



STRATEGIC PERFORMANCE REPORT

APRIL 2026

Financial Sustainability: dollars and cents



Good day Council Members and Happy April 2026,

I am pleased to share with you the thirteenth installment of the Community Building Team's Strategic Performance Report (SPR). It is produced to coincide with the monthly City Council Work Session. The format and content are topical based; concise in nature; organized by the alphabetical order of offices/departments following City Manager lead topics; and accented with images and illustrations for more relatable reading. A pdf version of the document is attached for higher quality reading and printing.

Last month's SPR posed a key question: What are Pine Lake's options to ensure financial sustainability?

Through the lens of an abbreviated strengths, weaknesses, opportunities and threats analysis, the following options were examined among strengths and opportunities in consideration of long-term financial sustainability and more immediately achieving a structurally balanced budget: (1) property tax (2) municipal annexation, and (3) disincorporation.

This month's key question as applied to those three options: What are the practical dollars and cents of those propositions?

PROPERTY TAX

Historical millage rates for Pine Lake have fluctuated over the past 10 years: (City officials noted during 2024 deliberations that millage rates in previous decades had been as high as 23.00 mills.)

What are the practical dollars and cents of property tax to residential property owners of Pine Lake over the last ten years?

The expanded table below from the March SPR illustrates a 10-year trend of millage rates and percentage annual change, average assessed value of single unit residential properties and percentage annual change, average market value of single unit residential properties, city taxes paid on average assessed value properties per single unit and percent annual change:

Year	Mills	%	Avg. Assessed Value	%	Avg. Market Value	Taxes	%
2016	20.38		\$43,382	---	\$108,455	\$884	---
2017	22.20	9%	\$46,408	7%	\$116,020	\$1,030	16.5%
2018	22.00	(1%)	\$54,443	17%	\$136,108	\$1,198	16%
2019	21.53	(2%)	\$56,216	3%	\$140,540	\$1,210	10%
2020	19.91	(8%)	\$59,642	6%	\$149,105	\$1,187	(2%)
2021	19.32	(3%)	\$69,997	17%	\$174,993	\$1,352	14%
2022	18.42	(5%)	\$79,077	13%	\$197,693	\$1,457	8%
2023	16.48	(11%)	\$102,781	30%	\$256,953	\$1,694	16%
2024	19.40	18%	\$103,251	.5%	\$258,128	\$2,003	18%
2025	19.40	0%	\$106,369	3%	\$265,933	\$2,064	3%

The predominant factor in Pine Lake’s rise in residential property taxes since 2016 has been the increase in residential property values and not the millage rate. The value of residential property in Pine Lake on average over the ten-year period has increased by 145%. Correspondingly, residential property values in unincorporated DeKalb County during the same period have increased by less than 40% based on synthesized internet data.

The net annual change in the millage rate from 2016 through 2025 is a slight reduction of (.33%) while the average annual change in assessed value during this same period is 10.7%.

A general assumption is that communities do not like rising property taxes; however, there is a silver lining in the case of Pine Lake homeowners’ increased taxation over the past 10 years. The increase over the last 10 years isn’t attributable to an increase in the millage rate; rather, it has been a rise in the worth and market value of homes and property. From the data, Pine Lake is a place where others in the market for homes want to be and are willing to pay for it, boosting property values across the community notwithstanding increased property taxes that have been an outcome of inflated property values.

While an increase in property values is generally indicative of an increase in nominal wealth and net worth or equity, it does not automatically equate to increased cash flow or immediately spendable wealth. More so, it is considered “paper wealth” until the property is sold or the equity is accessed through loans.

A structurally imbalanced budget for local governments occurs when recurring, long-term expenditures (salaries, debt, services) exceed projected recurring revenues (taxes, fees), causing a chronic, unsustainable shortfall. Unlike temporary deficits, it is a permanent misalignment where spending grows faster than revenue, often requiring the use of one-time revenue sources such as selling assets or draining reserves to fund ongoing operations.

Pine Lake’s Adopted 2026 Budget used \$191,962 of unassigned fund balance to balance total expenditures of \$1,520, 554. Total expenditures include finite annual debt service payments of \$111,567 that will be paid off within two years: a finance purchase agreement with the Georgia Municipal association for Public Works equipment and a vehicle in the amount of \$34,358 will be paid off in 2027; while issued revenue bonds by the Pine Lake Downtown Development Authority on behalf of the City for various capital improvements in the amount of \$1,023,307 will be paid off in 2028 with annual debt service of \$77,230 until that time.

While the City at this time is not in a state of a perpetually structural imbalanced budget, it risks significantly shrinking its unassigned fund balance of \$606,745 based on 2024 audited figures until debt services are fully paid off in 2028. It faces the challenge and responsibility of funding the recently executed position classification and pay system, as provided for in the City’s Charter.

Each 1 mill increment generates approximately \$50,000 of additional revenue for the City’s General Fund.

A 3 mill increase from the current 19.4 mills to 22.4 mills that I am likely to propose is needed to cover the recurring costs of the implemented position classification and pay plan system of roughly \$150,000. The annual cost to the average valued residential property based on 2025 assessed values is \$319.11.

MUNICIPAL ANNEXATION

Municipal annexation in DeKalb County, Georgia, involves the transfer of land from unincorporated county control to a municipality (such as Pine Lake, Doraville, Decatur, or Brookhaven), resulting in a shift in service provision, tax rates, and zoning control. The primary advantages include improved, localized public services, and potential property value appreciation, while the main costs are higher property taxes and the loss of revenue for the county.

What are the practical dollars and cents in 2026 for considering annexation by Pine Lake?

Previously, I shared summaries of two cities in DeKalb County, Avondale Estates and Clarkston, who have recently traveled down the road of broad annexation to their municipal boundaries.

CASE HISTORY 1: AVONDALE ESTATES

“In October 2016, the City of Avondale Estates requested that the Carl Vinson Institute of Government conduct a study of the fiscal impacts of a possible annexation. This report presents an analysis of how this annexation would affect the city’s finances. More specifically, we studied whether the estimated municipal revenues derived in the study area will be greater or less than the cost to provide levels of service in the study area comparable to that currently received by Avondale Estates residents and businesses. This study should not be viewed as a statement supporting or discouraging annexation; rather it is an information tool for the elected and appointed officials and the citizens of Avondale Estates.”

CASE HISTORY 2: CLARKSTON

In October 2025, the City of Clarkston (“City”) requested proposals from qualified consultants/economists to assist with their annexation feasibility study. “The intent is to evaluate locations adjacent to the City limits for feasibility of annexation. The City seeks a comprehensive analysis to inform strategic planning and future growth.”

Of the two case histories noted above, perhaps the more relevant comparison for Pine Lake due to recency and outreach to potentially partnering cities for consideration by the General Assembly in 2027 is Clarkston.

At its December 2, 2025 meeting, the City of Clarkston City Council approved a resolution awarding a professional service agreement to KB Advisory Group to complete an Annexation Feasibility Study in the amount of \$87,000.

The study will provide the City of Clarkston with clear, data-driven findings that support informed decision-making about annexation and its impact on Clarkston’s long-term fiscal stability, service delivery, and community identity. The scope of work is grounded on three principles: 1. Analytical rigor; 2. Authentic community engagement; and 3. Implementation-ready strategy.

The Clarkston Annexation Feasibility Study will be completed over approximately 20 weeks. This duration allows adequate time for data collection, departmental coordination, fiscal modeling, and review by the City of Clarkston at each milestone.

A fundamental question that must be asked of the Pine Lake community is if annexation of any significant size or population gain is conducive to the unique community culture that has been harnessed and has thrived since its earliest beginnings. Any significant change could challenge its smallness, its closeness, its spirit, its politics, its artistry, its very fabric.

The known factual hurdles to annexation are costs and time to meet consideration as part of the collective cities' effort being coordinated through the DeKalb Municipal Association to be heard as part of the General Assembly 2027 legislative session.

Locally, at this time, the City is challenged by the recent implementation of its first ever position classification and compensation system required by the City's Charter; potential structural imbalance of its budget if tough decisions are deferred; new form of government experiencing growing pains; resignation of long-tenured Mayor, its chief elected official; non-renewal of employment agreement by City Manager, chief executive and administrative officer; potential staff transitions; deteriorated staff morale; community frustration over an infrastructure improvement project; a minimum tenured governance board; all of which and more has contributed to dysfunctionality in the governmental structure.

Therefore, due to the impracticality of time and costs along with the unfortunate circumstances and challenges facing the City during 2026, I do not recommend proceeding with annexation considerations at this time.

DISINCORPORATION



Disincorporation of a municipality in DeKalb County involves a city returning to unincorporated county control. In the context of DeKalb's recent, rapid urbanization – where cities like Brookhaven, Dunwoody, Tucker, and Stonecrest have formed – disincorporation is rare, but the decision to remain or become unincorporated has well-documented, significant impacts based on local studies and resident experiences.

Advantages of Disincorporation (Returning to Unincorporated DeKalb)

- Lower Taxes: Residents in unincorporated Dekalb generally pay lower property taxes compared to those in municipalities, as they do not have city-specific departments such as for police, fire, planning, public works, parks, etc.
- Reduced Regulatory Burdens: Unincorporated Dekalb is often perceived as having less stringent, or less frequently enforced regulations such code enforcement regarding property upkeep (e.g., mailboxes, grass length, exterior renovations, etc).

- Elimination of City-Specific Fees: Property owners could be relieved of municipal fees for services like stormwater, which may be lower through the county, or other special fees put in place by the City.
- Broader Political Representation: Instead of a mayor and council, residents are represented by the larger DeKalb County Board of Commissioners.

Disadvantages of Disincorporation (Returning to Unincorporated DeKalb)

- Reduced Service levels: Unincorporated residents generally receive fewer, less responsive services than city residents. Police response times and other services may be slower.
- Lack of Local Control (Zoning): The county government, not local Council or residents, make decisions on land use, rezoning, and development that could lead to increased or unwanted development (e.g., apartment complexes or commercial, high-density projects).
- Infrastructure Neglect: Unincorporated DeKalb has a large backlog of deferred maintenance for roads, sidewalks, and parks.
- Potential for “Unincorporated Island” Status: If a city disincorporates but is surrounded by other cities, it can create a service-delivery nightmare, often termed an “island” or pocket, which is difficult for the county to manage efficiently.
- Loss of Community Identity: The area loses its municipal branding, downtown development authority, and focused economic development efforts.
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In summary, disincorporating in DeKalb County is largely a trade-off: lower taxes and fewer restrictions (unincorporated) in exchange for higher taxes, stricter rules, but better services (incorporated).

What are the dollar and cents implications if Pine Lake chose to disincorporate?

The primary cost/savings factor would be property tax aside from other considerations outlined above. For purpose of comparison, let’s use the total 2025 millage rate levied for unincorporated DeKalb County of 43.590 mills as compared to the total millage rate for Pine Lake of 57.182 mills.

If the City ceases all current operations of general government, municipal court, public works, recreation, and public safety, the annual property tax savings differential for the average unit residential property is calculated as follows:

2025 Average Assessed Value (\$106,369) x Pine Lake Property Owner’s Total Millage (.057182)
less 2025 Average Assessed Value (\$106,369) x DeKalb County Unincorporated Property
Owner’s Total Millage (.043590) = \$6,082 less \$4637 = \$1445 in net annual savings.

It is important to note that per the table illustrated on page 2 of this report that the City’s millage rate of 19.4 mills cost the property owner \$2,064 in Pine Lake taxes; however, only a fraction of

these savings (\$1,445) would be yielded in savings if disincorporated as unincorporated DeKalb County owners pay separate millage rate charges for certain services such as for Police in addition to the County's general operations millage; the 2025 millage rate for Police Services provided to unincorporated DeKalb County is 5.965 mills.

I do not recommend disincorporation as a viable option to the quality of services currently enjoyed by neighbors of Pine Lake by its separate governance as a City at what would be an inequivalent fraction of savings.

HISTORICAL BUDGET VARIANCES



In the following email from Council Member Jane Lowers on March 16, 2026, she requested data to assist the City Council in their future budget discussions:

From: Jane Lowers <janelowers@pinelakega.net>

Sent: Monday, March 16, 2026 11:25 AM

To: Governing Authority 2026 <GoverningAuthority2026@pinelakega.net>; Stanley Hawthorne <stanleyhawthorne@pinelakega.net>

Subject: request for information to support discussion of city sustainability

“Mr. Hawthorne --

To follow up on your March 10 presentation on the city's long-term options, I'd like to request that the following information be made available to the council for discussion well in advance of any consideration of 2027 millage rates:

1. Update on current under/overspending vs budget (I believe this is going to be a regular feature of future meetings from the finance team)
2. Itemized options for trimming costs or adjusting revenues (e.g., impact fees) that could be employed to mitigate our shortfall in the current fiscal year and maintained in 2027

3. The cost of assuming services for a larger area via annexation (e.g., the cost of providing police, zoning, etc for X-hundred homes, Walmart, whatever) vs the expected tax revenue. The largest footprint from the existing annexation map would be a good starting point.”

In reverse order of addressing, for information request 3., should the City Council determine that it wants to proceed with a review of annexation scenarios, the prudent course, in my professional opinion, is to undertake a formal study through either a formal open solicitation process or without a formal solicitation process by request of a proposal of study with an expert consultant such as I profiled, respectively, with the Cities of Clarkston and Avondale Estates under the “Municipal Annexation” section of this report. I do not recommend proceeding with annexation considerations at this time based on those previously outlined factors.

For information request 2., as “impact fees” were listed as an example for “adjusting revenues that could be employed to mitigate our shortfall in the current fiscal year and maintained in 2027,” let’s be clear on what are impact fees.



Local government impact fees are one-time charges levied on new development projects to pay for the expansion of public infrastructure such as roads and parks needed to serve new residents. These fees shift the financial burden of growth from existing residents to developers and new homebuyers helping to ensure that infrastructure keeps pace with development. The lack of growth, growth capacity, and restricted utilization of such funds for recurring expenditures make this category of potential revenue as a non-viable option to the premise of the question.

From a revenue perspective, over the coming months as I have previously referenced under the “Property Tax” section of this report, I am likely to recommend an increase in the property tax millage rate to cover the recurring costs of the implemented position classification and pay plan system of roughly \$150,000 and for maintaining a structurally balanced budget.

From an expenditure perspective and “itemized options for trimming costs,” I developed my first originally proposed budget for Pine Lake only a short few months ago. It was a learning experience as I had to become intimately familiar with the dozens of line items and multifarious costs that constitute the operating budget.

I shared my learning with the City Council and community by developing written narrative explaining each of the line items in detail. I am attaching that composition as an exhibit to this

report but the information has also been published in the 2026 Budget Document that is available on the web site, as a hard copy, and via links previously shared in City newsblasts.

Pine Lake's budget is small and without elasticity cushion or budgetary fluff. To illustrate with historical variance of the most recent audited data available, I examined the spending patterns for fiscal years 2023 and 2024:

For the fiscal year that ended December 31, 2023 for General Fund operations, actual expenditures overall of \$1,146,757 exceeded the original budget of \$1,136,345 by \$10,412. 101% of the original budget was expended. A departmental breakdown is as follows: for General Government, \$340,212 or 96% of the original budget was expended; Municipal Court expended \$94,356 or 94% of the original budget; Police expended \$318,812 or 94% of the original budget; Public Works expended \$130,778 or 93% of the original budget; Culture and Recreation expended \$44,576 or 76% of the original budget; capital outlay requirements of \$117,273 resulted in 182% of the original budget being expended; and debt service of \$100,470 was 130% of the original budget.

For the fiscal year that ended December 31, 2024 for General Fund operations, actual expenditures overall of \$1,332,784 exceeded the original budget of \$1,168,367 by \$164,417. 114% of the original budget was expended. A departmental breakdown is as follows: for General Government, \$436,132 or 115% of the original budget was expended; Municipal Court expended \$131,481 or 104% of the original budget; Police expended \$334,517 or 94% of the original budget; Public Works expended \$251,388 or 161% of the original budget; Culture and Recreation expended \$37,200 or 95% of the original budget; and debt service of \$142,066 was 127% of the original budget.



For the current year's budget, personal service line items consist of regular and part-time employees' salaries, overtime compensation, and employee benefits such as health insurance premiums, social security contributions, and retirement benefits. Historically, those costs have constituted a majority of the City's General Fund Budget. In Fiscal Year 2024 (proposed), personal services were \$602,924 of the \$1,070,435 budget or 56 per cent of the operating budget; for FY 2025 (proposed), personal services were \$628,101 making up 55% of the operating budget. In Fiscal Year 2026, the proportion is maintained if not higher with the implementation of

the Position Classification and Pay Plan System. There are no current vacancies and therefore no savings being accrued.

Contracted service line items consist of office and administrative, professional, and property services such as payroll service, finance administration, county collection fees, legal expenses, auditor fees, municipal codification costs, judicial fees, information technology, engineering costs, cleaning service, repairs and maintenance, liability insurance, claims and judgements, communications, travel and training, and miscellaneous other costs.

Historically, those costs have constituted the second largest share of the City's General Fund Budget. In Fiscal Year 2024 (proposed), contracted services were \$382,494 of the \$1,070,435 budget or 36 per cent of the operating budget; for FY 2025 (proposed), contracted services were \$409,602 making up 36% of the operating budget.

For Fiscal Year 2026, the proposed budget factors for significant budgetary adjustments from the 2025 Amended Budget: increases associated with the adjusted true costs for accounting services (\$87,750 since reduced to \$60,000 with a new service provider), code compliance program (\$50,000 since reduced to \$0 for balancing the budget), legal expenses (\$38,000), website and agenda enhancement (\$11,000), judicial services for Public Defender and Court interpreters (\$6600), and planning/zoning related costs (\$12,120).

Bonded debt service remains level in the proposed budget and is based on the amortization schedule for outstanding long-term debt with transfers budgeted of \$77,230* and \$34,337** to the Revenue Bond Capital Projects Fund and Debt Service Fund, respectively, from the General Fund.

*An intergovernmental agreement with the City of Pine Lake to provide funding for the debt servicing of revenue bonds issued by the Pine Lake Downtown Development Authority in the amount of \$1,023,307; the proceeds were to be used by the City to make various environmental, recreational and street improvements; interest is charged at 4.49%, due in equal annual installments of \$77,230. This debt service will be paid off in two more years, fiscal year 2028

**Capital lease principal of \$28,794 and interest of \$5543 for a Leaf Machine aiding Public Works operations. This debt service will be paid off in one more year, fiscal year 2027.

Information request 1. is currently under development within our new enterprise resource system. The City's new Finance Director, Stephen Mayer, will provide an update at the April 14 Work Session on progress within the context of multiple priorities that challenge his limited time given the part-time service afforded for underdeveloped financial operations, as provided by contractual agreement.

CITY CLERK’S OFFICE/GENERAL GOVERNMENT

Ned Dagenhard, City Clerk/Assistant to City Manager

New Website, Who Dis?

Well folks, the long-awaited, new and improved website has finally arrived! And I am so excited, so eager for you—esteemed reader—to share in my excitement, that I am dedicating my entire submission to the April 2026 Strategic Performance Report to getting you involved with building this thing out. Short and sweet.



You see, *Civic Plus* gave us a new website (currently listed as www.ga-pinelake.civicplus.com), but it’s a bit “stock” at the moment. Sure, we have an engaging aesthetic and easy to navigate interface. But this wouldn’t be Pine Lake if we didn’t get folks involved with, shall we say, *beautification*.

So what do I need from you? I want your thoughts; I want your opinion on the location of pages and documents. I also want some pictures! We have this super cool cycling photo header, with some pretty flowers (though some, as a neighbor astutely pointed out, *non-native*) and avian friends. Let’s get some folk art on there! Let’s get shots of the lake, the wetlands. Let’s get Rockbridge Road! Let’s get our friendly faces, the Pine Lake Lounge, LakeFest. The works.

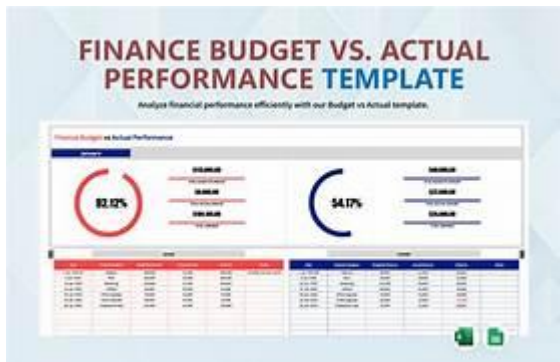
This isn’t just a change from an intermittently maintained archive to an up-to-date, engaging playground. This is our flag! This is our opportunity to show anyone with internet access what (and who) Pine Lake is.

So give us a call, send us an email, flag us down. Let’s make this website everything it ought to be!



FINANCE

Stephen Mayer, Finance Director



A budget to actual report provided monthly is common practice for most municipalities. It is a tool to track performance of the estimated revenues and expenditures. It also works to keep spending within legal limits per the approved budget and allows for informed decisions to be made that can control spending when needed.

It is a tool that can provide valuable and timely insight if used properly. It is not as simple as checking on the percentage of appropriations spent, or percentage of revenues collected, against the percentage of months closed during the year. Some revenue sources and budgeted expenditure happen during certain times of the year as opposed to evenly throughout the year. That is a common mistake when reading these reports.

A budget to actual schedule becomes even more useful when the budget contains line-item details and has a staff that knows those details well. To elaborate for clarity, account codes in a budget (also known as line-items), mostly on the expenditure side, contain many types of purchases from various vendors. Without this level of detail, it can be challenging to analyze performance. For example, we may spend more than budgeted on one type of service, less than budgeted on another, and that line-item may overall come in under budget. Fantastic!

We celebrate when our appropriations are less than actual spending. However, when analyzing the performance, and creating a budget for the upcoming year, how do we properly adjust without knowing the details by vendor and service? It becomes more of a guess than you would prefer. Which could be over or underestimated, but hard to feel confident in that estimate regardless.

Based on Finance's current understanding, this is where the City budget process currently resides. Line-items/account codes in total based on prior years, not detailed spending analysis by service and vendors. Given the current financial position of the City, a more detailed budget is what we should be aiming for.



The goal remains to have a monthly budget to actual report provided to Department Heads, City Manager, and City Council for review. This report will follow with a Finance Department update during Work Sessions or Regular Meetings when needed. The hope was to have these reports start in April 2026, but they are not ready yet.

Since Finance is facing competing priorities, the plan was to catch up on the accounting and bank reconciliations for fiscal year (FY) 2025 prior to working on FY 2026 reporting. It makes sense to work on those months first. It is important for the City to have 2025 financials finalized, which should prove useful in understanding current financial position as of December 31, 2025 (assets, liabilities, and fund balance), and performance trends by fiscal year (revenues, expenditures, and changes in fund balance). Finalizing these records are in progress but not yet completed. There are some factors contributing to the delay.



Trying to bring the accounting records and bank reconciliations up to date while also providing services for daily operations has been a challenge. To make it even harder, the Finance Director is contracted to work 6-8 days per month, or 1.5 to 2 days per week. This has proven to be constraining and significantly constraining at times. Some weeks have been nothing but meetings and emails for urgent communications.

This is easy to do when the work week is so short. And to be clear, this is not an excuse for not achieving the goals originally put in place for April reporting. Rather it is a reality that has caused challenges and those challenges must be addressed. Sumter Consulting will be bringing on additional help and dividing the responsibilities between FY 2025 work and FY 2026 daily operations. This should provide the necessary relief needed to focus on the important and time sensitive financial concerns facing the City.

In addition to the part-time work challenge, the City also lacks documented financial procedures which can be followed for execution of daily and monthly finance tasks. This means we are

learning as we go. We are learning the different technologies, workflows, and systems (or lack thereof) currently in place. This takes time.



Efficiency comes with experience and will get better each month. Keep in mind, Finance is also evaluating these systems to determine if improvements are needed. We are making changes and will aim to communicate those changes to the Mayor, City Council, and the public as they occur. These updates will come in future Strategic Performance Reports.

There are valid significant concerns around Pine Lake's current financial position. More specifically, (1) the continuous budget deficits/long-term financial stability, (2) the City's current liquidity or ability to pay its obligations, (3) a high millage rate/property taxes, and (4) a tax base that lacks diversity and size.

Know that Finance agrees with these concerns and understands the importance of timely analysis, communication, and advisement on them. Expect reporting, more analysis, and more conversations in the coming months to address these critical issues. Below is a **tentative** timeline for major Finance functions/updates to provide expectations of when important financial information will be available. An update will be provided if the schedule changes.



May 2025 Work Session:

1. Fiscal Year 2026 Budget to Actual Schedule (January 2026 through April 2026)

June 2026:

1. Unaudited financials for all funds
2. Fiscal Year 2025 Budget Amendments per unaudited financials (if needed)
3. Millage Rate Public Hearings and City Council vote on 2026 Millage Rate

August 2026/September 2026:

1. Completion of Fiscal Year 2025 Audit (will request an extension through December 2026 to remain eligible for State grants)
2. Fiscal Year 2027 Budget preparations will begin

PUBLIC SAFETY

Sarai Y'Hudah-Green, Police Chief

Community Policing

Deputization & Interagency Collaboration

Pine Lake Police Department officers have been officially deputized by DeKalb County Sheriff Melody Maddox for the express purpose of serving warrants. This authorization strengthens operational capacity, allowing Pine Lake officers to serve warrants outside city limits and participate in the annual DeKalb County warrant roundup initiative. This collaboration enhances regional public safety and reinforces strong interagency partnerships.



Community Service

The Unity Walk initiative, led by Ofc. Hayes, continues to foster positive engagement between residents, officers, and local business owners. This effort blends community connection with a focus on whole-person wellness—infusing good health of body and mind into public safety conversations. Through consistent presence and meaningful dialogue, the Unity Walk promotes healthy habits, open communication, and stronger neighborhood relationships.

Public Safety

PI Patrol in partnership with Code Compliance conducted targeted enforcement initiative addressing the illegal parking of 18-wheelers within commercial plazas. This coordinated effort resulted in direct contact with vehicle operators and the issuance of citations. The initiative has served as a strong deterrent to illegal parking in the plazas, supporting traffic safety, emergency access, and overall quality of life.

Code Compliance

Code Compliance continues to conduct property assessments focused on maintaining safety standards, reducing hazards, and preserving the integrity of our neighborhoods. These efforts reinforce our shared responsibility to maintain a clean, safe, and well-regulated community.

MARCH 2026		
Address	Violation	Notice Issued
Grove Rd	Lot Maintenance 54-32, Sanitary Conditions 50-27	Yes
Ridge Drive	Lot Maintenance 54-32, Sanitary Conditions 50-27	Yes
Ridge Drive	Lot Maintenance 54-32, Sanitary Conditions 50-27	Yes
Park Drive	Junk Vehicle, Lot Maintenance	Yes
Olive Rd	Lot Maintenance 54-32, Sanitary Conditions 50-27	Yes
Lakeshore Drive	Lot Maintenance 54-32, Sanitary Conditions 50-27	Yes
Dogwood Rd	Junk Vehicle, Lot Maintenance, Sanitary Conditions	Yes
Dahlia Drive	Inoperative Vehicle	Yes
Park Drive	Inoperative Vehicle	Yes
Oak Drive	Abandoned Appl.50-28	Yes
Olive Road	Abandoned Appl.50-28	Yes
Rockbridge Road	Abandoned Appl.50-28	Yes
Rockbridge Road	Abandoned Appl.50-28	Yes

Note: Notice and citation issued indicated in RED

More Community Service

Collaboration with community volunteers continues to grow stronger. Our volunteers, equipped with Pine Lake volunteer badges, safety vests, and handheld radios to maintain communication with the supervising officer, work alongside the Public Works Department on community improvement projects. Their contributions provide valuable support to Public Works and help maintain the beauty and safety of our shared spaces.

Volunteers have assisted in revitalizing city signage, maintaining parks and trails, and contributing to general beautification efforts. These initiatives not only give back to the community but also support the preservation of nature and the environment we all enjoy.

Address	Location Name	Response Date	Response Time	Complete Time	Problem
4615 ROCKBRIDGE RD	FAMILY DOLLAR	2026-03-01	11:20:23	12:17:46	THEFT IN PROG
4615 ROCKBRIDGE RD	FAMILY DOLLAR	2026-03-01	11:20:23	12:17:46	THEFT IN PROG
XXX CLUB HOUSE DR		2026-03-03	07:42:44	19:20:04	PERSON DOWN
XXX CLUB HOUSE DR		2026-03-03	07:42:44	19:20:04	PERSON DOWN
XXX CLUB HOUSE DR		2026-03-03	07:42:44	19:20:04	PERSON DOWN
XXX CLUB HOUSE DR		2026-03-03	07:42:44	19:20:04	PERSON DOWN
XXX CLUB HOUSE DR		2026-03-03	07:42:44	19:20:04	PERSON DOWN
XXX CLUB HOUSE DR		2026-03-03	07:42:44	19:20:04	PERSON DOWN
514 PINE DR		2026-03-03	19:09:36	19:38:46	DOM VERB DISTURB IN PROG
514 PINE DR		2026-03-03	19:09:36	19:38:46	DOM VERB DISTURB IN PROG
514 PINE DR		2026-03-03	22:21:19	22:49:38	DOM VERB DISTURB IN PROG
514 PINE DR		2026-03-03	22:21:19	22:49:38	DOM VERB DISTURB IN PROG
514 PINE DR		2026-03-03	22:21:19	22:49:38	DOM VERB DISTURB IN PROG
4615 ROCKBRIDGE RD	FAMILY DOLLAR	2026-03-04	14:47:13	15:44:06	HIT AND RUN NO INJ
459 PINE DR		2026-03-04	18:00:20	22:26:17	CHECK LOCATION
459 PINE DR		2026-03-04	18:00:20	22:26:17	CHECK LOCATION
XXXX RIDGE DR, APT XX		2026-03-04	20:49:56	22:48:00	DOM PHYS DISTURB IN PROG
XXXX RIDGE DR, APT 1XX		2026-03-04	20:49:56	22:48:00	DOM PHYS DISTURB IN PROG
ROCKBRIDGE RD / SPRING DR		2026-03-05	11:00:45	11:15:36	TRAFFIC STOP

STRATEGIC PERFORMANCE REPORT: APRIL 2026

459 PINE DR		2026-03-05	12:19:49	17:51:19	SPECIAL DETAIL
459 PINE DR		2026-03-05	15:58:09	17:13:30	MISC SERVICE REQ
POPLAR RD / SPRING DR		2026-03-06	10:33:28	11:10:36	TRAFFIC STOP
4615 ROCKBRIDGE RD	FAMILY DOLLAR	2026-03-06	12:17:09	13:41:00	SUSP PERS
XXX CLUB HOUSE DR		2026-03-06	14:16:00	16:28:05	CHECK LOCATION
XXX CLUB HOUSE DR		2026-03-06	14:16:00	16:28:05	CHECK LOCATION
XXXX RIDGE DR, APT 19	AFFINITY@ PINELAKE APTS	2026-03-06	16:15:25	16:46:24	CHECK LOCATION
XXX CLUB HOUSE DR		2026-03-07	18:22:38	18:45:29	WELFARE CHECK URG
ROCKBRIDGE RD / SPRING DR		2026-03-08	17:15:40	17:42:17	HIT & RUN
XXX PINE DR		2026-03-08	20:13:40	21:09:34	DOM PHYS DISTURB IN PROG
XXX PINE DR		2026-03-08	20:13:40	21:09:34	DOM PHYS DISTURB IN PROG
ROCKBRIDGE RD/ALLGOOD RD		2026-03-09	16:25:14	16:34:48	TRAFFIC STOP
4615 ROCKBRIDGE RD	FAMILY DOLLAR	2026-03-10	08:24:58	08:35:37	SUSP PERSON
425 ALLGOOD RD	PINE LAKE CITY HALL	2026-03-10	15:22:39	16:13:42	SPECIAL DETAIL
ROCKBRIDGE RD / ALLGOOD RD		2026-03-10	16:13:47	17:53:16	TRAFFIC STOP
ROCKBRIDGE RD / ALLGOOD RD		2026-03-10	16:13:47	17:53:16	TRAFFIC STOP
459 PINE DR	PINE LAKE PD	2026-03-10	19:02:37	20:32:48	MISC SERVICE REQ
XXX CLUB HOUSE DR		2026-03-10	21:33:55	23:23:56	DISTURB VERB IN PROG
XXX CLUB HOUSE DR		2026-03-10	21:33:55	23:23:56	DISTURB VERB IN PROG
XXX CLUB HOUSE DR		2026-03-10	21:33:55	23:23:56	DISTURB VERB IN PROG
CLUB HOUSE DR/LAKESHORE DR		2026-03-11	19:34:51	20:30:10	MVC NO INJ IN ROAD
SPRUCE DR / FOREST RD		2026-03-12	20:16:14	20:31:00	TRAFFIC STOP
4615 ROCKBRIDGE RD		2026-03-13	03:29:17	03:41:50	POAP
469 PINE DR		2026-03-13	04:49:24	05:30:40	BEHAVIORAL HEALTH CRISIS
459 PINE DR		2026-03-13	15:16:24	16:35:14	WANTED PERS LOC
POPLAR RD / SPRING DR		2026-03-14	08:33:13	08:44:57	TRAFFIC STOP
4615 ROCKBRIDGE RD		2026-03-14	10:38:37	10:46:43	ILLEGAL PARKING
462 CLUB HOUSE DRIVE	POLICE DEPARTMENT	2026-03-16	10:27:55	11:05:01	MISC SERVICE REQ
XXXX PARK DR		2026-03-16	10:24:59	11:25:35	PUBLIC SERV WELFARE CHECK
ROCKBRIDGE RD / ALLGOOD RD		2026-03-16	16:43:55	17:01:51	TRAFFIC STOP
4567 ROCKBRIDGE RD	POSTAL OFFICE	2026-03-16	18:43:04	19:07:43	UNWANTED PERS IN PROG
4567 ROCKBRIDGE RD	POSTAL OFFICE	2026-03-16	18:43:04	19:07:43	UNWANTED PERS IN PROG
SPRING DR / POPLAR RD		2026-03-17	18:41:02	20:22:13	TRAFFIC STOP
4615 ROCKBRIDGE RD	FAMILY DOLLAR #10681	2026-03-18	07:12:22	07:22:23	ALARM
XXXX DOGWOOD RD		2026-03-19	07:29:16	07:40:10	ALARM
459 PINE DR		2026-03-19	12:20:26	15:52:37	SPECIAL DETAIL
4615 ROCKBRIDGE RD		2026-03-19	13:08:00	13:22:15	ILLEGAL PARKING
SPRING DR / POPLAR RD		2026-03-19	16:44:18	17:12:37	TRAFFIC STOP
4615 ROCKBRIDGE RD		2026-03-20	05:43:14	06:10:10	POAP
4615 ROCKBRIDGE RD	FAMILY DOLLAR #10681	2026-03-21	02:59:16	03:32:34	ALARM
XXX PINE DR		2026-03-21	09:35:47	10:27:12	CHECK LOCATION
4615 ROCKBRIDGE RD	FAMILY DOLLAR	2026-03-21	16:05:47	16:35:48	BEH HEALTH CONSID HARM E
4615 ROCKBRIDGE RD	FAMILY DOLLAR	2026-03-21	16:05:47	16:35:48	BEH HEALTH CONSID HARM E
ROCKBRIDGE RD / ALLGOOD RD		2026-03-21	18:31:22	19:29:53	MVC UNK INJ
4615 ROCKBRIDGE RD	FAMILY DOLLAR #10681	2026-03-21	23:40:45	00:07:11	ALARM
LAKESHORE DR / PARK DR		2026-03-22	16:57:01	17:19:01	TRAFFIC STOP
XXX MAGNOLIA DR		2026-03-22	21:21:30	22:02:15	FIRE CALL SEE COMMENTS
OLD ALLGOOD CIR/ALLGOOD RD		2026-03-24	08:12:14	08:24:15	TRAFFIC STOP
RIDGE DR / SPRUCE DR		2026-03-24	17:48:15	17:55:16	TRAFFIC STOP
SPRING DR / LAKESHORE DR		2026-03-24	20:30:31	21:43:42	SUSP PERSON
4615 ROCKBRIDGE RD		2026-03-26	16:56:55	17:25:02	THREATS
XXX MAGNOLIA DR		2026-03-26	20:01:35	20:22:09	MISC SERVICE REQ
4615 ROCKBRIDGE RD		2026-03-26	20:46:30	21:01:18	SUSP VEHICLE
431 ALLGOOD RD		2026-03-27	07:53:52	08:53:07	TRAFFIC STOP
SPRUCE DR / POPLAR RD		2026-03-27	16:07:11	16:10:45	TRAFFIC HAZ-ASSIST MOTORI
XXX SPRUCE DR, APT XX	PINE LAKE APTS	2026-03-28	00:20:54	08:19:58	PERSON DOWN
XXX SPRUCE DR, APT XX		2026-03-28	04:19:59	04:40:53	DISTURBANCE
XXX MAGNOLIA DR		2026-03-28	14:46:50	14:59:52	PUBLIC SERV WELFARE CHECK
XXX CLUB HOUSE DRIVE	PINE LAKE POLICE	2026-03-29	14:36:55	15:13:39	MISSING PERSON
XXX MAGNOLIA DR		2026-03-30	01:00:26	01:50:16	CHECK LOCATION
XXX MAGNOLIA DR		2026-03-30	01:57:48	03:14:41	BEHAVIORAL HEALTH CRISIS
4589 ORCHID DR		2026-03-30	11:14:19	12:45:14	PUBLIC SERV WELFARE CHECK UP

PUBLIC WORKS

Bernard Kendrick, Public Works Director

Beach House Upgrades



City Council approved electrical and plumbing upgrades to the Beach House. A start date has yet to be selected. The repair schedule will be coordinated with P.L.A.I.N and the reservations calendar for access. Two weeks are anticipated for completion.

Integrated Pest Management Training



The recertification process has begun for continuing education of staff to renew their Integrated Pest Management certification. Recertification will aid the City's designation as a Bee City.

Mowing Season Is Here

Public Works staff has begun mowing and trimming around the City. When the mowing starts, the pollen begins. Please be aware that the greenish/yellow film that occurs on the lake surface is more than likely the results of wind blown pollen and not algae.

LAKESHORE ENHANCEMENT PILOT PROGRAM PROPOSAL

“Balanced Approach to Beautification, Safety & Environmental Stewardship”

Overview

Staff would propose exploring a low-impact lakeshore enhancement initiative consisting of strategically spaced native and flowering plants along the existing rip rap. This approach enhances environmental health and aesthetics while maintaining visibility and public safety.

Purpose

- Support pollinators and local wildlife
- Improve shoreline stability & environmental quality
 - Enhance the visual character of Pine Lake
 - Maintain safe, unobstructed sightlines

Proposed Approach

- Low-growing native/flowering plants
- Approximately 10-foot spacing
 - Species selected for limited height and spread
 - Minimal maintenance required
 - Preserve existing rip rap integrity

Key Considerations

- Visibility: No obstruction of sightlines
- Safety: No dense or hazardous vegetation
- Maintenance: Controlled growth and monitoring
- Community Input: Addresses prior concerns

Benefits

Environmental:

- Supports pollinators
- Helps shoreline stability

Public Safety:

- Maintains visibility
- Avoids dense vegetation

Community Experience:

- Enhances beauty
- Aligns with “Nature • Life’s Habitat”

Recommendation

Implement a pilot program in a limited section to evaluate effectiveness, maintenance, and community feedback. Thus, creating a balanced approach to enhance natural beauty while character.



*******Special thanks to Chief Green*******

Police Chief's Take from Her Jotted Notes

“A spoon full of sugar helps the medicine go down”

“Why Riprap Works for Pine Lake

In a community like Pine Lake—where we experience heavy rainfall, dense tree canopy, and natural drainage patterns—protecting our stormwater system is critical. Riprap (strategically placed stone along ditches and drainage areas) is an effective and practical solution for our environment.

Riprap helps stabilize vulnerable areas and prevents erosion, which is especially important in Pine Lake where runoff can quickly overwhelm smaller drainage systems. By reducing soil loss and keeping sediment out of our waterways, riprap directly supports water quality and helps maintain compliance with state MS4 requirements.

While natural vegetation plays an important role in stormwater management, there are locations in Pine Lake where vegetation alone cannot withstand the volume or speed of water flow. In these targeted areas, riprap provides the durability and reliability needed to protect infrastructure, prevent costly damage, and maintain safe drainage.

That said, we remain committed to Pine Lake’s mission and identity as “*Art, Nature’s Habitat.*” As such, we are open to thoughtful ideas on how to enhance the aesthetics of riprap installations while nature takes its course and softens these areas over time.

In short, riprap works for Pine Lake because it addresses our specific conditions—efficiently, responsibly, and with long-term sustainability in mind.

Riprap (rock or stone placed along shorelines, banks, or ditches) is widely used for erosion control.”

Sarai Y'hudah-Green CPM, CFO
Chief of Police
City of Pine Lake