



# THE PINE RUN NEWS

An independent community publication

Volume 14, Issue #4, April 16, 2015; Editor, Dan Muss, 941-918-9224, email: [danmuss@gmail.com](mailto:danmuss@gmail.com)

## US SNOWBIRDS ARE ABOUT TO TAKE WING!

**From your Editor, Dan Muss:** This is my last issue until next fall. Remember, this is your newsletter; send me stuff. If something comes to you while we are away just email it to me and I'll save it for the fall. If something critical arises during the summer I can put a special issue together from up north.

### NEW RULES AND COMMUNITY INFORMATION

The Board has conducted two open meetings to clarify the revised Rules and Community Information handbook for owners. We had attendance in the teens. This could mean several things...either no one bothered to read them or everyone understood them. Hopefully the latter is the case. Over the past two years all of our condominium documents have been revised and updated and it is extremely important that all owners familiarize themselves with these documents. We have many new owners who may have missed a careful review of the documents and there may also be many "experienced owners" who just assume that little has changed. We would like to remind all owners of several important items.



- The Architectural/Grounds Modification Request Form must be completed in triplicate and approved by the Board. This applies to structural changes within units as well as any changes to the Grounds including plantings or outside decorations. The Landscape Committee must approve all modifications to the Common element grounds including small plantings and decorations.
- Storage of items is not allowed on Common Elements.
- Laundry and towels should not be dried on balconies.
- This month parking areas will be designated in each section for non-commercial trucks and panel vans. Carports will also be lined for assigned parking and designated parking areas will be repainted.
- Pet Guidelines are included in the Rules and Community Information. Since we have such a large number of four-legged pets these must be carefully adhered to.
- There is no smoking allowed in any of the Recreational Areas, including the Club House.
- All Sales and Leases must receive prior approval by the Board and all Sections are now required to pay a \$50 fee for each transaction. The Background Check that is referenced in the Sales/Lease forms no longer applies, cross it out in your copy of the rules, Appendix 1 and 2.
- Owners must fill out the **Temporary Use of Pine Run Unit by Non-Owners** 10 days prior to guests' occupancy when owners are not present.
- A Compliance Committee will be appointed to assist the Board in ensuring that all of the Condo Docs are enforced.
- All new owners should make sure they have had an "informational meeting" with the assigned Pine Run designee and also refer to Appendix 10 for Directory Information.

We sincerely thank you for your cooperation, as the Rules and Community Information preface states: *In condominium living, everyone has certain rights and also mutual obligations to other owners as our neighbors.* Your pink flamingo may be your work of art but it could be your neighbors' invasive decoration! - Pat Foley, President, Pine Run Association



**Someone took this great shot of Rosemary Lacina.**  
 I know how old she is but I'm not telling. Rosemary is a long-term resident of Pine Run and our beloved neighbor – Dan Muss

**HOW TO SURVIVE A HEART ATTACK WHEN ALONE?**

Since many people are alone when they suffer a heart attack without help, the person whose heart is beating improperly and who begins to feel faint, has only about 10 seconds left before losing consciousness.

However, these victims can help themselves by coughing repeatedly and very vigorously. A deep breath should be taken before each cough, and the cough must be deep and prolonged, as when producing sputum from deep inside the chest.

A breath and a cough must be repeated about every two seconds without let-up until help arrives, or until the heart is felt to be beating normally again.

**Report from the Maintenance chair, Tom Foley:  
 Required Checklist for Leaving Pine Run for One or More Months**

If your Pine Run unit is vacant for a month or more, it is very important to “vacation proof” your unit, protecting against damage from critters, mold and weather. If you fail to properly prepare your unit and/or don't make arrangements to have it checked, you will be billed for expenses that the Association incurs in order to correct a problem or nuisance.

1.	Arrange for a <u>responsible person</u> to check your unit on a weekly basis (They should flush toilets, run disposal, dish and clothes washers, dryers). Provide Rick Jackson with <u>written contact information</u> for this person prior to leaving.
2.	Leave a telephone number or email address where you can be reached with Rick Jackson 966-1645 <u>and</u> Keys Caldwell, Inc. 941-408-8664
	Rodent protection
3.	Put 2-3 TBSP. chlorine bleach in toilet bowls (must be reapplied after flushing)
4.	Seal all toilet bowls with plastic, close lid and secure with a heavy object on top of cover (brick in a plastic bag)
5.	Close all sink and tub drains.
6.	Place cork or stopper in sink overflow drain.
7.	Check for any openings around pipes, disposals, wiring, and sliders. Seal with industrial foam or steel wool.
8.	Remove all food or secure all food in sealed, air tight containers.
9.	Most pests do not tolerate the smell of Irish Spring soap, moth balls or dryer fabric softener sheets. These can be placed in strategic spots.
10.	Check attic for potential pest entry sites before you leave.

	Moisture and Mold Protection	
11.	Turn off water at main valve inside your unit.	
12.	Leave air conditioner on and set at 78 degrees F and Humidistat at 60% to prevent humidity and mold. Make sure air conditioner has been serviced properly before leaving.	
13.	If refrigerator is left on turn ice maker off.	
	Weather Protection	
14.	Bring patio furniture inside.	
15.	Remove any outside items that could become flying debris in high winds including pots and outside decorations.	
16..	Unplug all unnecessary appliances to prevent damage from lightning strikes.	
	Miscellaneous	
17.	Turn off hot water heater.	
18.	If you leave a car, run heater for 15 minutes after using AC for last time to dry moisture in air ducts. To avoid a dead battery when leaving a car for 4-5 months, disconnect wire leading to negative pole.	



**Carol and Dan Muss** from Pine Run play recorders and viola da gamba with the Sarasota Early Musicke Consorte. Judie Campanelli took this photo at a concert they gave at the Gulf Gate Library last month.

**From the president of the Social Club, Kate Koski:** The Pine Run/BPW Social Club has had its annual election. The new roster of officers is: President - Kate Koski; V.P. - Myra Dryver; Treasurer - Keenie Bugenhagen; Secretary - Francesca Joyce. We thank outgoing president, Gail Brown, and outgoing secretary, Pat Cassidy, for their wonderful service. Upcoming on May 2nd is a Kentucky Derby Party at the Clubhouse. Watch for the postings to get all

the details of this fun event!

Au revoir to all our fellow residents who are going home for the spring, summer, and fall. We look forward to your return. Our first official event is the Welcome Back Brunch in November. Hope to see you then.

**The Ladies Group** will present a certificate of appreciation to Dick Clark and Harvey Burk for their long-standing bar – tending service during the past 20 years at Pine Run/BPW parties.

**Get ready for next season’s Yard Sale!** Start saving items for the annual yard sale which will happen on a week-end in mid-February.

**LANDSCAPING REPORT from our Landscape chair, Keenie Bugenhagen:**

Progress is being made in improving the quality of our grounds. All turf and plants have received their first application of fertilizer. This will be repeated during the month of May. Weeds are being selectively treated so as not to create any bare areas. During the summer months when fertilizers may not be used according to Sarasota County Ordinance, micronutrients will be applied.

To foster the growth of desirable grass, we have requested the landscapers to raise the mower height. Please keep in mind that the age of our irrigation system will continue to be a challenge. It is important that we move towards a Florida-friendly, drought-tolerant landscape.

**Reminders:**

- If you are leaving for the summer, outdoor pots must be moved indoors, as they are a hazard in the event of a storm.
- Prior to planting anything, you must complete an Architectural/Grounds Modification Request Form (Appendix 6).
- Mulch may not be placed up against a building.
- Owners are not authorized to make requests to landscapers. The workers are given directives by their employers which they are expected to complete. If you have an individual request, please give it to me. I will work with the landscapers to put it in the schedule, if it is appropriate. All plantings on the common ground become the property of the Association, and must be treated as such.

I look forward to an improved landscape, but it will take time, so please be patient.

**Word Play:** Three brothers inherited parcels of land from their father and wanted to combine them into one ranch. They didn't know what to name their ranch until their mother suggested ***FOCUS: It's where the mourning sons raise meat.***

**Annual Painting Party**

As many of our part-time residents are packing up to return north, some of us celebrated the sun setting on this wonderful "season" here in Pine Run. Those who registered for the party at "Painting with a Twist" completed a piece of art entitled "Tropical Oasis". It was a fitting title for how we all feel about our little corner of paradise. Each artist put his/her own spin on the painting, with guidance from our instructor, Connie. We fortified ourselves with wine and snacks to keep the atmosphere light and promote camaraderie and laughter. We look forward to everyone returning to Pine Run next year, and joining us for this fun-filled afternoon. No artistic talent necessary!

**Classified Ads (\$3 for 4 lines):**