

Pine Ridge North Village IV

Hello Neighbors!



COMMUNITY UPDATES

Landscaping: Hedge trimming completed 4/27 & Grass cutting completed 4/28

Iguana Control: SoFlo Iguana on site for iguana control 4/29/2026

Building Painting: Buildings 823, 816 & 817 have been completed. 803, 808 & 809 are currently being worked on with 804 & 807 to follow in the next week weather permitting. **REMINDER:** 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. Please ensure you are adhering to the guidelines set forth on the notice Smart Coat is posting on doors 48 hrs. prior to commencing a building. 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.

Pool Umbrellas: Please be gentle and patient when opening and closing the pool umbrellas. If you are unsure how to open or close them or are finding it difficult to do so, please either ask a neighbor or ask a staff member for assistance. Thank you.

Clubhouse: **RESERVED** & closed for private event on Saturday, May 9th, 2026, from 8:00am-7:00pm

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 8th, 2026: Office CLOSED – Manager available remotely 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 15, 2026: Office opened from 8:30am-1:30pm. Manager available remotely until 5pm.

May 22, 2026: Office opened from 8:30am-12:30pm. Manager available remotely until 5pm.

May 25th, 2026: Office CLOSED for Memorial Day.

CONTACT US



Phone:
561-439-4705

Email:
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24/7 Customer Care:
866-378-1099

