



President's Update
December 2025-January 2026
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 –11/18/25 – 1/28/26 = 14

Building, Gutter, Roofs & Skylights = 7 (Building)

Pool and Ponds = NA

Landscape and Irrigation, Gutter & Roof Cleaning, Misc. = 7 (1 irrigation, 6 landscape)

Administrative & Drainage – 3 past due HO3 Dec Pages

Misc. Updates:

- End of Year: Meeting with TLC Leadership on 1/9/26. Entering year 4 of 5-year contract
- ELWCA Annual Meeting 3/17/26. 4 positions open for election. Submit by 1/30/26.
- See [Announcements \(pinewindselw.com\)](http://Announcements (pinewindselw.com))- For dates on mowing, trimming, spraying, etc.
- By March 2026 all Pinewinds developer installed gutters and downspouts will have been upgraded.
- Roof and gutter cleaning schedule for all Pinewinds is **October and April**. April's cleaning is in conjunction with leaf clean-up. Homeowners are responsible for cleaning gutters and downspouts at other times throughout the year.
- 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
- **Future capital projects per Reserve Study**
 - 2025 – Street and traffic sign replacement – Complete. Phase 2 – In progress
 - 2026 – Section B – Wood repair, Painting, Gutters & Downspouts -In Progress
 - 2026 – Milling & Paving of all streets and Miami gutter repairs- 2 proposals rec'd
 - 2026 – Catch basins & drainage. Inspected and cleaned.
 - [Seminole Septic aka Wind River Environmental – Fay contact for quote.](#)

Treasurer – Lisa Genzer, Chair

- Nov. Financials – Slightly Over budget (\$419.89)
- Dec. 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 \(pinewindselw.com\)](http://Announcements (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 \(pinewindselw.com\)](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.

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