

President's Update
June - July 2025
Pinewinds Homeowner's Association
Pinewindselw.com

IMPORTANT: 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.

Tree Reminders:

- 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.

Pinewinds Work Orders Closed – 5/19/25 – 7/20/25 = 18

Building and Gutter Maintenance, Roofs & Skylights – Jim Kennedy, Chair

- Number of WO closed = 9 (5 Building/4 Roof)

Pool and Ponds – Anne Harkin, Chair

- WO = na

Architecture Committee – Jim Kennedy, Co-Chair; Joe Yursik, Co-Chair

- Roofing Project Update – \$500 Arry's refund to get deposited into the reserve account.

Landscape and Irrigation, Gutter & Roof Cleaning, Misc. – Patty Yursik, Chair

- Number of WO Landscape/Irrigation closed = 9 (7 Landscape/2 Irrigation)

Misc. Updates

- It is important to pay your HOA fee on time. Payments are due on the 1st of each month.
- Gutter & Downspout and roof cleaning. Section B only completed 6/17/25. The board approved cleanings 2x per year for Sections A&C and 4x per year for Section B until new gutters and downspouts are installed. Homeowners are responsible for cleaning gutters and downspouts between HOA cleanings. If your gutters are overflowing, get them cleaned.
- Function of Pinewinds Rain Gauges and nodes.
- All approved proposals from the May BOD meeting have been completed. (Hurricane trim, natural area clean-up (2), shrubs planted at entrance, dead pine removed, etc.)
- A property walkthrough with TLC took place on 6/26/25. Thank you Kay and Lisa for participating!
- See [Announcements \(pinewindselw.com\)](http://Pinewindselw.com) - For dates on mowing, trimming, spraying, etc.
- 4 Units for sale: 60 Birdsong, 70 Morning Dove, 135 Pinewinds, 200 Pinewinds
- Street Captains – Please contact Patty Yursik if interested in helping the board.
- Massey Subterranean termite inspection – Scheduled for 8/4/25
- 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.
- No trucks beyond this point sign on Summerwind – Has deterred trucks from entering the circle. TBD if additional signage will be installed in other Cul de sacs.
- 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 We will gather and post information on the website.
- Board members (4) attended a Continuing Education Course on Sealcoating and Paving 7/11/25. 1 of 4 credits earned.
- Hurricane Season – June 1st – November 30th. Have a plan, be prepared!

- Near Future capital projects per Reserve Study
 - 2025 – Street and traffic sign replacement – Proposals in progress
 - 2026 – Section B – Wood repair, Painting, Gutters & Downspouts
 - 2026 – Milling & Paving of all streets. *Miami gutter repairs.
 - 2026 – Catch basins & drainage. Inspected and cleaned.

Treasurer – Lisa Genzer, Chair

- May Financials – Under budget.
- June Financials – Over budget (\$300)
- YE 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/Announcements)

Administrative, Ponds & Drainage – Patty Yursik, Admin Chair; Anne Harkin, Ponds and Drainage Chair.

- Number of WO closed = NA
- Currently no past due HO3.. Reminder letters are sent the month prior to renewal.

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 Peggy Semsey: M&A 720 Brooker Creek Blvd., Suite 206, Oldsmar, FL 34677.

For Awareness: You can add Pinewinds as Additional Interest to your policy and a copy of the declarations page will be sent automatically at renewal to Management & Associates. This is an administrative only, not a monetary interest. Call your agent/insurance company and add the following:

East Lake Woodlands - Pinewinds
c/o Management & Associates
720 Brooker Creek Boulevard #206
Oldsmar, FL 34677

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.)

Peggy Semsey

psemsey@mgmt-assoc.com

813-433-2008

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

Erica Yates

eyates@mgmt-assoc.com

813-433-2012

Fax: 813-433-2040

Patricia Yursik, President, Pinewinds Homeowners Association
(Reviewed at the 7/24/25 BOD Meeting)