

September  
2016



# Sno-Bird Connection



A newsletter for our owners and residents both here and away to let you know what we are working on to save money and make things better at Pinewood Village.



**Bill McNiell**

Board of Directors —  
Treasurer— Term ending Nov  
2016

Maintenance Liaison to  
Property Manager  
Ameri-Tech

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## Pool Room Electrical Upgrade



Last month, we shared with you that the pool mechanicals needed emergency work. The electrical system in the swimming "Pool Room" has been completely re-worked. The job was done by Jim Justice Electric Company. All of the metal enclosures and conduit were replaced with watertight plastic. Timers were replaced as well as receptacles and light switches. The receptacles are GFI as required by codes. Two breakers were added, one for each pump. The most important item was a ground rod was installed so that the electrical system is now properly grounded and SAFE. This upgrade should last for many years to come.



Before repairs



Before repairs

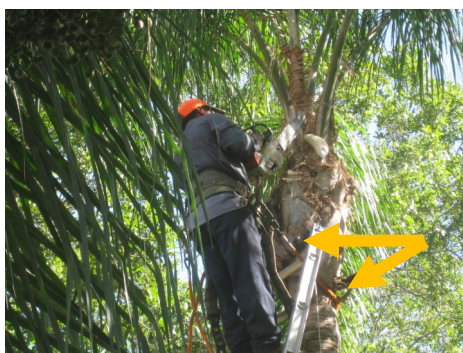


After repairs

*"Efficient people do things right. Effective people do the right things right." John Savage, Toledo, Ohio*

## Ongoing Landscaping Project

In early August, our palm trees were trimmed by our landscape company, Baycut. This is an annual activity that we do in the July-August timeframe. The trees were trimmed at 10 & 2 (think of where your hands are when you are driving). The attached pictures are from the work performed by the Baycut crew. Some of the trees were cut from the ground, while some were cut by a crew member climbing a 20 foot ladder and strapping himself to the tree (see the orange cord in the third picture). Other trees were cut by someone in a bucket truck. This process was completed over the course of two days. As you can see from the picture of the pile of cut leaves, there were many piles all over the community just like this one. At the end of the very long second day, the crew cleaned everything up and carted it away. We now have happy and very healthy palm trees, and are good for another year.



Even our lizard friends escape from the hot Florida summer sun.

## Cost Savings Corner

*“People will pay for your mind and your ideas.” Albert Einstein*

The following are items that have been done recently by certain Board Members to save our association real dollars.

- ◆ Changed schedule for dumpster pick-up on the South side of our property from twice a week to once a week while the snowbirds have flown North. This idea was generated by Bill McNeill. This saved \$1,100 over a five month period.
- ◆ Researched and purged old documents that were stored at Stevens & Stevens. These documents were not required to run our business in the future. Remaining documents are being stored in our office. This idea was generated by Jim Knapp and Bill McNeill. This saved \$700 per year.
- ◆ Changed cleaning schedule for Clubhouse. QFC is currently cleaning the Clubhouse twice a month, instead of once a week while the snowbirds are gone. This idea was generated by Jim Knapp. This saves \$100 per month.

- ◆ Changed our management company from Resource Management to Ameri-Tech Property Management. This idea was generated by Bill McNeill, Jim Knapp, Bob Surbek and Charlie Lopipero. This saves \$2,200 per year.
- ◆ Our parking lot lights have been changed from sodium vapor to LED by Duke Energy. This idea was generated by Charlie Lopipero. The savings will be determined in the next few months as we get our common electric bills.
- ◆ Both air conditioning thermostats burned out in the clubhouse and had to be changed out over the last three months. These were replaced by Bill McNeill at a cost of \$90.00. Air Care Air Conditioning gave us a quote of \$350.00 each. This was a savings of \$610.00.

I think that all of our owners should be ecstatic that we have people like these looking out for the best interest of our community. If you see one of these people out, you might just want to say thanks. Just a little goes a long way. If YOU have an idea to save money, contact the Board at [pinewood-villagebod@gmail.com](mailto:pinewood-villagebod@gmail.com)



### New August Owners

1202 Jacqueline Roodnat

205 Richard and Dolly Mall

### PV Sports Update

A senior golfer's dream is to shoot a score that is the same as their age for 18 holes. It is an accomplishment seldom realized, with a much better chance of being hit by lightning on a clear Tampa Florida day.

Eighty six year young Phil Di Martino, 1106, a regular player at the Landings Golf Club, did something better than shoot his age a few weeks ago. Par is 63 at the Landings. He shot a 5 over par, 68. Phil, when asked about his feat, said it was the round of a lifetime.



Phil Di Martino

Congratulations Phil,



*“The mildest suggestion for change is a death-threat to some status quo.”*

## An Olympic Sport at Pinewood Village

You may call it Ping Pong, but certain Olympic athletes call it Table Tennis. Internationally, the game is played by millions of people as a competitive sport like bowling, golf and darts.



While playing Table Tennis is not a strenuous sport, a half hour of play will get your feet moving, your heart rate up and might even get you to sweat a bit. In our clubhouse, we have a tournament certified table. The table is there for everyone to use and is available on a first come first serve basis. Top quality paddles and balls are in a pouch attached to the ends legs closest to the main door.

Table Tennis is available everyday, except Coffee Saturday mornings, Potluck, Board Meeting Tuesdays, Bingo Thursdays during the winter or when the clubhouse is being rented for a special event.

If you find that the table is not up and ready for use, call Charlie Lopipero at (315) 420-8778. He will get it set up for your use. All we ask in return is that when you are finished playing, place the protective nylon cover back on the table, put the paddles and balls back in their protective pouch, turn off fans and AC, turn off the lights and lock the door behind you when you leave.



Our little mascot wears a hat to keep his head warm while he shovels. While we all agree it's a hat, depending on where you are from, you call it by a different name.

- ◆ Cornwall, Ontario, Canada — Toque
- ◆ Syracuse, New York — Ski Hat
- ◆ Nashville, Tennessee — Toboggan Toboggan? Really?
- ◆ Mediera, Portugal, this is a toboggan.



## Social Committee

The purpose of the Social Committee of Pinewood Village is to promote good will and fellowship for the residents of Pinewood Village and at times by the direction of the Pinewood Village Board of Directors raise monies for the refurbishment of the Clubhouse and common areas. This is accomplished by our Coffee Hours and Pot Luck Suppers, which are held monthly all year. Yes, even in the summer. Also the Annual Anniversary Dinner, Community Yard Sales, Bingo in season, and of course the 50/50 raffles.



**Bob Surbeck**

We are always looking for people to host our Coffee Hours and Pot Luck Suppers. Hosting can be very simple, and there is always someone from the Social Committee to assist you and make the coffee and tea. So please sign up to Host one of these events and come out and join in the fun and fellowship where you will taste some very yummy food.

We thank you for your support.



# Did You Know?



## Our Monthly Assessments Are the Life Blood of Our Condominium Association

The most important power and function of the Board is to establish and collect the monthly assessments from each owner. The collection of assessments is essential to the operation of the association and our condominium community.

**Monthly assessments are due on the first day of the current month.**



The following payment information is the standard operating procedure for late payments from the accounting department of our management company, Ameri-Tech.

- A 5% late fee or \$25, whichever is greater, is imposed on any delinquent assessment after the tenth day (10) of the current month.
- 18 days after assessment is due, a delinquent billing statement is sent to remind the owner of the money owed the Association. An additional 5% late fee or \$25 is added to the delinquent payment after 30 days.
- After 60 days, a certified demand letter is sent to the owner for the money owed the Association. An additional 5% late fee or \$25 is added to the delinquent payment.
- After 90 days, the delinquent account is be sent to an attorney for collection. From this point on, the Association and Ameri-Tech are no longer involved in the process.
  - The owner is responsible for paying all legal and associated fees due to the delinquent account from this point on.
  - An additional 5% late fee or \$25 is added to the delinquent account for each subsequent month.
  - A lien is placed on the property.
- After 120 days, the collection attorney will ask the Board if they want to begin foreclosure procedures on the delinquent property.



*(This is an overview of rules pertaining to Assessments. Please see the Condominium Documents and Rules for details and contact Ameri-Tech at (727) 726-8000.*

PVBOD Approved 08/17/16

# Did You Know?



## **Renting Your Condo Can Be A Rewarding and Profitable Experience**

Just like with any real estate transaction, proper documentation, the timing of events and everyone working together is required for a smooth transaction with the ultimate goal of renting your condo unit in a timely manner. Here are things you should know.

- You must own the specific condo unit more than twenty four (24) months before you are permitted to rent.
- You, the owner, need to notify the Association through the Board of Directors your intentions immediately.
- The lease must be for at least 3 months.
- Upon obtaining a renter, you shall have the renter fill out an application. Applications can be found on the website [www.pinewoodvillage.org](http://www.pinewoodvillage.org) or from Ameri-Tech @ (727) 726-8000 ext. 256.
- Renter is required to submit to a background check at their expense and to participate in an interview with a member of the Board of Directors as part of the application process before they can take occupancy. A signed copy of the lease shall be given to the Association at the interview. After the interview, the Board will approve occupancy. Only then can the renter move in.
- You are responsible for renter's conduct and adherence to the rules and Bylaws. You will provide renter with a set of Bylaws.
- Any damage by a renter to common elements or limited common elements shall be your responsibility.
- When you rent your condo, you assume the role of a landlord and forfeit the following privileges.
  - Access to any part or location of the condo building.
  - The common elements and limited common elements.
  - The use of the Club House and recreation facilities for your personal use.
  - The use of the parking space numbered the same as your unit for the period of the lease unless specified in the lease filed with the Board of Directors of Pinewood Village.
- You may be subject to Florida sales tax on your rental. Check with your tax or financial advisor about your situation.



*(This is an overview of rules pertaining to renting. Please see the complete rules on the Pinewood Village website for all the details. For Florida tax information, check [www.myflorida.com/dor](http://www.myflorida.com/dor).)*