

Pine Ridge North Village IV

Hello Neighbors!



COMMUNITY UPDATES

Landscaping: Grass cutting completed 4/13 & 14/2026

Pest Control: Rodent boxes replenished 4/15/2026

Building Painting: Has commenced with 823. 817 is scheduled to commence next week. Please remove any personal items from the building landings and walls, including but not limited to mats, plants, decorations, and other belongings. Please also ensure that all hurricane shutters are fully open to allow the painters proper access. The Association will not be responsible for any items that are damaged, lost, or missing if they are left in these areas. If shutters are not left open and this prevents the painters from completing their work, the unit owner will be responsible for the cost of the painters returning to paint the area once the shutters are opened.

Exterior painting procedure:

- Notices posted on all doors at least 48 hours in advance of scheduled work
- Pressure clean all surfaces prior to painting
- Mask and protect of windows, doors, and surrounding areas as needed
- Apply masonry conditioner/sealer to all prepared surfaces
- Repair hairline cracks and minor surface imperfections
- Caulk around windows, doors, and joints as needed
- Paint per project specifications
- Full inspection upon completion
- Complete all necessary touch-ups

Pool: The pool will re-open Friday, April 17th, 2026, at noon.

REMINDERS

HOPA Survey: The HOPA (age-verification) survey has been emailed out and is required to be completed every 2 years by federal law. Please ensure you and your tenants if applicable are in compliance and please ensure the required form with copies of your ID's are submitted to the office. If you need assistance or have questions, please email pineridgenv4@outlook.com, thank you. Copies are also available in office.

Staff: As per the Board President, we kindly ask that residents refrain from interrupting staff members while they are performing their daily duties. If you notice something that requires attention, please submit a work order by filling out a form located next to the management office or email at pineridgenv4@outlook.com. Our maintenance team follows a structured daily schedule to ensure that all community needs are addressed efficiently and in a timely manner. Thank you for your cooperation.

Board Meeting: May 11, 2026, at 7:00pm

Upcoming Office Closures:

May 1st, 2026:

Office open: 9am-2pm

May 8th, 2026:

Office CLOSED – Manager available for inquiries via email at pineridgenv4@outlook.com and via phone at 866-378-1099 (a message must be left with call center for call back).

May 25th, 2026:

Office CLOSED for Memorial Day.

CONTACT US



Phone:

561-439-4705

Email:

pineridgenv4@outlook.com

24/7 Customer Care:

866-378-1099

