



## From the Editor: Julie Wallace

Hello all my fellow Pinestone neighbors. I hope you are doing well - whether you're there in Sarasota, or any number of states where we reside in the "off season". It's been rather hot in Cincinnati - but I can sense Fall is on the horizon.

Pinestone has been busy working on improvements, which you will read about in the Manager's Report by Dan Pittaro in this Patter. Board Members Rick Pluese and Marty Port have articles included that are very informative.

A new feature that is being added to the Patter is an "In Memoriam" section. Thanks to RoseAnn Buglione for the idea. Our Sunshine Lady, Liz Collister will provide me the information.

If you are interested in writing an article for the Patter, please submit to me prior to the deadline. It's always nice to hear from other members of the neighborhood.

For those of you traveling soon to beautiful Sarasota - safe travels.



**PATTER DEADLINE:** the next Patter will be published at the end of October 2022. The **deadline** for that issue will be **Monday, October 17, 2022**. If you have something you would like to put into the Patter, please send it to Julie Wallace at [jayayuu@gmail.com](mailto:jayayuu@gmail.com). For pictures, advertisements, I need it in a .jpg, .tiff, or .png format. For words, I can copy out of an email or a word document to place into the Patter. Please contact me, Julie Wallace with any questions.

## From the President: Rick Pluese

The summer is winding down at Pinestone and we all look forward to cooler weather. The fall months bring with it the much anticipated budget preparation responsibilities here at Pinestone. Unfortunately, inflation will play a big part in our upcoming calculations for our monthly condo dues payments. First, let's look at what some of the other condominiums in our area are charging in monthly dues for year 2022.

**Arielle** - \$470.00 to \$478.00 per month.  
**Bella Villino** - \$370 to \$455.00 per month.  
**Botanica** - \$582.00 to \$637 per month.  
**Serenade** - \$280.00 to \$440.00 per month.  
**Pinestone** - \$298.81 to \$343.92 per month.

As you can see, Pinestone's dues are among the lowest. The main contributors to the increase here at Pinestone for the 2023 year will be property insurance and the painting of the buildings. Property insurance will increase by \$49,000 over the 2022 amount. At the January community wide meeting, our insurance representative will be there to answer any of your questions.

Building Painting will increase by 34% for the year 2023. This is due primarily to increases in paint and labor costs. This was the best of four painting bids.

We look forward to October when some of our snow birds will be returning to Pinestone. Y'all come back now, safely.

## From the Manager: Dan Pittaro

We are in the final days of summer. Normally that would be a sad time in the northeast. Here in south Florida that means better weather is close behind! It also means more traffic and longer restaurant waits are also close behind. But after putting up with 60+ bitter winters I will gladly take the tradeoff.

The parking lot seal coating project is now complete. Considering the extent of the project, it went very smoothly. The weather got tricky a few days over the two weeks, but it mostly cooperated to allow us to finish on schedule. The lot looks great, especially with the fresh line painting.

Please pay attention to the ONE CALL messages and follow the instructions. Only one section out of 6 managed to have the entire section emptied out by the morning. Every other area required hours of chasing people down who did not move their cars as directed. And it should go without saying, but if yellow caution tape is put up in an area for any reason, it means KEEP OUT! A disappointing number of people ignored the tape during the project and either drove past, walked over, or cut down the tape altogether. The same thing occurred when the surface of the basketball/pickleball court was resurfaced. People stepped over the tape and walked across the freshly painted surface. Please understand these restrictions are there for a reason, are only for a short time, and are intended FOR ALL RESIDENTS.

**MANAGEMENT OFFICE – (941) 925-1813**

Monday through Friday  
8:30 am – 4:00 pm

**Community Association Manager: Dan Pittaro**  
**Maintenance: Kevin Thomas**

**FOR AFTER BUSINESS HOURS**  
**EMERGENCIES ONLY**  
**Dial: (941) 921-5393**



### **Here are a few reminders and tips for everyone:**

- All owners must submit the Guest Registration form whenever a guest is staying in their unit, even if they are immediate family. The guest must come to the manager's office and get a guest parking pass to place in the rear window of their vehicle.
- All cars parked overnight must have either a Pinestone parking sticker or a guest/renter parking pass on the back of their cars. It is important to help ID cars when they need to be moved. The lack of a guest registration who did not have a guest parking pass resulted in a visitor's car being towed during the parking lot seal coating project last week. This resulted in the owner and guest being charged the cost of the tow, which could otherwise have been avoided.
- Don't block up a walking path into someone's unit when parking in a guest spot. Be courteous and leave room for people to get in and out of their units easily.
- The painting of the carports will begin in October and will take several weeks. As with the seal coating, there will be numerous messages sent out advising residents when their carport will be painted. Please observe the ONE CALL messages and help make it a smooth process. After the project is completed parking assignments will be confirmed. Keep in mind the unit numbers on the carports currently are for emergency response purposes only and have no bearing on the registered parking assignments.

Enjoy the rest of your summer and fall. I look forward to seeing everyone soon. Be safe and be well.



Here is a list of the new owners within Pinestone as of August 30, 2022. Take a minute to introduce yourself and welcome them to the neighborhood!

- Chip and Gina Schneider - Unit 1715
- Marc & Katie Fattey - Unit 2410
- Michael Yanicko - Unit 2411
- Rick & Hilde Herriage - Unit 2420
- Tracy Takacs - Unit 2521
- Richard & Katarzyna Wadolowski - Unit 2621



It is always a surprise to see summer coming to an end. Fortunately, we can look forward to our Fall and Winter activities.

Our very popular **Awesome Breakfast** will be held on Saturday, November 12th at 10:00 am in the Clubhouse. The signup sheet will be posted on October 29th. When signing up, please indicate the category of the dish you will be bringing. This will be hosted by Carol Wambold and Betty Angotti.

Please put December 10th on your calendar for our **Christmas Party**. More announcements will be made as we get closer to our Winter season.

Football fans will be happy to hear that **Monday Night Football** has started on the big screen in the clubhouse. Please bring your own drink and snacks.

Your Social Committee wishes you all a happy fall season.

RoseAnn Buglione, Chairman

### Facing the Future by Marty Port

Hello, fellow residents of Pinestone. As a member of your Board, I am hopeful that the upgrades and repairs that have taken place lately have been well received. Our property values have certainly been beneficiaries. I'm sure it has not escaped you that these projects have cost the complex not an insignificant amount of money as well. Each year we try to anticipate the amount of money needed to pay for these amenities. While we hope that we have done our jobs properly in this regard, circumstances that are out of our control play a major role in how we fund each project.

In the past, we could count on a fairly decent rate of return from our investments, and both low inflation and product availability; these have kept the cost of our fees fairly low and stable. As such, we are extremely satisfied that, to date, all of our projects have been fully funded. Had we waited on these projects, we would not have been able to do them without raising more funds or deferring some of them indefinitely.

Going forward represents a challenge. As you may have noticed, the return on investments has declined and inflation has hit us all in our budgets. Our insurance has been raised by 25% this year, and the costs of all our regularly scheduled work have also gone up significantly. Even the cost of such mundane items as paint has escalated. Thankfully, we are still in a relatively good position as we plan for the coming year(s) although we need to address the current environment. While these matters will come up at the next Board meeting, I wanted to reach out and give you all a little advanced notice.

I hope you will all attend the next Board meeting either in person or on Zoom. I look forward to your input.

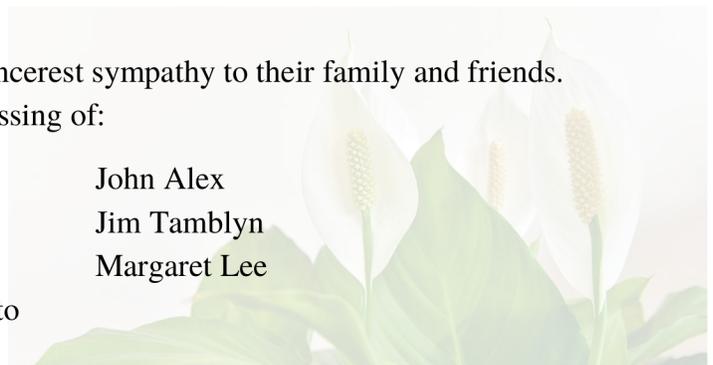


Our Sunshine Lady, Liz Collister, sends cards to Pinestone residents who may be ill, hospitalized, celebrating a special anniversary, or to the family of those who have passed away. Contact Liz at: 941-925-0579 or email to: [bubbalizzy@aol.com](mailto:bubbalizzy@aol.com) if you know someone who could use a little sunshine.



We extend our sincerest sympathy to their family and friends. We mourn the passing of:

- Ann Williford
- Bob Newton
- Dick Elmergreen
- Frank DiBenedetto
- John Alex
- Jim Tamblyn
- Margaret Lee



## Improvements at Pinestone:

*Added flowering trees*



*New Electrical Panel on Bldg. 7*



*Resealing/Striping of asphalt*



# Hurricane Ian Preparations:



If your pet passes at home, stay calm and call us for timely on call pick-up for your pets private cremation.

We are ready to assist you after hours, weekends and even holidays. Home pick up of your pet is available every day.

You can also call us direct to have your pet picked up following an in-home euthanasia or you can call us from your vet clinic or animal hospital, and we will meet you there.

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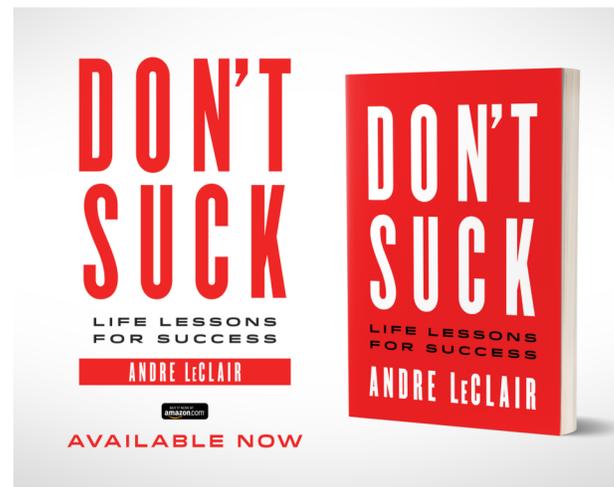
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### Advertisement Information:

Business and Personal ads must be approved by the Editor for content and delivered to the Association Office or emailed to the Editor, Julie Wallace ([jayayuu@gmail.com](mailto:jayayuu@gmail.com)) prior to the issue deadline date. The Patter is an official publication of the Board of Directors and, as so, retains the right to correct, shorten, change or refuse any advertisement submitted for publication. We are not responsible for errors.

- Business ads up to ¼ page – Rate is \$25.00 per issue
- Personal ads, limited to 25 words – Rate is \$5.00 per issue

**Pinestone resident and Amazon Best Selling Author's new book!**



# Pinestone Market Update

FROM ROBERT AGNELLO, REALTOR®

SEPTEMBER 2022



\*Source: MFRMLS data from 1/1/22—9/12/22

**Have you considered selling your Pinestone residence?**

**Now is a great time to get on the market with inventory low in Pinestone after an active year.**

## Recent Reviews from Customers:

*"Words cannot express how much I appreciated your expertise during the selling of our Pinestone condo. You walked me through the entire process and made it easy for me to understand. You answered every call and email, quickly and with professionalism knowledge and honesty. I clearly appreciate the time you spent helping me navigate the sale." Marian Valentine Unit 512*

*"Just a note to express our gratitude and thank you for making the sale of our Pinestone property go so smoothly. You made the process easy for us and were there whenever we had questions about the process. I don't think a property sale could have gone any smoother." Don and Linda Miller Unit 2612*



**"Your Previous Pinestone Neighbor"**

**Robert Agnello** REALTOR®  
CRS, GRI  
RESULTS THROUGH ACTION

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"Seldom in today's world does anybody live up to expectations. In the case of Brian McGreevy he exceeded all our expectations. Brian suggested a listing price much higher than what we expected and at the time he predicted he would have it sold in a week. Well, he was 100% correct. From start to finish, he was everything and more."  
- Mike & Suellen Coito #2411

"Phenomenal is the only word that describes Brian McGreevy. We not only received the asking price on our condo, but it happened in twenty four hours. Brian is the type of Realtor you want on your side, he not only does his job effectively and efficiently but becomes a true friend." - Tom and Nancy Pasternak #2410

"I want to thank Brian for being a great Realtor he not only sold my condo but he was very patient and compassionate. I would tell anyone that needs their home sold to call Brian, he knows how to sell your place and get it done quickly and treat you like family. Thank you for everything!" - Michelle Olenick #1715

"Brian was exceptional with helping me navigate the challenges of buying a condo in this current market. He was extremely knowledgeable about all aspects of the buying process and guided me through each step with professionalism and care. He was very personable and easy to communicate with and I always felt that he had my best interests in mind. I would definitely use him again and would recommend him to others."  
- Roxanne Siff #1614

"I couldn't be happier with Brian and his team. They took care of everything I did not even need to fly down for my closing. Exceptional service!" - Rosetta Fraleigh #2423



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