

# VOLUNTEER PIRCA BOARD OF DIRECTORS

President: Joshua Lawrence 928-8737  
Treasurer: Jim Onik 219-765-0540

Vice President: Neal Kostelyk 708-932-2680  
Secretary:

Cheri Aleksic  
286-5250

Elizabeth Sengupta  
769-7457

Yolla Blair  
736-5003

Bob Smith  
750-9423

Jeff Kwolek  
308-1831

Rich Mulder  
608-0930

### Moving or refinancing:

You must contact the PIRCA Treasurer at least 10 working days prior to your closing date to receive a confirmation letter regarding your assessment status. If the Treasurer does not receive the adequate notice, you will be charged \$25-which will be exchanged for the letter.

For other helpful information, check our website, [www.pineislandridge.org](http://www.pineislandridge.org)

To communicate with the board via e-mail, please send suggestions, comments, or complaints to: [pircaboard@pineislandridge.org](mailto:pircaboard@pineislandridge.org) Emails will be directed to all current board members.

All homeowners are welcome to attend our monthly board meetings. We meet the 3rd Monday of every month at 7:00 p.m. at Rosatti's Restaurant (located in the same strip mall as Walgreens and Subway on the corner of US30 and Burr Street).



# PIRCA NEWSLETTER

## PINE ISLAND RIDGE COMMUNITY ASSOCIATION

### Save The Date - Monday October 9, 2017

The Pine Island Ridge Community Association Annual Homeowners meeting will be held on October 9, 2017 at 7:00 p.m. at the Schererville Town Hall, 10 E. Joliet Street, Schererville, Indiana.

Due to persons leaving the Board, we are in need of interested and devoted home owners to join the volunteer board. The Board meets on the 3rd Monday of every month at 7:00 p.m. Nominations will be accepted at the Annual meeting

### Assessment Change

As previously mentioned at the last annual meeting, the Board has reviewed the manner in which assessments are calculated. After a vote by the board, the methodology has been changed in favor of a fair and simple approach. The rationale behind this is that it will enable us to better serve all of our residents going forward as we continue to approach future projects and ongoing maintenance-related issues.

### 2018 Budget

Page 2 of this newsletter has a comparison of the new 2018 budget versus the 2017 budget.

The majority of the budget remains unchanged with the exception of four items:

1. Maintenance Reserve was increased by \$3000 in anticipation of additional removal of dead ash trees.
2. Legal fees were reduced by \$250, still higher than we wish, but the Board is looking at revising some of conflicting covenants, and the Board is going to actively pursue non-paying home owners, using our attorney if necessary.
3. Bookkeeping Duties expense of \$3600 has been eliminated.
4. Newsletter Expense has been reduced by \$400.

These changes have resulted in a **REDUCTION** of \$1250 from 2017's Budget.

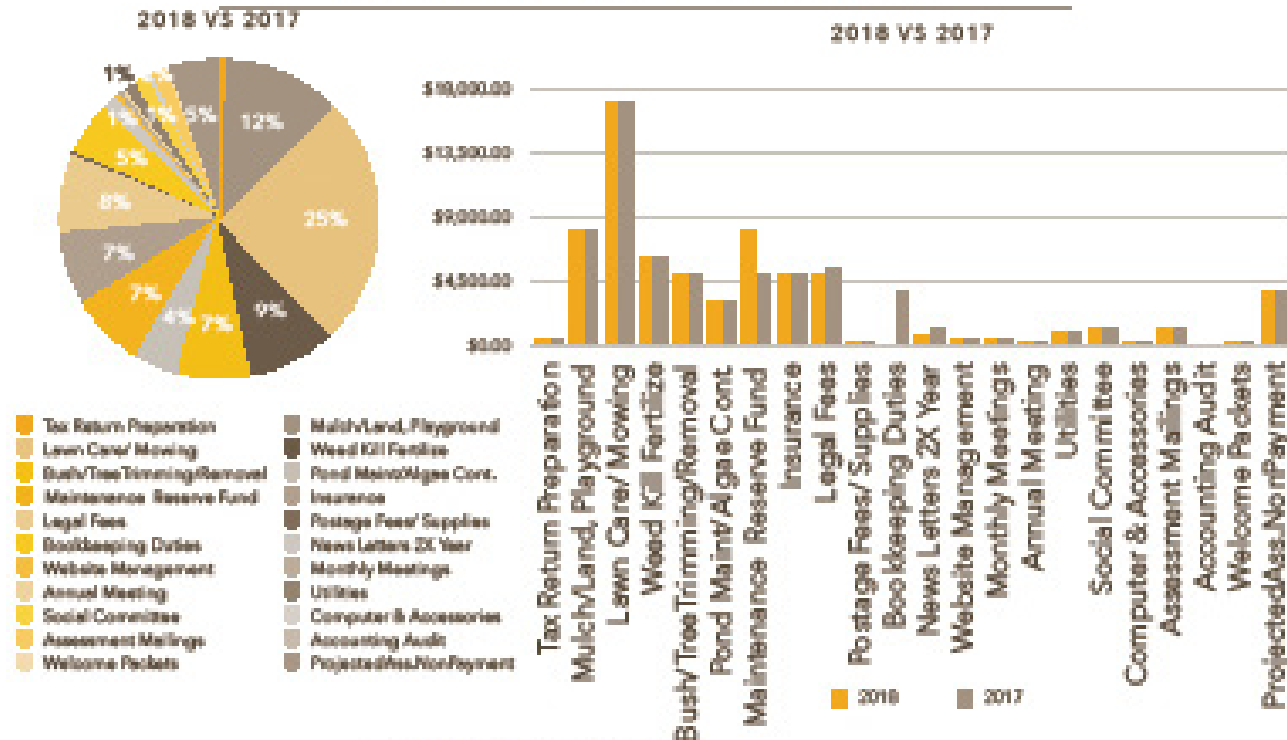
PINE ISLAND RIDGE  
Box 316  
Crown Point, IN 46308  
[www.pineislandridge.org](http://www.pineislandridge.org)



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# 2018 VS 2017 BUDGET



SUMMARY BY CATEGORY

| Category                   | 2018               | 2017               | Difference          |
|----------------------------|--------------------|--------------------|---------------------|
| Tax Return Preparation     | \$0.00             | \$0.00             | \$0.00              |
| Mulch/Land, Playground     | \$0.00             | \$0.00             | \$0.00              |
| Lawn Care/ Mowing          | \$17,000.00        | \$17,000.00        | \$0.00              |
| Weed Kill Fertilize        | \$4,000.00         | \$4,000.00         | \$0.00              |
| Bush/Tree Trimming/Removal | \$5,000.00         | \$5,000.00         | \$0.00              |
| Pond Maint/Algae Cont.     | \$3,000.00         | \$3,000.00         | \$0.00              |
| Maintenance Reserve Fund   | \$8,000.00         | \$5,000.00         | \$3,000.00          |
| Insurance                  | \$5,000.00         | \$5,000.00         | \$0.00              |
| Legal Fees                 | \$5,000.00         | \$5,250.00         | (\$250.00)          |
| Postage Fees/ Supplies     | \$250.00           | \$250.00           | \$0.00              |
| Bookkeeping Duties         | \$0.00             | \$3,400.00         | (\$3,400.00)        |
| News Letters 2X Year       | \$400.00           | \$1,000.00         | (\$400.00)          |
| Website Management         | \$300.00           | \$300.00           | \$0.00              |
| Monthly Meetings           | \$300.00           | \$300.00           | \$0.00              |
| Annual Meeting             | \$250.00           | \$250.00           | \$0.00              |
| Utilities                  | \$750.00           | \$750.00           | \$0.00              |
| Social Committee           | \$1,000.00         | \$1,000.00         | \$0.00              |
| Computer & Accessories     | \$250.00           | \$250.00           | \$0.00              |
| Assessment Mailings        | \$1,100.00         | \$1,100.00         | \$0.00              |
| Accounting Audit           | \$0.00             | \$0.00             | \$0.00              |
| Welcome Packets            | \$125.00           | \$125.00           | \$0.00              |
| Projected Ass.No rPayment  | \$3,420.00         | \$3,420.00         | \$0.00              |
| <b>Total</b>               | <b>\$45,845.00</b> | <b>\$47,095.00</b> | <b>(\$1,250.00)</b> |

## Proxy Vote for Pine Island Ridge Community Association Annual Meeting October 09, 2017

To the PIRCA Board of Directors: I/We Property Owner(s)  
Names(s) \_\_\_\_\_

Who resides at \_\_\_\_\_

Hereby authorize (Check the appropriate line):

\_\_\_\_ PIRCA Board of Directors

\_\_\_\_ Name(s) (A PIRCA resident) \_\_\_\_\_

To vote my/our PROXY on the following agenda issues:

\_\_\_\_ All voting before the Board

\_\_\_\_ Board of Director Elections only

\_\_\_\_ Other(s)..... Specify: \_\_\_\_\_

Date: \_\_\_\_\_ Signature(s) of lot/title holder(s): \_\_\_\_\_

The proxy must be signed by the owners whose names appear on the lot title. Proxies will be checked with the PIRCA records. Please mail or hand deliver the above Proxy to any PIRCA Board member. Proxy must be received prior to the October 09, 2017 meeting at 7:00 pm. The mailing address is: P.O. Box 316, Crown Point, IN 46308.

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### Nomination for PIRCA Board member for the year 2018 - 2019

I, \_\_\_\_\_ residing at \_\_\_\_\_ place

into nomination the name(s) of \_\_\_\_\_,

a Pine Island Ridge lot/title holder.