

Pierce Bluffs

PIERCE BLUFFS HOMEOWNERS ASSOCIATION | info@piercebluffshoa.com

2022 Highlights of the Year

The Pierce Bluffs Master Association Board, in conjunction with the Design Review Committee, had one of its busiest years ever in researching, planning, and implementing a number of positive enhancements to the Development during 2022 while trying to stay within tight budget guidelines. These projects included:

- Cleaning, edging, and resealing the Pierce Bluffs walking trail including reapplication of existing graphics. This continues to be one of the most popular amenities in the Development.
- Trimming, cleaning, and sealing the Clubhouse parking lot and entry drive including repair of all cracks. Applying of new parking lot lines and graphics.
- Replacing the "Pierce Bluffs Clubhouse and Pool" entry sign at the front of the entry drive.
- Completing tree line clearing, cleaning, and removal along the Clubhouse entry drive.
- Acquiring a new swimming pool chlorination system that utilizes liquid chlorine and automatically monitors levels and adjusts chlorination for improved pool clarity.
- Installing an exterior chlorine storage shed to reduce the negative effects of chlorine being kept in the indoor utility/pool room.
- Cleaning and repainting the swimming pool (special thanks to PB residents Jason Missory and Bob Devine).
- Replacing the hot water tank and acquiring a new sweeper for the Clubhouse.
- Approving a contract with GreenMark Lawn Care for weed control and fertilization of the Clubhouse grounds and other common areas.
- Removing a stump from the grassy area on property bordering Lamor Road and reseeding.
- Trimming River Birch trees and other trees at both Development entrances along with removing of a number of dead trees and undergrowth to raise the lower tree canopy for improved appearance and visibility when exiting the Development.
- Awarding a new contract for common area grass cutting and landscaping to Lenzi Landscaping of Sharpville.
- Authorizing AAA Property Services of Hermitage to clean up damage from several different windstorms (including tree removal/trimming) on the Walking Trail and other common areas.
- Authorizing Muscle Connection of Youngstown to repair Clubhouse fitness equipment.
- Completing numerous other smaller projects to the benefit of the Development.

With the ever-increasing age of the Clubhouse and Pool, along with the maturing of trees and other growth adjacent to the walking trail and other common areas, the Board is faced with continued challenges in maintaining these areas to a high standard. Although the Board has not increased annual Master Association dues for four years, the 2023 dues will increase from \$400 to \$450 due to the increased cost of labor, materials, and supplies for Development upkeep.

We appreciate the commitment of time and service of all HOA Board Members as well as the members of the Design Review Committee who voluntarily serve for the betterment of our Development. If you have any questions or suggestions, please email us at info@piercebluffshoa.com. Thank you for your continued support of the Pierce Bluffs community.