

# The PINECONE REVIEW

*Summer – August 2010*

## News and Views from Pine Forest

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Hello, it's been a long time and for that we apologize. A few things to update since we had our Annual Membership Meeting on May 29th.

First of all, at the annual meeting, we had an outstanding presentation by Connie Mehmel from the USFS on the Tussock moth outbreak, and the measures being taken to reduce the threat. Our area was not severely affected, so that is good news. We still have occasional infestation from Pine Bark Beetles, but most of these infestations are relatively small and kept in check. We could eliminate all insect problems by simply cutting all the trees, but that is obviously not an option. Our forest health program over the years has probably contributed to the reduction in infestations, but we still remain cautious as always.

Issues around mailboxes and re-cycling are well noted in the Annual Meeting notes available on this site, so there is little need to re-visit them.

This summer has been quite unusual in the weather department. It has been somewhat cooler overall and we have had more episodes of rain than usual. We have had 3 very strong rainstorms of the "gully-washer" type resulting in considerable road damage. That situation is now being worked on and hopefully will be finished in the next couple of weeks. All the work previously done to improve the roads with the hope that it would withstand heavy rains was washed away in a few hours. But, we will bring the roads back to reasonable shape. Please be a little patient.

As a reminder, we must be cognizant of the Covenants and rules that were established at the onset of the development. Most if not all of us purchased our property based in large part on the protective covenants. Adhering to these "rules" will keep Pine Forest a pleasant place to live for all. These rules are available for everyone to see on this site. One thing that is clear is that each of us must adhere to these rules in order to protect the community. For example, trees cannot be cut down for any reason without permission from the Architectural Committee. If there are dead or dying trees, their removal must still be approved by the committee. This committee is charged with maintaining the overall look of the community. Lot consolidations may still be possible, but lot lines are not movable under any circumstances. All of these situations must be presented to the Architectural Committee. Likewise, ANY building or auxiliary structure must be approved by this committee before construction can begin. If you have situations that might need some guidance or approval, please contact first with the manager. He will either give you the answer you seek, or he will make further inquiries with the Architectural Committee or the board, before rendering a decision. Thanks for your listening.

Although it is still warm enough outside, it is never too early to remind of the up-coming winter and the need to ensure that your dwelling is winter-proofed. Turning off water supplies and allowing drains to clear are always a part of winter readiness. A reminder to all homeowners who wish to have their driveways plowed – contact the manager for cost estimates, etc. The

road system is plowed as a part of the general obligations, but private driveways are your individual responsibility, as all of you know.

Thanks

Errata:

In the Annual meeting notes, there was a note in the last paragraph about reviewing the board of director's positions in so far as avoiding two or more board members being elected in the same year. The intent was that we will strive to avoid having two or more "officers" of the board up for election at the same time, the reason being to give more continuity to the board.

Cheers