



PINE MILL RANCH

VOL. 2 2021

RESIDENT PORTAL INTRODUCTION

When most of us decided to buy our home and live within our community association, the last thing that probably came to mind were the possibilities that community association living presented. After all, anytime a group of homeowners work together for a common goal, practically anything is possible. From increasing our community's aesthetic appeal and eliminating neighborhood crime, to creating a more influential voice in regional issues, the opportunities to benefit from being a part of a community association lie waiting to be seized. The possibilities are limited only by our ability to work together.

Unfortunately, without a clear understanding of how and why our community association operates, those possibilities will elude us. When we can grasp the theory that underlies our governing documents and the reasons that our board and management company must, at times, do what they do, then we take a giant step towards realizing the potential of our community.

Our community association is no different than any other organization. In order to succeed and reach its potential, it needs the support and involvement of its members. Just think of the goals that can be achieved when we all work together for the betterment of our community. Instead of perceiving our association as an obstacle to overcome, try thinking of it a tool to help us create a more comfortable life-style. But, like any tool, we need to learn how to use it effectively before it can do any good. Get involved, stay informed and do your part. You won't be sorry!

SUMMER CHECKLIST

- ☐ Change AC and heating system filters if they are due for maintenance
- ☐ Flush out AC drain line
- ☐ Check for loose railings or damage on wood decks
- ☐ Inspect any fencing and gates for damage
- ☐ Clean all outdoor furniture
- ☐ Thoroughly clean and inspect outdoor grills and firepits
- ☐ If you have an indoor fireplace, try getting it professionally inspected/cleaned
- ☐ Scrape loose paint from siding and wood trim, then prime and paint
- ☐ Clean all windows inside and out
- ☐ Pull weeds from landscaping
- ☐ Clean grills/fan blades on bathroom exhaust fans
- ☐ Inspect for cracks in concrete foundation walls, driveways, and sidewalks
- ☐ Clean and deodorize garbage bins
- ☐ Wash or replace shower curtains
- ☐ Purge, clean and organize the garage
- ☐ Inspect portable and home standby generators — perform regular maintenance if needed
- ☐ Clean out/organize your closets
- ☐ Wash/change any window screens as necessary

Resident Portal

Go to www.ciranet.com/residentportal

If you haven't logged in before, go to "Don't have an account?" to setup a login.

You will need your Account Number and Check Digit, both of which can be found on your most recent statements.

There is a box at the top right corner of the statement and the information looks something like this::

Statement Date: xx/xx/xxxx

Account #: R0509179L0415228

Check Digit: 2

Community ID: PINMILLR

Property Address: 1234 Jones Rd.

Deed Restriction Violations

Below is information on recently opened deed restriction violations (DRVs) for Pine Mill Ranch.

Maintenance: 12

Architectural: 11

Fencing: 7

Holiday Decorations: 7

Unsightly: 7

Rubbish & Debris: 55

Landscaping: 38

Improper Use: 3

Vehicle Parking: 16

Signs: 2

Please make sure your home and activities are in accordance with the DCC&Rs for the community. Your cooperation is sincerely appreciated!

PLAYTIME AT THE POOL

As the weather warms, thoughts of weekends spent outside in the sun tend to distract us from school and work. After a particularly dreary winter, it makes sense that we are eager to shed the coats and grab the sunscreen. When spending time at the pool please be sure to keep several things in mind:

- Make sure your children know how to handle being in the pool and how to behave around others. Public pools are just that - public - and everyone there should get the chance to enjoy their time without having to worry about others.
- Supervise smaller children when they're swimming. Even if they have completed their swimming lessons, there is always the risk of danger if small ones are left unattended.
- Check your pool equipment to make sure it is in good shape - especially floatation devices for youngsters. If you have some pool toys that have been sitting in storage, remember to clean them thoroughly before taking them to the pool.
- Establish swim times with your children so they know when you expect them to rest (or be home, in the case of teenagers).
- Don't forget the sunscreen!!!

CLEANING THE PATIO

Cleaning the patio is simple! You only need a little bit of time and a little elbow grease, and you'll be on your way.

To clean your patio furniture, spray with water, scrub with a solution of water and Dawn Ultra Dish Soap, and then use a soft brush to work the cleaner into any dirt. Or try a Mr. Clean Magic Eraser for stubborn scuffs and dirt. Check cushions for laundering instructions.

If you find any rust on metal furniture, sand it down and rinse it off. This might require multiple rounds depending on how much rust there is.

If you have a cement patio, a vinegar solution is the way to go. Try mixing a 1/2 cup baking soda to one gallon of water for the solution. Add up to 1/8 cup of liquid dish detergent. Spray on the patio surface, let sit for 30 minutes, then scrub and rinse.

BOOSTING YOUR CURB APPEAL

Boosting your home's curb appeal doesn't need to break the bank. Sometimes a few simple tweaks can boost your home's curb appeal making it more inviting. Any exterior changes to your home, including a fresh coat of paint, new plants and trees, or decorations, will need to be approved by the community association's Architectural Control Committee. Be sure to check your governing documents or reach out to your Community Manager to verify if you need any additional approvals before making any yard updates.

UPDATE OR ADD EDGING

Edging is an easy way to make your front yard look more polished and can be completed in a couple of hours. Budget-friendly brick pavers can be used to edge around flower beds and trees. Already have edging? Upgrade it to a different stone to make it fresh.

REFRESH YOUR FRONT DOOR

A peeling or weathered front door can detract from your home. A fresh coat of paint can be bought for around \$20.00 and can freshen up your front door. Use a shade of paint that complements the rest of your house. Ensure that you are using a color approved by your HOA. Want to spend a little more money on refreshing your front door? Purchase a new door with decorative glass panes.

PLANT FLOWERS

Planting flowers is a great way to add pops of color to your yard and enhance your curb appeal. Your local home supply store will have flowers that are appropriate for your climate. Install your plants and look forward to beautiful colors all season long.

GIVE YOUR HOUSE A SCRUB

Pressure washing your home can be done in a few hours and will make your home look new. Pressure washing removes dirt, grime, and bugs from the exterior of your home. Pressure washers can be rented for under \$100 and will make a huge difference to your curb appeal this spring.

KEEP YOUR YARD NEAT AND TIDY

An easy way to keep your yard looking nice through the summer months is to regularly mow, weed, and trim bushes. This simple upkeep makes your yard look neat and tidy. Have unsightly weeds? For less than \$20 you can purchase weed killer to ensure the weeds don't come back!

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PINMILLR@CiraMail.com

Resident Portal
ciranet.com/residentportal



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ARC APPROVAL

If you plan to make landscaping, planting or painting changes this Spring, be sure to submit an ARC request ahead of time. Doing so will let you get approval quicker and begin the projects you want to do while also helping others do theirs faster. These requests are required as they are there to make sure the community has a unified look, which in turn keeps your property value high.

Those who do not receive ARC approval prior to making changes will incur potential legal fees & cost to remove any changes made.

In order to get approval you must complete an ARC approval form. They can be found on the RealManage Resident Portal (www.ciranet.com/residentportal). If you need help through the process the Realmanage resident advisors will be happy to assist you with this process. Call toll-free at 1-866-473-2573 or email service@ciramail.com for assistance and questions.

REPORTING A VIOLATION

Send an email to service@ciramail.com. Attaching a picture of a violation will expedite the process

Log on to the Resident Portal (www.ciranet.com/residentportal) and report the violation. If there is no picture submitted with the violation, RealManage will have the inspector verify on the next scheduled inspection. RealManage inspects the community twice per month - so on the next scheduled inspection the inspector will verify the violation. This must be done to verify the violation before a letter can be sent out.

Please understand there is a process and a series of letters before the board can vote and force fix a violation or send it to the attorney. If you are curious if RealManage or the board are doing something about the violation, we are only allowed per law to acknowledge we are aware of the violation, but we cannot give you the information on where the violation is in the process.

GET INVOLVED, STAY INFORMED, DO YOUR PART

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