



PINE MILL RANCH



POLICY REMINDERS

Make sure to download from our website or the RealManage portal your ARC application if you plan to make ANY changes to your property (house or yard). It MUST be filled out and submitted to our ARC Committee for approval before work is started.

If you have any questions about PMR Policies or Guidelines under our HOA Bylaws, please contact Arianna Luna, our on-site manager, at PINMILLR@CiraMail.com or you can stop by the clubhouse office **Monday - Friday, 9:00pm - 5:00pm.**

RECENT BOARD MEETING, 3/24

Our most recent board meeting was held on March 24th. Topics discussed:

- Our Splash Pad has been turned back for on for the pool season!
- The brick perimeter fence project and the 1463 park purchase update given by our board president.
- The board ratified the approvals of signed service contracts, new and renewed.
- Our board VP gave an update on our upcoming 2022 community events.
- Our residents in attendance asked about adding constable patrols back to PMR for 2023.

COMMUNITY UPDATES

BRICK WALL PROJECT

The brick fence is now complete! We want to thank everyone who was impacted by the rebuilding of the new perimeter brick fences. We truly appreciate your patience.

We also want to thank Hoggatt's fence company for a job well done and for keeping safety of their workers first. There were no safety incidents during the construction of the fence.

EASTER EGG HUNT

Our annual Easter Egg Hunt at the clubhouse was a big success. 100's of parents and grandparents showed up with kids in tow. We had 4 golden egg winners, free snow cones, and a bounce house!

NATIONAL NIGHT OUT

Date: 10 / 4 / 2022

UPCOMING BOARD MEETING

Time: 6:00pm

Date: 11 / 8 / 2022



POOL HOURS

Open: Tuesday - Saturday, 10:00am - 8:00pm
Sunday, Noon - 8:00pm

Closed: Mondays



Thank you to everyone who was able to make it and a BIG THANK YOU to our volunteers who did the hard work of making it a fun day for everyone.

END OF SUMMER BASH

We currently have volunteers trying to plan an End of Summer bash in September!

VACANT BOARD POSITION

There will be one (1) open seat this year. Announcements and information will be given out in the fall, so keep an eye out at that time.

ACCESS CARDS

New access cards have been issued to the entire community; if you do not have one yet, please stop by the clubhouse to receive one.

POOL INFORMATION

We had to start our pool swim season a little later (opened Memorial Day weekend) than we normally do, due to issues with our pool management company not being able to find enough lifeguards for the safety of our swimmers. We appreciate your patience on this matter. We'll have to see what next year brings, so will keep everyone informed as we find out





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: 9

Signs: 4

Fencing: 4

Rubbish & Debris: 23

Vehicle Parking: 23

Holiday Decorations: 2

Architectural: 2

Landscaping: 15

Unsanitary: 11

Animals & Pets: 1

Improper Use: 1

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

POWERWASH YOUR DRIVEWAY AND SIDEWALKS

A great place to start with summer home maintenance is to thoroughly inspect and clean your sidewalks, deck, patio, and driveway. The key to cleaning these areas is to use a pressure washer. Before you start power washing, it's a good idea to check these areas for any cracks and weeds. Once you have given everything a full inspection, wash away all the dirt, mold and grime that's built up over the past year.

You can check with your local home improvement store about renting a pressure washer for around \$40 a day if you don't own one.

CLEAN OUT GUTTERS AND HOME EXTERIOR

From stains to moss to bacteria, dingy roofs, siding and decks not only look poorly from the curb, but can also contribute to an array of other household problems and even shorten the lifespan of your home. Soft washing is recommended for items such as screens, outdoor wood furniture, cedar, wood or vinyl siding. You can use your same pressure washer, just replace the tip with a nozzle that widens the spray of water so it's modified to a lower PSI (pressure per square inch).

WASH WINDOWS AND REPLACE SCREENS

Washing the exterior windows won't make much of a difference if you don't wash your window screens too. Remove your window screens and gently scrub them with hot, soapy water. If your screens are too filthy to be cleaned, you may want to replace them.

While you're spending time examining your screens, you should also examine your windows and doors to ensure they seal tightly and function properly to conserve the cool air from your air conditioning. If your home isn't equipped with central air, check out our tips for cooling your home without it.

PREVENT BUG BREEDING GROUNDS

Since warmer weather calls for more time spent outside, you'll want to maintain a yard that isn't swarming with insects. A quick spritz of outdoor bug spray around the perimeter of your house and yard will keep you relaxed in your yard, instead of running inside for cover. You can also caulk your windows and doors to help stop bugs and ants from infiltrating your home.

BEAUTIFY YOUR YARD

Make your yard look fresh from the grass to the trees. Start by removing all dead parts from trees or plants. Lay mulch in your flower bed to keep weeds away and let your plants retain moisture. It's also a great time to get your home and backyard ready for cookouts and parties with some landscaping.

STAGING OUTDOOR FURNITURE

Check out your local home goods store for some simple furniture to create a comfortable outdoor space you'll want to spend time in. If you already have outdoor furniture now is a great time to fix it up for the summer, or ditch them if they have deteriorated too much.

TEST YOUR SMOKE AND CO DETECTORS

Replace old batteries and check to ensure things are in working order with all of your smoke alarms, carbon monoxide detectors and home timers.

REVERSE YOUR CEILING FANS

It's a good idea to reverse the direction of your ceiling fan during the summer so that it spins in the direction that pushes air downwards, creating a down draft. This creates a small cooling breeze in the room. In the winter, the ceiling fans should spin the opposite direction — creating an updraft which circulates the warm air near the ceiling around the room.

CLEAN GARBAGE DISPOSAL AND DISHWASHER

This isn't necessarily a warm weather chore, but it's important to clean out your garbage disposal and dishwasher every once in a while. You can clean out your garbage disposal by flushing it with hot water and some dish soap.

To clean your dishwasher, add 2 cups of vinegar to the bottom of the machine and run the machine on low wash. If your dishes are coming out dirty, it may be time to replace it.

PREP YOUR GRILL

Clean and test your grill to make sure it is in good working condition ahead of using it. If it's a gas grill, heat it up for about 20-30 minutes and then scrub the grates clean. For a charcoal grill, grab a bucket of hot, soapy water and clean it with a sponge.

To ensure proper grill safety, check hoses for cracks, holes and blockages. Don't forget to place your grill 10 feet or more away from any structures, railings, or other flammable items before firing it up.

Lastly, if you are **ever using a wire grill brush**, do everything you can to make sure no wires of the brush fall into or onto your grill. These wires can inadvertently get cooked into your food, and if ingested the wire can cause serious internal damage.

Board of Directors

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RealManage

Arianna Luna, CMCA[®]
Community Association Manager

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1-866-473-2573

PINMILLR@CiraMail.com

Resident Portal
ciranet.com/residentportal





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FROM THE DESK OF THE PRESIDENT

SUMMER HAS ARRIVED!

One thing about living in Texas, summer is always around the corner and this year, spring decided to leave early.

I've noticed that most of our residents are either walking/running/riding during early mornings or late afternoons now, to try and beat the heat of the day. Please make sure to drink lots of water while outside in the heat to help avoid heat exhaustion.

I wanted to let our residents know, by way of a public service announcement, about a recent fire in our general area, due to Solar Panels not installed properly on the roof of a home. The family was on vacation overseas when the fire started and thanks to a watchful neighbor who saw the smoke, called 911 (Emergency Number) and our Willowfork Fire Department was on scene within 5 minutes working to put out the fire. They were able to save the home. (See pictures)

The reason I bring this up, is that residential Solar Power companies are all over making pitches to sell a homeowner solar panels, saying there is NO COST to the homeowner (BTW: there is a cost to the homeowner). The key to remember if you decide to put solar panels on your roof, is to fully verify the solar company in regards to their "Quality of Work," "Safety of Workers," "Load Testing," "Qualified and Licensed Electricians." The last thing you need is the potential for a solar panel to overheat and start a fire on the roof of your home.

I will also point out that our PMR HOA has Solar Panel requirements for our resident who elect to have panels installed on their roofs. You as the homeowner MUST fill out an ARC application for approval PRIOR to any work being started (The Contractor CANNOT fill out your application for you, even if they offer). You will find all the solar panel requirements for our HOA, as an attachment to the ARC application when you download it. If you're unsure and have any questions, please contact Arianna Luna, our RealManage on-site manager at the clubhouse office or her email is listed on the ARC application.

I hope you enjoy your Summer time break. Be safe on your travels and have a really good time relaxing if you have the chance.

Daryl Brister, PMR HOA President

