



PINE MILL RANCH

AVOIDING HOLIDAY THEFTS

Online shopping has been on the rise over the past decade, and COVID-19 increased the number of people getting packages ordered to their doorstep. This also created more opportunities for porch pirates stealing those packages. Here are some steps you can take to help deter and prevent this from happening to you.

Install peripherals

- Video Doorbells - Video doorbells like Ring, Google Nest, Arlo, and Reolink detects motion at your front door. The existence of the video doorbell can help prevent theft (a thief will think twice if they think they might be recorded), but in the event your package is stolen you now have video evidence as well for follow-up.
- Porch Lockboxes - Parcel lockboxes for front porches are another way to secure your packages.

Require a signature

- It can be a bit of a pain to require a signature for packages, but it is one way to help ensure your package isn't stolen.

Send it to your workplace

- If you're away from home during the day and work in a static location for most hours of the day, consider having your packages sent to your workplace instead of your home.

Other measures

- Regularly collect mail and parcels.
- Maintain the sidewalks, driveways, and landscaping that are your responsibility. If the area around your property is well-maintained, thieves are less likely to target your property.

READY FOR COLDER WEATHER?

Now is the time to prepare for winter. Cold and wet conditions not only may make you miserable, but they can damage your home. Some winterizing can wait, some can't. Make a list of what needs to be done and tackle the time-sensitive tasks first. Here's a simple checklist to help you get a jump on winter.

Indoor Winterizing

- Examine doors and weather-stripping
- Check window caulking and re-seal as needed
- Examine and repair vents
- Clean chimneys and flues
- Remove items near heat vents
- Place non-skid runners or door mats outside to help keep water, sand and salt out of the house

Outdoor Winterizing

- Cut back plants that hide signs or block light
- Examine outdoor handrails and tighten them
- Turn off electrical breakers for outdoor equipment
- Close hose bibs
- Clean out gutters and downspouts
- Clear yard drains
- Spray outdoor locks and hinges with lubricant

Assemble, organize, and stockpile winter emergency supplies (see page 3)

WINTER REMINDERS

Please remember to pick up any leaves from your yard, and also clear the areas you are responsible for keeping free of any snow should we see snowfall.

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: 6

Signs: 5

Architectural: 5

Rubbish and Debris: 31

Landscaping: 22

Vehicle Parking: 21

Fencing: 2

Unightly: 13

Animals and Pets: 1

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

Chocolate Fudge



Instructions

Combine chocolate chips, condensed milk, and butter in large microwave-safe bowl. Microwave on medium heat until chips are melted, 3-5 minutes, stirring once or twice during the cooking.

Meanwhile, generously grease an 8-inch square glass baking dish.

Remove chocolate mixture from the microwave and stir in nuts (optional). Pour into the prepared dish.

Refrigerate until fudge is set, about 2 hours.

Cut into 16 squares (or desired size).

Source: allrecipes.com

Cook Time

Prep: 5 minutes

Cook: 5 minutes

Total: 2 hrs.

Yield: 16 pieces

Ingredients

3 cups semisweet chocolate chips

1 (14 oz.) can sweetened condensed milk

1/4 cup unsalted butter, cut into pieces

1 cup chopped walnuts (optional)

WINTER PREPARATION CHECKLIST

When wintery weather blows, will you and your family be prepared? Take time now to review how prepared you are - doing so now may save you in the future.

THE INSIDE STORY

- Food that doesn't require heating or refrigeration, such as canned meats, soups, stews, cereal, energy bars, granola bars, nuts, and bread
- Manual can opener if you have canned food
- A stash of plastic eating utensils
- One gallon of water per person per day
- A few flashlights and batteries. Powerful flashlights can be useful, but flashlights that can last on a single set of batteries are also good
- A battery-powered or hand-crank lantern/lamp, radio, and clock
- Phones and portable chargers
- First-aid kit. Two kits if you have 4 or more people in your household
- Know where your prescription medicine is so you can access it easily. If it's possible to store a few day's worth of medication in the first aid kits, do so
- Several blankets per person, as well as cold-weather clothes and coats
- Pet food and additional water for any pets

ON THE ROAD

- Check antifreeze
- Check and replace old batteries
- Try to keep at least a half tank of gas in the vehicle
- Check tires and spare tire condition and inflation
- A bag of sand, road salt or non-clumping cat litter. It can serve double-duty as a vehicle weight on slippery roads and the contents can be spread on surfaces to increase traction
- Ice scraper, jumper cables, a shovel, and flares or reflective triangles
- Your "house emergency kit" supplies (flashlights, water, first aid kits, etc.)
- Carrying units, such as backpacks, duffel bags, suitcases, gym bags, garbage bags, or totes
- Cash
- Cold-weather hats, gloves, and boots
- Make sure everyone in the house knows what the plan is in case of an emergency. Have contingencies in place in the event a single person in the house is home alone and doesn't have extra hands and help

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HELLO
WINTER





TIPS TO AVOID CATCHING THE FLU

Influenza is a highly contagious respiratory disease that is caused by influenza viruses. Infection usually lasts for about a week and symptoms include high fever, muscle ache, headache, cough, and sore throat. Influenza can range from mild to severe illness, and in some cases can even cause death. There are a number of ways you can prevent getting the flu.

- Get vaccinated. The CDC recommends getting an influenza vaccine as the primary step in preventing the spread of flu viruses. Vaccination is especially important for high-risk populations, such as children, elderly, and those with compromised immune systems.
- Wash hands with soap and water. Most cases of influenza are spread through direct contact. Washing hands with warm water for 15-30 seconds several times a day can effectively reduce the spread of germs.
- Cover sneezes and coughs. Using your hands to cover your nose and mouth when coughing and sneezing can easily spread influenza and other diseases. Use tissues when you can, or the crook of your elbow and/or your shoulder. These are better alternatives to your hands since your hands touch many more surfaces and people.
- Eat fruits and vegetables. Phytochemicals, which are specific nutrients found in fruits and vegetables, have been shown to help prevent influenza. Dark green, red, and yellow vegetables and fruits have the highest content.
- Drink plenty of fluids. Water helps to flush out your system and purge the body of toxins. Aim for at least eight 8 oz. glasses of water per day.
- Don't smoke. The presence of smoke can increase the body's susceptibility to influenza. Smokers should cut back on the number of cigarettes smoked and non-smokers should avoid secondhand smoke.

Source: CDC.gov, University of Pennsylvania's Office of Health Education