

June/July/August



From the President: Rick Pluese

If you like to sweat, now is the time to be in Sarasota. Our average temps are 92 degrees during the day and 80 degrees at night with 75 percent humidity. We have these temps until the second week in October.

The new pool deck has been installed. Those of you that are on the Pinestone at Palmer Ranch FaceBook page can view the pictures posted of the progression of the installation from start to finish.

We had a July 2nd party that was well attended by 50 of our full-time residents. This was held in the clubhouse as the pool deck was still under construction. On July 29 we will have a swim and taco pool party. This will be the first community event held on the new pool deck.

Our next improvement will be the replacement of the lights on the tennis courts. The current lights are 22-plus years old. The poles are rusted and may not survive another hurricane. More information on the light replacements to come.

Rain here in Sarasota has been sparse. We are 7 inches of rain behind last year at this time. Thanks to our irrigation system our palm trees and plants have been surviving. We hope the rain drastically increases soon.

Only five more months until the snowbird rush into Florida happens. We look forward to the migration and getting reacquainted with our northern friends. I hope your summer is as hot as ours. See y'all soon.





From the Manager: Dan Pittaro

The dog days of summer are surely upon us with an unusually hot and dry month of July. Nevertheless, the landscaping around the property still looks lush and colorful for the most part. The pool deck project is complete and looks fantastic! There will no doubt be pictures in this month's Patter for our friends from the north to see. Circumstances dictated the extremely short notice, but now the work is done, so we can enjoy the rest of the summer and fall. The circulation pump for the spa needs a replacement part, and it is still under warranty. A claim was filed last week, and we are waiting for an inspection. However, since the recent heat index has been hotter than the spa water, we don't think there is a big demand to get in 104-degree water.

I still have plenty of directories in the office. Stop by to receive your copy. The directory is uploaded to the Pinestone website if you don't have your printed version. To access the Owner Page, remember the password is ppr.

It is very important to have your HVAC system serviced to maintain maximum efficiency in this extreme heat. If you are not here, your air conditioning should be set at a maximum 78 degrees to avoid condensation buildup which can lead to mold in the unit. If someone is watching your unit in the summer, be sure they check the internal temperature and humidity. It is a good idea to put a cup of vinegar down the condensation line once a month to help prevent clogging. Please review my summer closing checklist for this and other helpful tips. It is available online or in my office.

Here are a few reminders and tips for everyone:

- Most forms requested by insurance companies can be downloaded from the website. These forms include wind mitigation reports, fire sprinklers, and fire monitoring letters. On the website home page, click on Community Information, then Forms and Applications.
- I have been replacing quite a few headlight gate transponders recently, especially first-generation tags. The Florida sun will cause them to crack, which deteriorates the surface of the tags. My general rule of thumb is if you cannot read the number on the tag, it will soon need to be replaced. The cost of the tags is \$10. And understand that the tags are not guaranteed for life!
- Remember to register any overnight guests with the office. The Guest Registration form can also be downloaded from the Forms and Applications page. 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.
- PICK UP AFTER YOUR DOG!
- Don't leave trash behind when the compactor is out for emptying. The staff should not have to pick up your trash. Please take it back to your unit until the compactor has been returned. Don't throw plastic bags in the recycling dumpsters. Bulk trash needs to be registered with the office. Cardboard boxes need to be broken down.

From the Editor: Julie Wallace

Time continues to fly by as it is already the end of July. It's hot here in Ohio - but then again, it's hot wherever you are in the world. I hope you have found a way to stay cool.

Speaking of staying cool and being cool -- I've seen the pictures of the pool deck renovation and it looks amazing. I've included pictures in this Patter for those of you who may not be on FaceBook or have joined the Pinestone FaceBook page. We're looking forward to seeing it in person!

I hope you find the Patter interesting and informative. My goal to include items in the Patter to keep everyone "in the know". If you have something you would like to see added into the Patter, please contact me.

Enjoy the rest of the summer.



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 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:

Milt Pfister
John Uriah

President:	Rick Pluese
Vice President:	Rocco Longo
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Treasurer:	Pete Sprague
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MANAGEMENT OFFICE – (941) 925-1813

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

Community Association Manager: Dan Pittaro
Maintenance: Yondris Rodriguez

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



It may be summer and it is indeed hot but summer activities at Pinestone have been a great success thanks to Betty Lorenzo for organizing the activities and parties. Betty would like to thank everyone for supporting the summer events.

Everyone is welcome to join in the following summer and fall activities:

- Monday night at 7:00 pm Bocce
- Wednesday at 4:00 pm join your neighbors poolside for a Hump Day Social Hour. Bring your own Drink.
- Every night at 6:30 pm join your neighbors for a Walk Around Pinestone. After the walk at 7:00 pm finish the evening with a conversation at the chairs near the mailboxes. All are welcome.
- Pizza Party hosted by Lillian & Frank Renda will be held on Saturday, August 19 please look for the sign-up sheet in the library.

Pinestone at Palmer Ranch, Sarasota is on Facebook and all are welcome to join. The purpose of the group is for Pinestone residents to keep in touch. It's a platform to ask questions, share pictures, and share information about all things Pinestone and Sarasota. Thank you to Renee Fagan for setting up and maintaining our Facebook page.

Please stay cool where ever you are.

Thank you.

RoseAnn Buglione, Chairperson



FRESH CORN SALAD

Ingredients:

- 3/4 C. sour cream (can use light)
- 1 tsp. Worcestershire Sauce
- 3/4 tsp. seasoned salt (use your favorite)
- 3 c. Fresh corn kernels
- 1 c. Orange Peppers (chopped)
- 1 c. Green onions (finely chopped)

Directions:

Combine the first three ingredients in a large bowl, stirring with a whisk. Add corn, pepper, and green onion, stirring to combine.

Cover and refrigerate for at least 2 hours before serving.



Pool Renovations!



Celebrating the 4th of July





PATTER DEADLINE: the next Patter will be published at the end of August 2023. The **deadline** for that issue will be **Monday, August 21, 2023**. If you have something you would like to put into the Patter, please send it to Julie Wallace before the above deadline at jayayuu@gmail.com

Advertising 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) 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 for 1/4 page – \$25.00 per issue
- Business ads for 1/2 page - \$50.00 per issue
- Business ads for FULL page - \$100.00 per issue
- Personal ads, limited to 25 words –\$5.00 per issue

All payments are handled through Dan Pittaro



Attention Pinestone Owners

Are you planning to sell your condo unit? As an experienced Realtor in the Midwest and now Sarasota, I will market to ensure maximum exposure for your listing and attract qualified buyers who appreciate the Pinestone Lifestyle. As a proud Pinestone owner myself, I possess an intimate knowledge of the community and its unique selling points. I will help you get the most out of your sale and offer complimentary staging services with any Pinestone listing. Get in touch today to start planning for the future!



Lena Oberwetter, Realtor

GRI, SRES, PSA, CNE
PROFESSIONAL STAGER

OBERWETTER.LENA@GMAIL.COM

608-444-9009

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Pinestone Market Update

FROM ROBERT AGNELLO, REALTOR®

SOLD

6

PRICE RANGE

\$310K—\$400k

PENDING

1

PRICE RANGE

\$300,000

ACTIVE

2

PRICE RANGE

\$339K—\$399K

*Source: MFRMLS data from 1/1/23 – 7/11/23

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 professional 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

"Robert Agnello handled all aspects of the sale of our Pinestone at Palmer Ranch condo and the purchase of our new home in Sarasota. We could not be happier about the job he did! Our condo sold in three days at a price we didn't dream we'd be able to get for it. He also guided us through the process of bidding on, and arranging financing for, our new house. Robert knows this industry inside and out. It's hard to imagine another agent working harder for his clients. Most importantly, Robert is a man of high integrity who delivers on his promises. Plus, he's got a great sense of humor! Thanks for everything, Robert!" David Yamin Unit 211

Call me to discuss your real estate needs and see how your home fits into today's market!



"Your Previous Pinestone Neighbor"

Mobile: **941-928-1328**

Email: Robert.Agnello@cbrealty.com

Website: RobertAgnello.cbintouch.com



COLDWELL BANKER REALTY

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Sarasota Home Realty

Sell your Pinestone Condominium for THOUSANDS more than your neighbor who listed with that "other" company!

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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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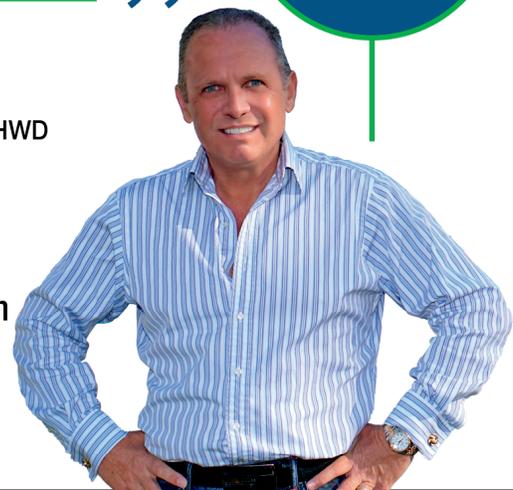
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8586 Potter Park Drive | Sarasota, Florida 34238



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