PIRCA NEWSLETTER

Pine Island Ridge Community Association
www.Pineislandridge.org
Fall/Winter 2026

Volunteer Board of Directors

President: Joshua Lawrence
Vice President: Shaun Taber
Treasurer: Jim Onik 219-765-0540
Secretary: Yolla Blair
Bryan Schuch
John Brock
Melanie Christy
D'Ann Habas
Kurt Krueger

For other helpful information, check our website, www.PineIslandRidge.org
To communicate with the board, please email to: PircaBoard@PineIslandRidge.org These emails will be directed to all current board members to assist you with your requests. All homeowners are welcome to attend our monthly board meetings, held every 3rd Monday of the month at 7:00 p.m. at Rosatti's ,

Annual Meeting

Our Annual Meeting is currently scheduled for Tuesday, October 20, 2026, Schererville Town Hall at 7:00PM, 10 East Joliet Street Schererville, IN 46375

Below is an estimated year end close including scheduled lawn care, utilities, postage, newletters expenses:

Pine Island Ridge Community Association
Profit and Loss Budget vs. Actual 2026 Approx. Year-end 9/17/2026

	Actual	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
INCOME				
Assessments PIRCA	73,285.84	70,070.00	3,215.84	104.59%
Reserve-Transfer	0.00	0.00	0.00	0.00%
Unused Budget	26,350.00	26,350.00		
Total Income	99,635.84	96,420.00	3,215.84	103.34%
EXPENSE				
Accounting Audit	0.00	0.00	0.00	0.00%
Property Tax	403.92	500.00	-96.08	80.78%
Beautification/Tree Replacement	19,198.88	14,000.00	5,198.88	137.13%
Computer & accessories	0.00	100.00	-100.00	0.00%
Insurance	4,710.00	5,000.00	-290.00	94.20%
Lawn Care	27,615.83	29,000.00	-1,384.17	95.23%
Legal Fees	3,827.69	1,000.00	2,827.69	382.77%
Meetings	350.00	300.00	50.00	116.67%
Mulching	14,855.57	9,855.57	5,000.00	150.73%
Newsletters	667.81	600.00	67.81	111.30%
Pond Maintenance	4,137.47	3,700.00	437.47	111.82%
Postage, Fees, Supplies	712.22	1,650.00	-937.78	43.16%
Social Committee	0.00	1,000.00	-1,000.00	0.00%
Tax Preparation	250.00	300.00	-50.00	83.33%
Tree Trimming	1,600.00	1,500.00	100.00	106.67%
Utilities	6,148.66	6,500.00	-351.34	94.59%
Website Management	447.48	450.00	-2.52	99.44%
Weed Kill & Fertilize	0.00	0.00	0.00	0.00%
Maintenance Reserve	0.00	0.00	0.00	0.00%
Projected Non-Payment	0.00	0.00	0.00	0.00%
Management Company	0.00	20,444.43	-20,444.43	0.00%
Total Expense	84,925.53	95,900.00	-10,974.47	88.56%
Net Ortdinary Income	**14,710.31**			
Other Income				
Reserve-Transfer	0.00			
Total Other Income	**0.00**			
Other Expense				
Bank Service Fee	0.00			
Total Other Expense	**0.00**			
Net Other Income	**0.00**			
Net Income	**14,710.31**			

PIRCA
PO Box 316
Crown Point, IN 46308

Prsrt Std
U.S. Postage
PAID
Flanagin's
Bulk Mail Service

Proxy Vote forPine Island Ridge Community Association
Annual Meeting October 20 2026
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 email or hand deliver the Proxy to any PIRCA Board member. Proxy must be received prior to the October 20, 2026 meeting at 7:00 pm. The mailing address is: P.O. Box 316, Crown Point, IN 46308.
Email: PIRCABOARD@PINEISLANDRIDGE.ORG

Everyone could be an asset to the HOA

You, as a homeowner, have the capability to report violations to either the board thru email, or code enforcement thru the Town of Schererville. It is impossible with the limited members on the board, to find all violations.
We have several openings on the board for new members - we could use the help.

Proposed 2027 Budget

The proposed budget below has anticipated increases in several areas, the annual fee would be $150.00 for each homeowner.

Pine Island Ridge Community Association
Proposed Budget

	2026 to-date	2026 Budget	2027 Budget	Change
EXPENSE				
Accounting Audit	0.00	$0.00	$0.00	$0.00
Property Tax	403.92	$500.00	$500.00	$0.00
Beautification/Tree Replacement	19,198.88	$14,000.00	$20,000.00	$6,000.00
Computer & accessories	0.00	$100.00	$100.00	$0.00
Insurance	4,710.00	$5,000.00	$5,500.00	$500.00
Lawn Care	27,615.83	$29,000.00	$30,000.00	$1,000.00
Legal Fees	3,827.69	$1,000.00	$2,000.00	$1,000.00
Meetings	350.00	$300.00	$350.00	$50.00
Mulching	14,855.57	$9,855.57	$1,000.00	-$8,855.57
Newsletters	667.81	$600.00	$700.00	$100.00
Pond Maintenance	4,137.47	$3,700.00	$4,500.00	$800.00
Postage, Fees, Supplies	712.22	$1,650.00	$1,650.00	$0.00
Social Committee	0.00	$1,000.00	$1,000.00	$0.00
Tax Preparation	250.00	$300.00	$400.00	$100.00
Tree Trimming	1,600.00	$1,500.00	$5,100.00	$3,600.00
Utilities	6,148.66	$6,500.00	$7,000.00	$500.00
Website Management	447.48	$450.00	$450.00	$0.00
Weed Kill & Fertilize	0.00	$0.00	$0.00	$0.00
Maintenance Reserve	0.00	$0.00	$0.00	$0.00
Projected Non-Payment	0.00	$0.00	$0.00	$0.00
Management Company		$20,444.43	$0.00	-$20,444.43
Total Expense	84,925.53	$95,900.00	$80,250.00	-$15,650.00
Anticipated Income ($150x535)			$80,250.00	
Total Income			$80,250.00	