

President's Update
October - November 2025
Pinewinds Homeowner's Association
PINEWINDS WEBSITE: Pinewindselw.com

Board of Directors

Patricia Yursik, President; Jim Kennedy, VP; Lisa Genzer, Treasurer;
Carole Curtis, Secretary; Anne Harkins Director

Pinewinds Work Orders Closed – 7/21/25 – 9/23/25 = 19

Building, Gutter, Roofs & Skylights = 10 (9 building, 1 roof)

Pool and Ponds = 2 Pool (timer, grids)

Landscape and Irrigation, Gutter & Roof Cleaning, Misc. = 7 (5 irrigation, 2 landscape)

Administrative & Drainage – 1 outstanding dec page for November 28 renewal.

Misc. Updates:

- ELWCA – Envera, Gates, Guards, Signage changes-concerns. See Oct/Nov Heron article.
 - 2026 Budget passed, no increase to HOA's
- See [Announcements \(pinewindselw.com\)](http://pinewindselw.com)- For dates on mowing, trimming, spraying, etc.
- 1 Unit for sale: 60 Birdsong
- New posts, stop signs and street signs were installed. Phase 2 will include all other signage and consolidation of signs.
- 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
- Board members attended a Continuing Education Seminar- Conversation with Insurance CEO, very informative session. New Board members need 4-hour certification course, all board members need 4 credit hours of elective classes.
- Veterans Day event – Huge success. Thank you, Lisa, for coordinating and to all the members of the board for all their hard work and efforts. A mountain of food was collected for the Oldsmar Cares Food Bank and raffle prizes yielded \$165 to help offset the cost of future events. Thank you, community!! Thank you, Cindy Zelesnik, for delivering all the food to the food bank. See below
- **Future capital projects per Reserve Study**
 - 2025 – Street and traffic sign replacement – Complete
 - 2026 – Section B – Wood repair, Painting, Gutters & Downspouts – Proposals Rec'd
 - 2026 – Milling & Paving of all streets and Miami gutter repairs- 2 proposals rec'd
 - 2026 – Catch basins & drainage. Inspected and cleaned.

Treasurer – Lisa Genzer, Chair

- Sept Financials – Under budget
- Oct 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://pinewindselw.com)

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

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 \(pinewindselw.com\)](https://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.

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.)

Lori Wagner

lwagner@mgmt-assoc.com

813-433-2012

Fax: 813-433-2040

Patricia Yursik, President, Pinewinds Homeowners Association

(Reviewed at the **11/20/25** BOD Meeting)



Oldsmar Cares

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Huge thanks to our friends at the Pinewinds Community in East Lake Woodlands for this generous donation!!! 🧡

