

Pine Ridge North IV

Hello Neighbors!



COMMUNITY UPDATES

- **Grass Cutting:** Completed, Tuesday, November 18th, 2025.
- **Irrigation Line:** A main irrigation line near the main entrance was leaking and has now been repaired. The hole will be back filled on December 2nd, 2025.
- **Lawn & Shrub Fertilization:** Completed Friday, November 14th, 2025.
- **Tillman Fiber:** Has begun ground marking as of Monday, November 17th, 2025. (6-8 weeks)
*Note: the work done by T-Mobile to install fiber cables in our community is FREE - we're not paying anything. T-Mobile is doing this work so they can offer Internet service to us individually, in competition with Comcast.
- **Gutters:** Buildings 808, 813, 814, 818, 819, 820, 821 and 822, gutters have been cleaned and pine needles removed from roof and gutters.
- **Holiday Decorating:** Clubhouse was decorated and Christmas tree put up.
- **Front Hedge Trimming:** Completed November 24, 2025.
- **Soffits Repaired:** 821 & 822 on December 1, 2025.
- **Insurance Appraisal:** Rebuilding of community came in at 3.9% increase which is about a third of what was estimated, which will have a positive effect on the 2026 insurance policy.
- **New LED Lights:** 7 new LED light fixtures were installed from the main entrance to the back parking lot of clubhouse.

REMINDERS

Doors: As per the association declaration section 10.2 – Maintenance by the unit owner:
"Each unit owner shall, subject to the other provisions of the Declaration, maintain, repair, and replace, at their expense, all portions of their unit including but not limited to all doors, windows..."

Board meeting: Next board meeting will be held December 15, 2025, at 7:00pm.

Holiday Party: December 13, 2025

December Holiday Hours Update:

- **December 18-26, 2025: Office CLOSED**
- **December 31, 2025: Office closing at 1pm**



[PRNV4 Website](#)

[Resident Portal](#)

CONTACT US



Email: pineridgenv4@outlook.com

Phone: 561-439-4705

24/7 Customer Care: 866-378-1099