



President's Update

June - July 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 –5/18/26-7/13/26 = 17

Building (2), Gutter (0), Roofs (3) & Skylights = 5

***Roof Issue:** Major repair at 30 Pinewinds.

Pool and Ponds = None

Landscape (10) and Irrigation (2) = 12

Administrative, Drainage & Other = None

Misc. Updates:

- **We lost a long-time Pinewinds resident, Diane Aleska** 155 Pinewinds Blvd. We send our deepest sympathy to her husband, Joe Aleska.
- **ELWCA** Board meeting 6/16/26 update – New landscape company hired **Red Tree** with 1-year contract. Start date TBD. Bar code fee is \$20. Reserve Study to be conducted by FPAT.
- **Pinella's County Crime Data** – Our community is safer today than at any point in recent history. 1.0 incidents per month vs. 2.7 incidents per month with unmanned guard booths. (See June-July Edition of the Heron's front page)
- **News You Can Use Flyer Updates**-Alterations, décor on wood, selling, speeding, pest control
- **July 4 & 250th Birthday of the country** – Thank you Lisa for joining me to decorate the community. So many compliments from passersby and residents.
- **Gutters** – Get them cleaned. Many are overflowing with debris. The HOA only cleans them twice per year. April and October
- **Ponds and storm drains** – Seeking flow maps from ELWCA. July 3rd rainstorm produced 5 inches of rain in less than 2 hours. Roads were flooded. Within 2 hours post storm roads were back to normal. Weir was clear, pictures send by weir maintenance man however ponds drained slowly. Met with Seminole Septic on 7/17/26.
- Storm drainage system cleaned 3/23-3/25/26. Issue reported by Pinellas County Utilities. Ongoing discussion with Pinellas County Utilities seeking reimbursement. Not hopeful after speaking with our attorney.
- **Crepe Myrtle** donated by TLC was planted on 7/20/26 in memory of Robin Fulkerson.
- **3 dead pines removed** – 1 at 30 PW; 2 at 120 PW. Completed on 6/23/26.
- **Front entrance** plantings are complete with Jack Frost Ligustrum and Purple Pixie Loropedelums. Thank you, BOD members for watering until we adjusted irrigation.
- **Hurricane Trimming** completed on 6/23/26.
- **Crepe Myrtle** – Donated by TLC planted today 7/20/26, in memory of Robin Fulkerson
- **HOA has a gas-powered Honda power washer** – There were no interested residents. It was put on FB Market Place by Lisa for **FREE** and was gone within an hour.

- **Units Sold:** 60 Birdsong
- **Pool kit purchased.** Board members are testing pool water on Tu, Th, Sat, Sun, and recording information in the logbook.
- **Board Certification/Continuing Ed** course on 6/12/26 from 10am-2pm for board members via Zoom facilitated by Greenberg & Nikoloff. Complete: All Board members attended.
- **CEU Credit** earned with Becker Law on 6/25/26 for 3 BOD members. Interesting seminar.
- **Roofing Contractor Interviews** took place on 7/13/26.
- **Board of Directors Roof Replacement Workshop-** Tuesday, August 11, 2026, from 9-10am at 301 Woodlands Pkwy Suite 3, Oldsmar. Meeting will be noticed via email and is open to residents.
- **Future capital projects per Reserve Study**
 - 2026 (Timing TBD)– Milling & Paving of all streets and Miami gutter repairs- 2 proposals rec'd to be updated
 - 2027 – Section A&B Roof Replacement
 - 2027 – Section C Painting Project including wood repairs.
 - 2027 – Section A Wood Inspection

Treasurer – Lisa Genzer, Chair

- May 2026 Financials – Under budget
- June 2026 Financials – Slightly Over budget \$325
- YE Financials – Under budget \$14,328

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://Announcements(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 Carla Lanzilotta-Varas: M&A 720 Brooker Creek Blvd., Suite 206, Oldsmar, FL 34677.
clanzilottavaras@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 \(pinewindselw.com\)](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 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 7/20/26 BOD Meeting)