



Pinewinds

Homeowners Association

As we approach the end of 2025, we want to wish each of you and your families a very happy and healthy holiday season.

It's been a busy and extremely productive year for your volunteer Board of Directors.

Community Management:

- Operating under budget month over month
- Maintaining open communication with vendors ensuring Pinewinds always receives the best service
- Keeping you informed with full transparency. You can find all Pinewinds business on the website portal
- Providing website updates and current information including: board minutes, proposals, president's managers and treasurer's monthly reports, News You Can Use, and more.

Major Improvements:

- New roof installation for all of Section C-1. It is hoped that residents will see an insurance premium reduction after submitting wind mitigation reports to their carrier.
- New large gutter and downspout replacement of developer installed gutters for all of Section C including wood repair.
- Installing new posts, street and stop signs providing an updated and more appealing look
- Begin Section B painting project. As we did last year with Section A painting, we begin with wood repair, power washing and painting. Along with painting comes replacement of developer installed gutters and downspouts. Upon completion of this project, all of Pinewinds will have larger gutters and downspouts installed. Our expectation is that we will see reduced costs for future fascia wood repairs.

Creating Community

As a group of volunteers we take our roles serving on the Board of Directors very seriously, but we also like to have fun. This year we held two very successful events:

- Cinco De Mayo celebration
- Veterans Day honoring our veterans and yielding an incredible food donation for the Oldsmar Cares Food Bank. We look forward to holding more events and seeing you there.

We appreciate each of you and thank so many for reaching out with your positive comments about how well the Association is being managed. We will always put the interest of the community first and we will continue to work hard for you to keep Pinewinds looking its best. Be sure to let us know if you're interesting in joining our friendly working group. It takes a village to keep Pinewinds beautiful.

Wishing you a wonderful holiday season and a very happy 2026.

Your Pinewinds Board of Directors: Patty, Jim, Lisa, Carole, Anne

