



# THE PINE RUN NEWS

An independent community publication

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## 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.

### UPCOMING PINE RUN BPW/SOCIAL EVENTS

*Watch the message boards for details*

April 18	Book Club	1:00 pm
April 20	Ladies' Luncheon	12:00 pm
April 28	Picnic @ Blackburn Pt Park	5:30 pm
May 7	Kentucky Derby Party	4:30 pm
May 18	Ladies Luncheon	12:00 noon
May 29	Pool Party w/ Music by Ron	5:30 pm

It was a fun social season and on behalf of the Social Club thank you all for participating in the roster of events and contributing work and fun to them. We look forward to having everyone back next season for another fun-filled winter. A great summer to everyone!

### CLOSING UP YOUR CONDOMINIUM

It is the time of year when we are saying good-bye to many of our residents until next fall or winter. It seems just yesterday that the year-round residents were welcoming all the snowbirds back. Those of you leaving will be missed. Before we know it, however, cooler weather and familiar and friendly faces will return. It is important that if your unit will be vacant for a month or longer, that you "vacation proof" your unit for your own protection, and that of the community.

As a first step, make sure that you have a reliable adult checking your unit on a regular basis. The contact information for this person, as well as your own contact information, should be left with Keys-Caldwell and our maintenance staff. Please make sure that an updated key has been left with our maintenance staff in case

of emergency, and to make sure that you are receiving pest control in your absence.

Check your individual insurance policy. Many policies have clauses that damage must be reported within 14 days in order for a claim to be filed. If that is the case, you may want to leave a signature sheet for the person checking your unit to sign and date each time they enter the unit.

The accompanying checklist may be found as Appendix 3 in the "Community Rules and Information" of February 2015, and on our website, [www.pinerunosprey.org](http://www.pinerunosprey.org). It is extremely important that all patio, lanai and outside items be brought into your condominium in your absence, especially during hurricane season, which is from June 1<sup>st</sup> - November 30<sup>th</sup>. Items left that could pose a hazard during a storm may be disposed of by our staff. Owners will be held responsible for any damage caused by their negligence of this responsibility.

With the threat of the Zika virus, especially here in Florida, it is important that all of us look for, and eliminate as much as possible, all sources of standing water. If your unit is going to be vacant for any period of time, make sure that the main water valve is turned off. The electrical power should also be shut off to the hot water tank.

A little extra care when leaving your unit can prevent a host of problems. If you have any questions, please feel free to contact our maintenance staff or a Board member.



**Carol and Dan Muss** in their renaissance costumes at a concert given by the Sarasota Earley Musicke Consort in mid-March at the Gulf Gate Library. Carol is holding her viola da gamba and Dan has his hand on a contra-bass recorder. The group plays music from 1450 to the present on recorders backed by the viols and a harpsichord. (Seeing Dan in his black tights is an experience.) Pictures by Judie Campanelli.



### 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.

### FOR PINE RUN OWNERS OF RENTAL PROPERTIES

Our Community Rules and Information (2015 Edition) require approval of leases with a specific expiration date shown. For owners who have continued a tenant lease beyond the

expiration date shown on the approved lease application, a lease renewal application for continuation of the lease for the same tenant is required. ( See Appendix 1, item #5 of the Pine Run Application). Each time a lease application is approved, it constitutes a transaction. Owners may submit up to 4 transactions during a twelve-month period. If you have overlooked this requirement to submit a lease continuation, you have 30 days to complete and submit a lease renewal to our management company. Neither a transaction fee nor a photo ID of adult tenants are required if you supplied them with the original lease application. Your assistance will aid us in maintaining an accurate roster of current tenants. Questions may be directed by contacting the Board Secretary at [campanellipj@gmail.com](mailto:campanellipj@gmail.com).

**From our maintenance chair, Tom Foley:** Dog deposit cleanup will be a topic on the agenda at the next BOD meeting. We are still finding doggy presents on our common areas. This problem has led to other condo associations subscribing to a DNA service that will identify the culprits and result in financial penalties. Big dogs, little dogs, it makes no difference to a rug when tracked inside inadvertently. Please show consideration to your neighbors and clean up after your pooch.



Once again, the recycle rule is: “When in doubt, throw it out,” in the trash. We keep finding inappropriate items in the recycle containers, flower pots, auto parts, packing peanuts, bottles in plastic bags, etc. This voids the benefits of recycling. The whole bin becomes compromised. Please read the list of acceptable items and adhere to it. It will be posted on the bulletin boards shortly. Just because it is plastic does not mean it is recyclable. Styrofoam is a no-no, for instance, as is recycle #6. Also, please break down your cardboard boxes in consideration of your neighbors. The receptacles fill up rapidly and a big box takes up far too much room.



Also, please call Waste Management if you have an oversize item like a TV to dispose of. If you call them before trash day they will be prepared to take the item. The “Bulk Trash Pickup” number is (941) 493-4100.

**The annual painting party artists-in-training** display their interpretations.



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