



THE PINE RUN NEWS

An independent community publication

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From your President, Pat Foley:

Closets and Carports

Each year approximately 20 units at Pine Run change hands, which means that some owners may be confused about storage closets and carports. Unfortunately there are more units than carports and storage closets in **Section I**. This means that there are some units that do not have storage closets or carports. In the past, Section I owners could sell their carports since the Declaration of Condominium was silent on this issue. To complicate matters even more, the original developers allotted carports and storage closets in a rather random manner or utilized a lottery system. Records going back to the late 70's are pretty much nonexistent so some creative shuffling took place. Our new documents do not allow the sale of carports; they are an appurtenance to the present owner's unit. Carports may be rented to another owner in Pine Run. A form for this rental agreement is in Appendix 1, Form B of the Community Rules and Information. **Every owner is assigned one parking space either in a carport or a marked uncovered parking space and may use an unmarked parking space for one additional vehicle.**

In **Section II and III** each unit is assigned a carport and a storage closet. Over the years there has been some "migration" of storage closets. Recently there have been units sold and the new owners did not know which storage closet went with their unit. The plats for Section II and III identify which carports and closets are appurtenances to each unit. In the next month the Association will mark each closet with the unit number associated with that closet according to the plat. If you are not using the correct closet it would be time for spring cleaning and a move to the proper closet. We fully understand that this game of musical chairs will not happen overnight because all owners are not present at Pine Run. However, if a unit is sold and you are using that unit's storage closet you must vacate that closet and move to your own closet.

Owners should place keys to closets inside their unit in a place readily accessible to Management in case of an emergency.

The storage issue has become more important recently since the utility/meter closets had to be cleared out per order of the County Fire Inspector. These closets are located inside carports and are not an appurtenance to any unit. A closet with only a shut off water valve is not considered to be a meter closet. Your carport vehicle assignment is appurtenant to your unit however the carport itself is a limited common element and wall space is to be shared by all units assigned to that carport for parking purposes.

Any construction of additional storage space must be approved by both the Board and all owners of the building effected. The only items that can be stored in a carport are vehicles and bicycles. Storage of any other equipment, apparatus or thing requires prior written approval of the Board. (See Community Rules and Information.)

From our Landscaping Chair, Keenie Bugenhagen:

As a first step in improving the grounds at Pine Run, we have contracted with Gardenmasters to provide lawn and ornamental pest control and fertilization services. They will be here on a monthly basis to inspect our turf and plants. Fertilization will occur on a regular schedule in accordance with Sarasota County ordinances. They will be using organic fertilizers. These fertilizers are more environmentally friendly, and therefore safer. You may, however, notice a slight odor when these fertilizers are applied. Integrated pest management, or IPM, will be used, which means that pest control chemicals will only be used when needed, rather than following a regular schedule. This is more economical, better for the environment, and reduces exposure to chemicals. Micronutrients will also be applied to improve the health of our lawns.



Brinker and Wilson will continue to provide our landscaping services. They are here twice a week to mow, edge, weed, trim and clean up debris from our twenty-seven acre property. They submit weekly reports detailing what they have accomplished. Please keep in mind that they cannot take directions from 147 owners, who often have conflicting requests. According to their contract, Pat Foley and I are the owner representatives authorized to communicate and provide direction. If you have concerns, please forward them to me so that the landscaping committee can address them, and relay any requests to the landscapers. This will allow them to more efficiently provide services for the betterment of our community.

PINE RUN/ BLACKBURN POINT WOODS SOCIAL CALENDAR, MARCH AND APRIL

Notices will be posted by the mailboxes ahead of each event. Watch for details!

MARCH:

St. Patrick's Potluck: Tue. Mar. 17 – 6:00 pm

Tour of Homes: Sun 1-5 pm

Trivia Night: Thu. Mar 26 – 7:00 pm

APRIL

Pool Party – TBA

Ladies Luncheon: Wed. April 8

Painting Party – Painting with a Twist: Tue. April 14. Watch for the flyer for details.

This is not a complete listing. Other events may occur as people think of them and organize them. Watch the postings at the mailboxes.

All ladies are welcome at our really fun monthly luncheons at a local restaurant. Watch for the flyer at the mailbox for the details.

From our maintenance chair, Tom Foley: Residents need to be aware of why a maintenance schedule is tough to adhere to here at Pine Run. Our crew is working on Building #8 in Section III. They have uncovered some of the worst rot we have found. An entire lanai has to be reconstructed to keep it from falling down. We are fortunate to have three workers who don't simply cover up problems when discovered, as has been done in the past. This does, however, take time that is necessary; but not planned for.

Maintenance/landscaping:

This project has also punctuated the need for residents to moderate their personal landscaping projects. Our crew cannot get around the pots and plantings. If you haven't contacted the landscaping committee, don't plant it in the ground or in a pot. Bougainvillea is quite attractive, but unchecked it is brutal to work around and we are repairing small courtyards that have succumbed to overgrowth that has compromised fencing.

Miscellaneous:

Please tell guests and renters to carefully observe the counter-clockwise traffic pattern around the center islands in our complex. The residents in the odd 300s up to 363, for instance, should not be seeing cars traveling left on the roadway in front of their unit. This happens much too frequently despite a very visible one way sign with an arrow. If you are taking a right around that center island to get to Blackburn Point Road, you are going in the wrong direction. Please observe the pet policy. Dogs are to be leashed at ALL times when outside your unit. If your dog has a barking problem you may wish to investigate the citronella collar. It is painless, extremely effective and harmless to the dog.

From our Board Secretary, Peter Campanelli

In February, the Association mailed each Owner a copy of the Community Rules and Information. On February 26, the Board of Directors approved the Community Rules, with the exception of language in Appendix 1 and Appendix 2 pertaining to rental and lease requirements. Specifically, the requirement for Owners to conduct a background check of buyers and renters of Pine Run properties will not apply. The Board was advised by its legal counsel to eliminate this requirement for Pine Run. Therefore, please **delete all reference to background checks** in Appendix 1 (for Leases) and in Appendix 2 (for sales). Owners in submitting sale or lease applications to Keys-Caldwell (our management company) - for review which is then forwarded for Board approval- are not required to provide a background check as part of the application package. The correct lease and rental application forms can be downloaded from the web-site: www.pinerunosprey.org

TOUR OF HOMES The Pine Run/BPW Social Club invites fellow resident to a TOUR OF HOMES from 1-5 on Sunday, March 22. There are ten homes in Pine Run and BPW for you to visit and see how folks have decorated, furnished, landscaped and/or remodeled their niches in Paradise. There'll be lots of good ideas for your own beautiful home. Registration is from 12:45 to 3:00 at the lower level of the Club House. Cost is \$10/pp. See you there!

Don't forget ST. PAT'S POT O'LUCK DINNER on March 17 with corned beef and cabbage and Irish coffee provided. You bring side dishes, dinnerware and a beverage for yourselves. The third and final TRIVIA NIGHT is on March 26. Give Kate Koski a question of your own for the "Stump You Neighbor" category. Limit of 24 attendees so reserve early. [941-400-9192](tel:941-400-9192).

Did you catch the article: “Distinctive Architecture in a Natural Setting,” written by Chris Angermann, Sarasota Herald-Tribune Correspondent? This article recently brought some well-deserved attention to our community. The February 28th “Market Snapshot” in the Saturday Real Estate section, came about when realtor and resident Carolyn Kenney mentioned to her firm’s marketing department writer that she thought Pine Run might make an excellent candidate for the weekly feature. Their call to Angermann resulted in his visiting Pine Run for a tour of the campus with Carolyn, which included visits to a number of units in various sizes, layouts and levels of updating. The Sweetermans in Unit 756 contributed to Chris’s analysis of why folks enjoy living in Pine Run so much, citing that their Lab puppy, Roy, single-handedly discovers something new almost every day on their numerous walks. Harold Bubil, Editor of the Real Estate section of the publication, also came out to photograph the complex (unfortunately, that was the week the sun just wouldn’t come out). While strolling nearly all of Pine Run, he also shared some of his vast bank of knowledge about the Sarasota School of Architecture vs. mid-century modern design traits, some of each found in Frank Folsom Smith’s work here. The article can be viewed online at www.herald-tribune.com as can additional photos that didn’t make it into print in its “galleries,” also online.

A shirt manufacturer who was an orthodox Jew went to China to establish a factory to fabricate his shirts for import into the U.S. When Friday evening rolled around he realized that it would be almost impossible to find a Jewish congregation in Peking but, when he checked with the hotel concierge he learned that there was one! The concierge got him a cab and with his yarmulke, prayer shawl and book he found a Hebrew service in progress. After the service he was invited to join the congregation for refreshments and the rabbi came up to him and bid him welcome, then hesitated and asked “ why are you here?” The man said “because I wanted to go to Friday night service”. The rabbi asked again “but why?” The guy was really puzzled and answered “because I’m Jewish”! The rabbi looked at him and said “you’re Jewish! You don’t look Jewish!”

Classified Ads (\$3 for 4 lines):

Free real estate market analysis of your condo. 2/2 ground levels in highest demand. Carolyn Kenney, Michael Saunders & Co., cell [941-223-7111](tel:941-223-7111) or office [941-966-8000](tel:941-966-8000).