



**President's Update
February – May 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 –2/1/26-5/18/26 = 18

Building (2), Gutter (1), Roofs (4) & Skylights = 7

Roof Issues: 10 BS \$850 10-15 Shingles and 2 hip shingles GAF; 120 BS no issues found \$500; 170 PW 18-20 shingles \$1500 GAF; 20 BS TBD and 50 PW TBD.

Pool (1) and Ponds = 1

Landscape (1) and Irrigation (4) = 5

Administrative, Drainage & Other (5) – Arch requests, questions, paint request, Massey

Misc. Updates:

- CellGate – ELWCA controlled access process. Contact Rebekah Davis rdavis@mgmt-assoc.com if you have not received the link to download the app.
- Make note of the Rover Security number: 727-600-7818. Report suspicious activity.
- Spring Social – Huge success! Thank you Lisa for all your hard work. Oldsmar Cares was thrilled with all the food donations. – Thank you to all that contributed. Lisa and I were able to tour the facility, it's quite an impressive operation. See photo below.
- 3 dead pines identified – 1 at 30 PW; 2 at 120 PW. TLC preparing proposals.
- Hurricane Trimming quotes in progress.
- Tampa Road wall project underway.
- HOA has a gas-powered Honda power washer – **FREE** to the first responder. Needs work to get it running. If no takers by June 12th it will go to the dump.
- Units for Sale: 60 Birdsong
- Roof and gutter cleaning and leaf cleanup is complete.
 - Several reports of shingles blown off in Sections A&B. Repairs were completed, some are in progress. Acoma working with GAF.
- Street signs and other signage are almost complete.
- Storm drainage system cleaned 3/23-3/25/26.
 - Issue reported by Pinellas County Utilities with leaking catch basin at 20 Morning Dove. Seminole Septic drained and scoped basin and drainage pipe with camera. No leaks, cracks or broken seals reported. Ongoing discussion with Pinellas County Utilities seeking reimbursement.
- Pinellas County Mosquito control contacted regarding mosquito eating fish. Tech came out, we have fish that eat mosquitos in the ponds now. Very little activity due to dry weather, he will check on the community periodically. Thanks, Cyndi Silverman for bringing the program to our attention and to Deb Hubbard for researching and meeting with the technician.
- Pinellas County Water Restrictions:
 - Watering 1 day per week continues (Timer 1: Monday; Timer 2 Saturday)
 - No new sod or plants will be installed until drought is over, including the donated tree by TLC for Robin and the front entrance.

- **Board Certification/Continuing Ed** course on 6/12/26 from 10am-2pm for board members via Zoom facilitated by Greenberg & Nikoloff.
- **Future capital projects per Reserve Study**
 - 2026 (Timing TBD)– Milling & Paving of all streets and Miami gutter repairs- 2 proposals rec'd
 - 2027 – Section A& B Roof Replacement
 - 2027 – Section C Painting Project including wood repairs.

Treasurer – Lisa Genzer, Chair

- March 2026 Financials – Under budget
- April 2026 Financials – Over budget due to federal tax bills
- YTD Financials – 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 \(pinewindselw.com\)](http://pinewindselw.com)
- **Street Captains** – Please contact Patty Yursik if interested in helping the board.
 - Cindy Zelesnik – Morning Dove Street Captain
 - Cyndi Silverman – 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. These can be emailed, faxed, or mailed to Beth Chaulk: M&A 720 Brooker Creek Blvd., Suite 206, Oldsmar, FL 34677. bchaulk@mgmt-assoc.com

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 \(pinwindselw.com\)](http://pinwindselw.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 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 **5/21/26** BOD Meeting)



Oldsmar Cares Donations – Pinewinds Lisa Genzer and Oldsmar Cares Staff Member.