

Newsletter Content

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Contributors

President BOD: Kathi Farrelly
BOD: Margarget Barksdale
Rec Chair: Lisa Murray
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Office Hours

SUNDAY OFFICE IS CLOSED

MONDAY	10:00am-4:00pm
TUESDAY	10:00am-4:00pm
WED	10:00am-4:00pm
THUR	10:00am-4:00pm
FRIDAY	10:00am-4:00pm
SATURDAY	9:00am-12:00pm

(Every other Saturday)

CONTACT PRCA

Pine Ridge Office: 570-588-9185
Pine Ridge Fax: 570-588-7949
Public Safety: 570-588-6962
Officer on Patrol: 570-269-8842
Email: Info@Pineridgecommunity.net

We need volunteers for the following committees, Nominating, Election and Rules & Regulation. Sign up at Pineridgecommunity.net!

Community Pool is OPEN

Pool hours: 11am to 7pm Tues to Sun
Closed Mondays for maintenance



Hello Pine Ridge Residents,

Board of Directors

First we want to thank everyone that was able to join us for the membership meeting in July. It was helpful to have a large crowd. It is better for us and the community when more residents participate and we are able to listen to a variety of viewpoints. The next **Board meeting will be August 20th at 10:00 AM**, the next Membership meeting will be in November, please try to participate. We all want a better community. Many minds and hands working together is the best way to see real results. During the meeting we had a lot of questions about the gate system. "What is going on with it?!" We wanted to take this opportunity to tell those of you that were not able to attend the meeting.

There are several problems with the gate system. Some of them are...

- 1.) Keypad volume is very low, we need to replace it with a new system that can be heard and used correctly. Right now many residents are pressing nine and hoping it is a visitor they know coming in.
- 2.) Exit gate is rocking causing pins to bend because it was not set into concrete 42" deep.
- 3.) Entrance gates... sensitive to electrical storms because we are using residential line and it is not protected in a conduit.
- 4.) Entrance gates are not properly registering vehicles passing over because the sensors are placed too deep under the ground.
- 5.) Moisture from weather on both the swipe pad and keypad leaves to equipment vulnerable and malfunctioning during and after inclement weather.

Kathi Farrelly

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POSITIVE STEPS FORWARD

August 2022

PINE RIDGE
Est. 1964



PINE RIDGE

New Manager

PRCA has a new community manager. We would like to welcome **Laura Jones** to the Pine Ridge Team! She has been a community manager at The Manhattan club timeshare division, at Penn Estates POA, Emerald Lakes Association, and most recently Pocono Ranch Lands POA. She has graciously agreed to come here and help us get our house in order.

She is approachable, and very hands on so you will see her out in the community. She has done everything from complete road rebuilds to simple day to day fixes, she has experience in large project strategic planning.

Laura knows her stuff and is going to teach us how to better manage this community. She is working towards her masters in HOA Management and is a certified Manager of Community Associations. We cannot wait for you to meet her; she is the manager that this community deserves.

Committee's Corner

Hello Pine Ridge Residents,

Below is a list of our Up Coming Recreation events. August 19th is the Kids Olympics, come out and have some fun. We have started our Back to School Supply Drive we are accepting donations at the office till August 19th. **We will start giving out school supplies on August 23rd. come to the Snack Shack to pick up.** September 24th and the 25th are the Community Yard Sale. More info to follow. October will start the kids book and arts and crafts club, the 2nd Tuesday of the month. This fall we will also be hosting another Painting Social , just like a "Paint n Sip" minus the Sip. Blue Mountain Winery trip. Monthly Movie nights, Plus much more. Hope every one has a safe and blessed 2022/2023 School Year.

Community News

Swimming lessons are underway at the community pool. We thank Ms. Marshall for her generously donating her time and expertise to help teach the residents of Pine Ridge.

Charlotte is a retired NJ Ocean side lifeguard that recently joined our community. She will be teaching a "Pool and Water Safety" class. This is a one time only class on August 2nd at 11:00 AM 12:00 PM. The class will teach what to do if you are drowning, or if you see another person drowning, in a pool.

This is available to all swimmers ages 5-105. Bring the whole family. Having this information could save their lives! We hope to see a large crowd for this event.

Calendar 2022

August 14th-Grievance begins 9:00am

August 19th- Kids Olympics

August 19th-School Drive Ends
August 23rd-Pick up School Supplies

September 10-Grievance begins 9:00am

September 11- Candidates Meet and Greet

September 24th-25th-Community Yard Sale

September 17th- Elections

October 9- Grievance begins 9:00am

November 13- Grievance begins 9:00am

November 21-Membership Meeting 1pm

Lisa Murray

Continuation from Page 1; Board's Message

We believe, we can fix all this for a cost of approximately \$18,000-\$22,000.

We are not asking the membership for the money to fix these issues, only trying to inform residents of what we are facing. We are not blaming past or present maintenance employees for the improper installation of these systems. They are not experts in community gates or the installation of security gates. We want residents to understand what has happened and know why this time we will be hiring an expert that will sell us the system, install it, and warranty their work. We are looking into several companies. When we get some good options, we plan to talk again the community. We may even ask you to vote on two different options during the September elections. If you have any ideas, questions, or concerns regarding the gate system, now is the time to contact us.

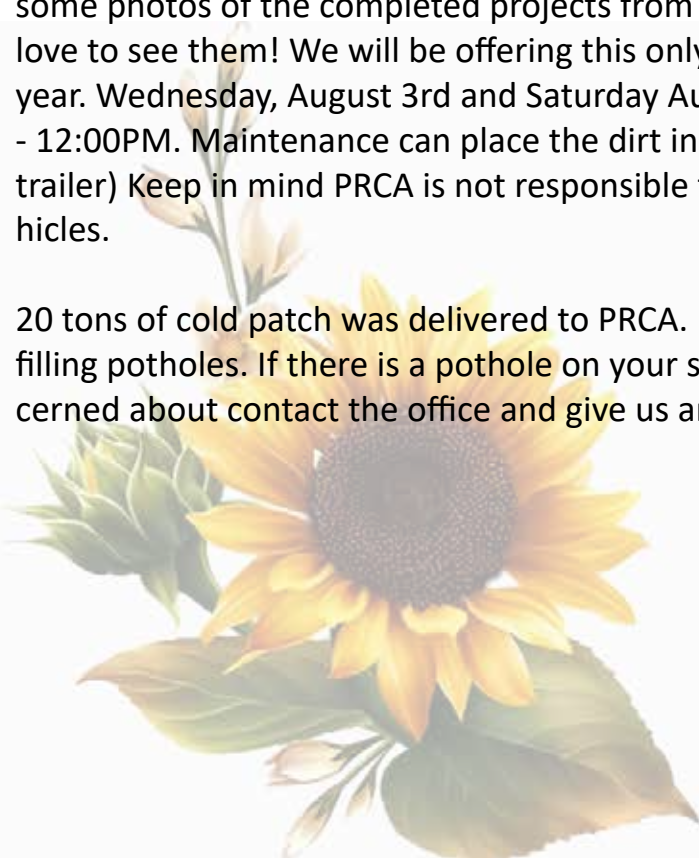
Until we do make all the proper repairs, the gate arms will stay up. We do not want any vehicles damaged or worse yet, anyone injured. Thank you all for your patience and understanding. We are really trying to get this right. We know there are a lot of different opinions about the gate. We want to make as many residents as possible, as comfortable as possible, but safety will remain the top priority.

Kathi Farrelly

Maintenance Department

Dirt Day was a success. Maintenance was able to help over 70 residents with dirt. Homeowners told us they are filling in low areas on their property, making raised garden beds, retaining walls... we listened to many great ideas. Any residents that would like to share some photos of the completed projects from this event, we would love to see them! We will be offering this only two more times this year. Wednesday, August 3rd and Saturday August 6th from 9:00 AM - 12:00PM. Maintenance can place the dirt in your vehicle (truck or trailer) Keep in mind PRCA is not responsible for any damaged vehicles.

20 tons of cold patch was delivered to PRCA. Maintenance has been filling potholes. If there is a pothole on your street that you are concerned about contact the office and give us an address.



**Find us at
PineRidgeCommunity.net**



Board Meeting

Saturday August
20th, 2022 @ 10am

Join us on Zoom
and Youtube Live!
More info on
PRCA Community
Portal!



Pool Rules and Reg

Pool Safety Rules Must Be Followed!

- Children 15 or under must be accompanied by a parent or guardian. If they are not, they will be ejected from the pool.
- No “rough play” by residents or guest, or any conduct which endangers life or property or interferes with enjoyment of the recreational facilities. You will first get a warning. Then ejected from the pool upon second offense.
- Congregating around the pool attendants table is not allowed.
- Pool attendants are the authority regarding the pool and water safety conditions. They must be obeyed.
- You are not permitted to enter **the pool area without 2022 pool tags and a pool registration form** in our binder. If there is a problem and you do not have one or both of those things, please see Shante in the office. Please **DO NOT harass the pool attendants**, they do not have any additional information. Pool attendants cannot help you understand why your information is not up to date.
- Do not bring in any small toys to the pool area. If a toy (or detachable part), can fit through a toilet paper tube, leave it home. Do not leave bottle caps lying around or allow children to play with bottle caps in the pool area. We have pulled several small toys and bottle caps out of the pool pump lines. If enough toys go into the plumbing lines, it could destroy our new pumps. Please help us keep the PRCA pool open and running smoothly!

Continuation from Page 2; Community News

The clubhouse is slowly coming together. We have begun to install the flooring and are hoping to begin building a bar area soon. If anyone is interested in helping or lending their expertise to the building of the bar, wood tile artwork, or sewing curtains contact the office. We'd love more hands to get this done.

The PRCA CPR classes were a success. Thank you to all who participated in the classes. Getting immediate CPR from a bystander can triple a persons survival chances, but only 32% of people in cardiac arrest get CPR from a bystander. Thank you to the pool attendants and residents who attended the classes and are now able to help.

If you or someone you know could use help with community dues, property taxes, or mortgage relief there is help. Please contact 888-987-2423 or visit PAHAF.org for more information.

