



# Pine Hill Messenger

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## June 2020

Upcoming Events are cancelled for June. Try shuffleboard and corn toss both found in shuffleboard shed

In the meantime, here are some brain teasers:

- Which letter is silent in the word "Scent," the S or the C.?
- Do twins ever realize that one of them is unplanned?
  - Why is the letter W, in English, called double U? Shouldn't it be called double V?
  - Maybe oxygen is slowly killing you and it just takes 75-100 years to fully work.
  - Every time you clean something, you just make something else dirty.
- The word "swims" upside-down is still "swims."
- 100 years ago, everyone owned a horse and only the rich had cars. Today everyone has cars and only the rich own horses.
- If you replace "W" with "T" in "What, Where and When", you get the answer to each of them.
- At a movie theatre, which arm rest is yours?



### Important Message

Please put your trash as far back as you can in the dumpster to allow more room. Also, **DO NOT** leave trash **OUTSIDE** the dumpster. You can wait until the dumpster is emptied or take it to the dump on Highlands Road.

### Yard Waste

Please **do not** put your yard waste out until the 1<sup>st</sup> and 3<sup>rd</sup> Thursday or early Friday AM.

Also, put yard waste in paper bags, not plastic, as our volunteers have to empty the plastic bags and then dispose of them. Extra work for our volunteers. You can also, take your yard waste to the truck by the barn or to Macon County MSW Landfill at:  
1448 Lakeside Drive, Franklin.  
Monday through Friday: 7:30am - 4:30pm;  
Saturday: 8:00am - 2:00pm

### Recycle Shed

**Pine Hill Park recycles** newspapers, plastic water bottles, and aluminum and metal cans at our Recycle Shed across from the Clubhouse. Please only place clean containers in the bins and only newspapers.

No plastic bags

**All other items must be taken to the Recycle Center.**

**Plastic Bottles** should be crushed by removing cap, crush, replace cap and place in container in Recycle shed.

See illustration below:



### Did You Know

#### Bylaws Article VII Rules & Regulations

3. Overnight guests' length of stay must not be longer than twenty-one (21) days for any one guest per 12-month period.
5. No living unit is to be sub-let. Use by anyone other than registered owner/resident will NOT be permitted.
9. Planting AND removal of trees must be approved by the Landscape Committee.

\*\*\*Please check around your home and remove any standing water that can accumulate. Mosquitoes like standing water.



**Pine Hill Park Board of Directors:** President – LJ Phelps, Vice President - Doug Fitchner, Secretary – Cynthia Smith, Treasurer - Mary Bermke, Directors-at-Large – Shirley Cruz, John Tidwell, Kathy Woodward Burdi, Lisa McDowell, Ginger Henry.

**Committees:** Activities, Architectural, Insurance, Landscaping, Maintenance, Preservation, Rules & Regulations, Advertising, Sunshine, Website, Welcome

### Thought for Today:

Cry with someone. It's more healing than crying alone.

## Maintenance Committee Report:

1. Park Survey completed 10/19
  2. Three septic tanks pumped Oct.
  3. Septic tank inspections 11/19 resulting in seven tanks being pumped
  4. Septic tank pumped 02/20
  5. Street light repaired by Duke Energy at 17 S. Front Street
  6. Broken wooden beam in barn replaced 2/20
  7. Septic drain line repaired/replaced 12/19
  8. Drain line unclogged in drain field 3/20
  9. Clubhouse kitchen light and switch replaced 04/20
  10. Septic tank pumped and drain line repaired 03/20
  11. Solicited bids to replaced HVAC systems in clubhouse 05/20
  12. Solicited bids to remove poles and correct wiring at 17 South Front Street and the barn 05/20
  13. Repaired broken water line at 17 South Front Street 04/20
  14. Removed two trees 05/20
  15. Solicited bids for road repairs and maintenance. Scheduled for completion 06/20
  16. Met with contractor to inspect ditches along Old Well and Corey Avenue. Proposal pending 05/20
  17. Contacted N.C. DOT regarding road condition at Old Thomas Road, Starlight Road and Red Bird Mountain intersection. Results pending 05/20
  18. Contacted vendors regarding May septic inspections dates pending 05/20
- John Tidwell  
Maintenance Committee Chair

## On the Funny Side

I finally got my head together, and now my body is falling apart.



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**All submissions welcome  
and appreciated.**  
**Deadline – 25<sup>th</sup> of month**

## Resident Update Welcome New Residents

- Morris and Cindy Davis,  
16 Park Ave.  
Laine Kelly  
26 North Front St.  
Jerrie Simpson and Larry Tilley  
104 Park Ave.  
Myron (Mike) & Linda (Diane)  
Zimmerman,  
132 Pine Ave.  
Charles Reese and  
Craig Catrett,  
42 Pine Ave.  
Martha (Marti) McCleary  
17 S Front St.  
Renee F Francucci,  
77 Pine Ave.  
David and Cathleen Swanson,  
207 Park Ave.  
Ken Bragg,  
193 Park Ave.  
Christine (Christy) Alexander  
10 Hill St.

## Farewell

- Jerry and Rose Bernosky  
16 Park Ave  
Verna & Joe Barber  
26 No Front St.  
Richard & Vera Jo Blanding  
132 Pine Ave.  
Paul and Philip Babish  
104 Park Ave.  
John and Pat Haer,  
77 Pine Ave  
Cliff and Tallulah Miller  
207 Park Ave  
Dana & Charlene Bellevance  
193 Park Ave  
Jim and Joan Hornsberger  
10 Hill St.



**Don't Forget!!  
Wear your Name  
Badge to all events.  
See sign-up sheets  
on clubhouse  
bulletin board.  
Bring table service  
to meals.**

## With Sympathy

4-28-2020 - Marvin Kalkbrenner

4-12-2020 Shirley Kalkbrenner. Shirley and her husband, Marvin were residents at 394 Thomas Rd since before the Park was incorporated. Their daughter, Diane Bone, moved into the home when her parents' health prevented them from spending summers in the park. Debbie remembers Marvin and Shirley square dancing at the clubhouse and they were members of PHP Disaster Band. They could really cut a rug!

4-3-2020 - Our former resident, Melba Norden passed away. She was 103 years old and was a resident until her 102<sup>nd</sup> birthday. We had a big party for her 100th birthday in the Clubhouse. She was truly a treasure and will be greatly missed.

12-1-19 - Richard (Dick) Blanding of 132 Pine Ave. passed away in Florida.

## Focus on Our Committees

**Architectural Committee:** Reviews and approves all requests for changes and improvements to the *outside* of your home, shed and grounds, within 5 feet of your home. If you are planning to paint, plant/remove shrubs/trees or other changes you must fill out an Architectural Review Application and submit it to the office. The form is available at [www.pinehillpark.com](http://www.pinehillpark.com), the bulletin board at the CH or at the office.

## June 16<sup>th</sup> Board Meeting Page 3, Inspection Guidelines

## Out of the Park?

Did you know that you can read the Board Minutes, Bylaws, Rules, Policies & Procedures and Newsletter on our Website? Enter: **www.pinehillpark.com** click on "residents only" and enter password. (get password at office)

Let Mary know if you **do or do not want** to receive this newsletter by email. It can also be picked up at the Clubhouse or Office.

**Office Hours**  
**M, W, F 9:00 to 11:00 AM**

# HOME INSPECTION GUIDELINES

5-20-2020

To All Residents of Pine Hill Park,

Your Board has set the date for annual Home Inspections to begin July 12, 2020. To help you prepare for your inspection, here is a copy of the Inspection Guidelines from Policy and Procedure, Section 10,

## Homes Inspections

The following are areas that are checked once a year in order to keep our park looking pristine. We appreciate your help.

### Home:

1. **All homes must be clean and free of mold, mildew, dirt and foreign debris.**
2. Gutters must be clean and free of debris and properly attached to home.
3. Skirting must be properly attached around the home and in good repair.
4. Steps to home must be in good repair.
5. Carports should be kept neat. When gone from home for an extended time, items should be kept out of sight and secure against winter storms.
6. Roofs should be kept as free from debris as possible.
- 7.

### Yard and Shed:

1. Shed must also **be clean and free of mold, mildew and dirt and kept in good repair.**
2. Weeds must be removed from flower beds and not become unsightly.
3. Bushes around home must be trimmed so as not to block home number or be unmanageable.
4. Ivy and vines need to be cut back and not allowed to grow up on home or shed.
5. If you have a gas tank, it must be painted an appropriate color and kept free of rust.
6. Remove any dead bushes, plant material.
7. Pads for golf carts should be maintained.
8. House number must be clearly displayed.
9. **Due to the potential for damage to utilities, there is no parking in grassy common areas. See *Bylaws: Article VII. Rules & Regulations. 1B.***

The Inspection Committee inspects all homes. You are welcome to walk around with the Committee member so that any issues can be discussed at that time. The Committee of volunteers try to be accommodating in the deadline for compliance as long as there is evidence of progress. There will be a follow-up re-inspection to determine that issues have been resolved.

Thanks to everyone. Our park is looking wonderful and it's a very desirable place to live. That would never be true without everybody's help and cooperation.

Your Board of Directors