



President's Update
August - September 2025
Pinewinds Homeowner's Association
PINEWINDS WEBSITE: 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 – 7/21/25 – 9/23/25 = 14

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

- Number of WO closed = 5(4 Building/1 Roof)

Pool and Ponds – Anne Harkin, Chair

- WO = 1 – Pool Repair

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

- Section B Painting Project

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

- Number of WO Landscape/Irrigation closed = 8 (7 Landscape/1 Irrigation)

Misc. Updates

- 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.
- If your gutters are overflowing during downpours, get them cleaned.
- Three new motion lights were installed on the pool house.
- Timer 2 replaced – Part only covered under warranty.
- Property walkthrough with TLC on 9/2/25 (Kay & Patty). Various items discussed – Weeds in beds and cracks throughout the property, dying dead grass in areas due to cinch bugs – complete. Pass through to HT not being maintained. One of three new viburnum dead.
- See [Announcements \(pinewindselw.com\)](http://Pinewindselw.com)- For dates on mowing, trimming, spraying, etc.
- 3 Units for sale: 60 Birdsong, 70 Morning Dove, 135 Pinewinds. 200 Pinewinds sold on 9/25.
- Street Captains – Please contact Patty Yursik if interested in helping the board.
 - Welcome Cindy Zelesnik – Morning Dove Street Captain
- Massey Subterranean termite inspection – Scheduled for 9/4/25 and additional days.

- 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 The list can be found on the portal: **Community Documents – Vendor Suggestions**
- Board members (3) attended a Continuing Education Course on **Pest Control** 8/28/25, very informative session. 2 of 4 credits earned to date.
- **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 obtained
 - 2026 – Section B – Wood repair, Painting, Gutters & Downspouts – RFP's in progress
 - 2026 – Milling & Paving of all streets and Miami gutter repairs- RFP's going out
 - 2026 – Catch basins & drainage. Inspected and cleaned.

Treasurer – Lisa Genzer, Chair

- July Financials – Under budget
- August Financials – Under budget
- 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 \(pinewindselw.com\)](https://www.pinewindselw.com)

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

- Number of WO closed = NA
- Currently one past due – Violation letter sent. 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](mailto: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.)

Lori Wagner

lwagner@mgmt-assoc.com

813-433-2012

Fax: 813-433-2040

Patricia Yursik, President, Pinewinds Homeowners Association

(Reviewed at the **9/25/25** BOD Meeting)