

CONTACT PRCA

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

September 2022

POSITIVE STEPS FORWARD

PINE RIDGE

Est. 1964

Board of Directors

Hello Pine Ridge Residents,

We have had a great summer season. I'm sad to see it come to an end. There are many exciting things that will be happening throughout the fall. For example, we will be welcoming a new community manager, seating some fresh faces to the board, and hosting many fun activities. We hope you join us for all these events, as many minds and hands working together will build a better community.

During our last board meeting people had a lot of questions about the gate system. I 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. This is causing the pins to bend. It is doing this because the concrete was not set 42" deep.
- 3.) Entrance gates are more than 20 years old. They are sensitive to electrical storms because we are using residential line and it is not protected in conduit.
- 4.) The entrance gates are not properly registering vehicles passing over the gate sensors because the sensors are placed too deep under the ground.
- 5.) Moisture from weather on both the swipe pad and keypad leaves the equipment vulnerable and malfunctioning during and after inclem-

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Kathi Farrelly

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)

Newsletter Content

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Contributors

President BOD: Kathi Farrelly
BOD: Margaret Barksdale
Rec Chair: Lisa Murray
Editor: Michael Freeman



if you **SEE** something | **SAY** something

SCAN HERE TO GET STARTED For more info: 570-588-9185

REPORT SUSPICIOUS ACTIVITIES TO OUR COMMUNITY. ALL TIPS ARE ANONYMOUS AND CONFIDENTIAL.



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

Beautification is hoping to hold a fall fundraiser. The beautification committee is looking into selling fall mums. They want to see the flowers decorating resident's properties and hope to sell enough mums to help them spruce up the community. Look for more information coming soon on how you can support the beautification committee and their efforts to support PRCA.

On September 3rd (September 4th rain date) we will be celebrating Labor Day in honor of the American labor movement. Thank you to all that still to this day contribute, or labor for the work, development, and achievements of the USA. Recreation committee will be hosting an end of season pool party in appreciations. Join us to celebrate our fellow Laborers and say goodbye to the summer of 2022. Party will begin at 1:00 PM, with a hotdog bar set out at 2:00 PM. Snack shack will be open for residents to purchase soft drinks. There will be food, music, games, and loads of fun! For example, we are bringing back the cardboard boat races! Hope to see you all there!

Pine Ridge Recreation committee will be hosting a Community Yard Sale on September 24th and 25th. It will be located at the bus stop area in the front of the community. In addition to the bus stop location, anyone interested in holding a yard sale on their own property can register with the community to do so September 24th and 25th for only \$10.00. The recreation committee will add your property location to a map to be handed out at the main Community Yard Sale. They will also place a balloon and sign at your property to help other residents find you quickly. Doing this will allow those residents to sell larger items without transporting them down to the bus stop location. Come out September 24th and 25th, lighten your load, or find your treasures in other residents cast offs.

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Calendar 2022

September 10th- Grievance will not meet. The next grievance will be held 10/9/22.

September 10th- Meet and Greet the candidates at 11:00 AM- 2:00 PM

September 17th- Board meeting at 10:00 AM

September 17th- Board member election immediately following the board meeting until 3:00 PM

September 24th-25th-Community Yard Sale

October 9- Grievance begins 9:00am

November 13- Grievance begins 9:00am

November 21-Membership Meeting 1pm



Continuation from Page 2; Committee's Corner

Starting in October the kids' book and craft clubs will begin meeting again. Recreation is hoping to start a monthly home school social for students that are learning from home but still interested in socializing with other children. If you would like your child to participate in this, contact the office to sign up.

Continuation from Page 1; Board of Directors

We believe, we can fix this for a cost of approximately \$18,000-\$22,000. We are not asking the membership for money. We are only trying to inform residents of what we are facing. We are not blaming 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 know what has happened and to 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 to the community. We may even ask you to vote on two different options. We had hoped to do this during the September elections, but we do not have enough information and estimates back. We want to make an informed decision.

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

Kathi Farrelly

Board Meeting

Saturday September 17th, 2022 @ 10am

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



Maintenance Department

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 a location.

PINE RIDGE We are Always **HIRING**
 For The Following Positions:
 • Maintenance - P/T
 • Road Dept - Seasonal
 • Safety - Seasonal / Temporary
 • Security - P/T
 Text Message To: 570-588-9185
 pine ridge community.net/employment
APPLY NOW!



Community News

Swimming lessons have been a huge success. We have several new and improved swimmers to our community pool. Mrs. Marshall taught two different levels of swim classes for children as well as an adult swim class. We look forward to continuing the swim program next year.

Charlotte is a retired NJ Ocean side lifeguard that recently joined our community. She taught a “pool and water safety” class and weekly swimming lessons. Charlotte volunteered 5 days a week to support our residents at the pool! Thank you Mrs. Marshall. Your generosity and expertise, teaching these swimmers, made our community a better, safer place!



The clubhouse is slowly coming together. We have installed the flooring through out the upstairs including the bathroom, and vestibule. We will be building a bar area soon. If anyone is interested in helping or lending their expertise to the building of the bar, wood tile artwork, sewing curtains, or any part of the clubhouse restoration contact the office. We'd love more hands to get this done.

If you or someone you know could use help with community dues, property taxes, or mortgage relief due to a COVID related struggle there is help. Contact 888-987-2423 or visit PAHAF.org for more information.

We need volunteers for all committees! Beautification, Bylaws, Budget and finance, Election, Nominating, Grievance, and Recreation. If you have questions about joining a committee or would like to know what a particular committee's goals are, you can contact the office. Fill out an application on the community portal or pick one up at the office. Members must be in good standing to apply for committee membership. Don't have that much time to volunteer as a committee member? Maybe you are only interested in one or two events? We are always looking for volunteers to help the committee members make the magic happen! Do you have a student looking for volunteer opportunities? Are they looking to accumulate community service hours for honor society? We have a student volunteer program. Join us today. Together we can make a better community.

The Family Olympics was a lot of fun. We had a great turn out. Thank you to all that helped to make it a success, to all that participated, and to all that showed up to cheer on our Olympic athletes!

The PRCA “back to school” supplies drive was amazing! The Recreation committee put together and handed out over 30 bags filled with supplies. This would not have been possible without the support of our community members. Thank you to everyone that donated school supplies.



Come meet the candidates running for the PRCA board of directors. Ask them questions, understand their goals and help Pine Ridge make a more informed decision. PRCA Residents are invited to a meet and greet forum on September 10th 11:00 AM, until 2:00 PM.

Meet and Greet Saturday September
10th, 2022 @ 11am



Notices/Reminders

Treesmith utility arborists, (tree contractor) will be conducting routine maintenance on behalf of Met-Ed, approximately starting this August. Treesmith will be performing vegetation clearance along the power line right of way, to ensure safe and reliable electric for met-Ed customers, to help prevent service interruptions. This work will be performed at no expense to you.

Routine maintenance involves trimming of live, healthy, mature trees to obtain proper clearance to power lines, as well as, addressing hazards along the utility. The trees deemed hazards will be tagged with blue ribbon and removed, debris will be chipped, and large wood remains on site. Tall brush (Saplings up to 10 inches in diameter) along or under the utility will be removed, as well. Where removals take place, herbicide application will be disbursed for stump regrowth prevention, as well as vine treatment for encroaching growth on poles. The herbicide is an oil base garlon, direct spray, that lasts in ground approximately 45 days. Service drops (pole to house) are not included in routine maintenance, unless (pressure) mechanical strain is obstructing service wire, pressure will then be removed.

If you have any questions, please feel free to contact

Thank you,

Lisa Williams | Consulting Utility Forester

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We are wishing all our Pine Ridge students' a happy, healthy, and successful 2022-23 school year!
Dream big Boys and Girls!