hang out into the street or block any part of the sidewalk. *No trailers, campers, RVs or watercraft may be outside of the garage.*

Siding \_\_\_\_\_ Pass \_\_\_\_\_ Fail

Windows \_\_\_\_\_ Pass \_\_\_\_\_ Fail

Door \_\_\_\_\_ Pass \_\_\_\_\_ Fail

Shutters \_\_\_\_\_ Pass \_\_\_\_\_ Fail

Trash Cans \_\_\_\_\_ Pass \_\_\_\_\_ Fail

Fence \_\_\_\_\_ Pass \_\_\_\_\_ Fail \_\_\_\_\_ NA

Address \_\_\_\_\_ 1 of 2

Pine Ridge Home Inspection Survey

**YARD / LANDSCAPING**

Lawns should be mowed and edged, no longer than 6 inches and should be primarily grass and cannot be paved, covered with gravel or dirt.

Shrubs and trees should be trimmed and maintained and should not obstruct roadway site lines or sidewalks. Trees should be pruned to allow passage of standard garbage trucks in the roadway.

Gutters & roadway in front of house should be free of debris, trash (newspapers), and weeds/grass. If a storm drain is located in front of home it should be free of debris, trash, and weeds.

Lawn \_\_\_\_\_ Pass \_\_\_\_\_ Fail

Shrubs \_\_\_\_\_ Pass \_\_\_\_\_ Fail

Trees \_\_\_\_\_ Pass \_\_\_\_\_ Fail

Road \_\_\_\_\_ Pass \_\_\_\_\_ Fail

Storm Drain \_\_\_\_\_ Pass \_\_\_\_\_ Fail \_\_\_\_\_ NA

Sidewalk \_\_\_\_\_ Pass \_\_\_\_\_ Fail \_\_\_\_\_ NA

**LAGOON**

The area between the water's edge and the back of the lot shall be seeded for grass or landscaped and maintained so as to prevent erosion and cannot exceed 12" in height.

Lagoon Bank \_\_\_\_\_ Pass \_\_\_\_\_ Fail \_\_\_\_\_ NA

ADDITIONAL COMMENTS: (Use back if needed.)

Address \_\_\_\_\_ 2 of 2