



President's Update
August - September 2026
PINEWINDS WEBSITE: Pinewindselw.com
Board of Directors

Patricia Yursik, President; Deb Hubbard, VP; Lisa Genzer, Treasurer; Carole Curtis, Secretary;
Anne Harkins, Director

Pinewinds Work Orders Closed –7/14/26 – 9/22/26 = 13

Building/Gutter (5), Roofs (1) & Skylights (0), Storm Drains (1) = 7

***Roof Issue:** Significant repair at 110 Pinewinds, not covered by GAF.

Pool and Ponds = Damage from auto fill left on, Pool Troopers took responsibility.

Soon after the float valve jammed causing another overflow and damage.

Landscape (4) and Irrigation (1) = 5

Pond – (1) Owned by ELWCA

Administrative, Drainage & Other = HO3 dec pages not being submitted in a timely manner by residents; Seminole Septic found no blockage with water moving from pond to pond. All ponds are at the same level and are draining equally.

Updates:

- **We lost a long-time Pinewinds resident and former Pinewinds Board member, Cyndi Silverman**, 100 Summerwind. We send our condolences to her sons Adam and Noah and to all her family and friends.
- **Front Entrance Remembrance of 9/11 – 25 years. Never Forget.** RW&B lights and flags decorated the entrance. Many compliments from passersby.
- **Pool** – Overflow from autofill left on. Pool Troopers reimbursing for erosion damage and increase in water usage.
- **Gutters** – Get them cleaned. Many are overflowing with debris. The HOA only cleans them twice per year. March/April and October. Per the gutter company...they have responded to 4 issues regarding leaking and overflowing gutters – Each one was due to clogged gutters and downspouts. The gutter warranty does not include clearing clogged gutters and downspouts, that is a homeowner's responsibility in between HOA cleanings.
- **Architectural Applications** – Are required for ALL exterior updates this includes landscaping of all kinds, drainage changes, gutter guards, windows, doors, etc. This is a deed restricted community that requires board approval for changes. Please familiarize yourself with our governing documents, as residents, we have a contractual obligation to adhere and comply with community standards.
- **Ponds and storm drainage – 8/7/26-** Seminole Septic found no blockage from pond-to-pond drainage. All ponds seem to be at the same level, indicating that they are all draining equally.
- **Crepe Myrtle** donated by TLC was planted on 7/20/26 in memory of Robin Fulkerson, thank you to the dedicated watering team. The tree is flourishing due to the extra care that we've provided. The pink blossoming tree was selected by Cam, Robin's son, in memory of her battle with breast cancer. A Board member donated the pine bark mulch to keep water in place.

- **Pool Shrubs** – Significant die-back of shrubs inside and outside the pool area. Researching with TLC on the cause.
- **Front entrance** – 8/27/26 Discussed loropedelum with landscape co. Dead plants have been removed. Replacement plants TBD. Note: Board members didn't steal them.
- **Board of Directors Roof Replacement Workshop**- Took place on Tuesday, August 11, 2026, at 301 Woodlands Pkwy Suite 3, Oldsmar.
- **Units for Sale in Pinewinds:** 80 Summerwind Lane, 135 Pinewinds Blvd.
- **Future capital projects per Reserve Study**
 - **2025-2026** (Past Due -Timing TBD as we work through roof replacement)– Milling & Paving of all streets and Miami gutter repairs- 2 proposals rec'd to be updated
 - 2026-2027 – Section A&B Roof Replacement with Special Assessment for all 72-unit owners in Pinewinds.
 - 2026-2027 – Section C Painting Project including wood repairs.
 - 2026-2027 – Section A Wood Inspection per Reserve Study, 3 years post painting project.

Treasurer – Lisa Genzer, Chair

- Revised July 2026 Financials – Under budget
- Revised August 2026 Financials – Under Budget
- YTD- Under budget

Secretary, Communications – Carole Curtis, Chair

- FrontSteps/Caliber Portal– Need a Log on and Password?
- Contact Tara Martinez
 - **Email:** TMartinez@mgmt-assoc.com
 - **Phone:** 813-431-1530
- Pinewinds Website and News You Can Use Bulletins – Continues to provide valuable information to the community. Bulletins are posted on the Announcement page of the website. [Announcements \(pinewindselw.com\)](https://pinewindselw.com)
- **Street Captains** – Please contact Patty Yursik if interested in helping the board.
 - Cindy Zelesnik – Morning Dove Street Captain
 - Open – Summerwind Street Captain
 - Need Pinewinds Blvd (2) and Birdsong Volunteers

Reminders:

Homeowner's Insurance Declarations Page

- Dec pages are due **annually** to M&A to ensure that proper coverage is maintained on your home. Thes can be emailed, faxed, or mailed to Carla: M&A 720 Brooker Creek Blvd., Suite 206, Oldsmar, FL 34677. clanzilottavaras@mgmt-assoc.com
 - For Awareness: You can add M&A "Pinewinds" as an **Additional Interest** to your policy and a copy of declarations page will be sent automatically at renewal saving you time and effort each year.

Trees:

- **All trees on your property are your responsibility to maintain if they were NOT** planted by the developer OR HOA. Please refer to the Pinewinds Rules and Regs. Document.
- **The HOA removes dead PINE TREES only.**

Garage ceiling leaks:

- Garage and other ceiling leaks in section A&B should be inspected for AC or hot water heater issues **before** reporting the problem to M&A. If the roofing contractor is called and determines an issue with these items, the homeowner will be charged for the service call.

Neighbor recommended vendor list:

- If you have a vendor, company, handyman, etc. that you would like to share with the community, please email Patty Yursik. patriciayursik@comcast.net The list can be found on the portal: **Community Documents – Vendor Suggestions**

Maintenance:

- Pinewinds is **NOT** a maintenance free community for homeowners. Please refer to the documents on our website for additional information regarding areas of responsibility. [DOCUMENTS \(pinewindselw.com\)](http://pinewindselw.com) - Architectural Standards, Rules, and Regulations (ARR's), Bylaws, Declarations.

HOA Fees:

- It is important to pay your HOA fee on time. Payments are due on the 1st of each month. The collection of fees pays for Pinewinds services- Insurance, ELWCA, lawn care, trash, irrigation, exterior repairs, etc.

Gutters & Downspouts:

- If your gutters are overflowing or your downspouts are leaking at the seams, get them cleaned. The HOA provides cleaning 2x per year in October and March/April with leaf cleanup.

Need to report a problem or repair?

Pinewinds Service Coordinator: (Roof, gutters, skylights, wood repair, etc.)

Contact Eileen Shires

Eshires@mgmt-assoc.com

813-433-2026

Pinewinds Property Manager: (Property issues, etc.)

Fay Suber

fsuber@mgmt-assoc.com

813-433-2006

Pinewinds Bookkeeper/Accounting: (Bills, HOA payments, etc.)

Lori Wagner

lwagner@mgmt-assoc.com

813-433-2012

Fax: 813-433-2040

Patricia Yursik, President, Pinewinds Homeowners Association
(Reviewed at the 9/24/26 BOD Meeting)