

Pine Hills Neighborhood Improvement District (PHNID) Advisory Council Minutes

Meeting: Pine Hills Neighborhood Improvement District
(PHNID) Advisory Council

In Attendance
Pine Hills Neighborhood Improvement District
(PHNID)
Advisory Council:

Date & Place Wednesday, March 4, 2026

Pine Hills Community Center, 6408 Jennings Road

In – Person: Michael Strayhorn, Chair, Melissa Service

Time: 6:06 p.m.- 7:04 p.m.

Staff: Tamara Johnson

“Track by” **Date** **Description**

For Record

Visitors

Brian Harris-Orlo Vista Safe Neighborhood Partnership
Jody Mahonik-Resident
Julien Serrano-O’Neil-Pine Hills Community Council
Lt. Ryan Donovan-Orange County Sheriff’s Office (OCSO)
Onetha Mason-PHCC
Sandra Prevalus-Our Purpose Project
Sgt. Kaitlin Zimmer - OCSO

Welcome

Call to Order: 6:06 p.m. Quorum was not met.

Public Comment - No Public Comment

Approval of Minutes - Quorum was not met.

Community Updates

OCSO

- Lt. Donovan introduced Sgt. Zimmer as she is working in Pine Hills
- Onetha – Are there any spring break programs being offered by OCSO? Lt. Donovan said he will look into it but doesn’t know of any off the top of his head.

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OCSO Continued

- Current stats shared see chart below a breakdown of specific zip codes, hope to be shared by the next meeting:

Sector 1 Comparison				Sector 1 Year-To-Date Comparison Jan 1 – Mar 3			
	Current (1.1.26 – 3.3.26)	Previous (10.31.25 – 12.31.25)	% Change		2026	2025	% Change
Homicide	2	3	-33%	Homicide	2	1	100%
Robbery	17	17	0%	Robbery	17	25	-32%
Persons	38	44	-14%	Persons	38	67	-43%
Sex Crimes	8	17	-53%	Sex Crimes	8	17	-53%
Auto Theft	46	92	-50%	Auto Theft	46	120	-62%
Residential Burglary	49	61	-20%	Residential Burglary	49	72	-32%
Commercial Burglary	20	22	-9%	Commercial Burglary	20	46	-57%
Auto Burglary	48	109	-56%	Auto Burglary	48	143	-66%
Tri-Weekly Total	228	365	-38%	YTD Total	228	491	-54%

- Shared that a major event Rolling Loud will be occurring May 8th – 10th and will impact the county
- Chair Michael - If there has been an increase in after school issues with the youth? Sgt. Zimmer said no.
- Sandra – What is being done about open market vending as she has experienced negative interactions with the vendors? Lt. Donovan shared there is not much they can do. Tamara J. shared that the vendors are not allowed within the boundaries of the PHNID even if the property owner/business gives permission. If the business participates in the trespass program OCSO can take action.

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PHNID Staff Update

- Tamara – Shared that she and Chair Michael were able to tour the local Amazon site with the help of Arteena. Amazon is open to partnering with the PHNID and the community at large.
- Reminder that Small Business Week is May 3rd – 8th and the Community Information Fair will be a part of the week's programming. Information will be provided with details by the April meeting.
- Orange County's Business Resource Office (BRO) will be hosting a four-part series in Pine Hills starting March 17th at 2pm. Registration information will be provided once she receives that documents/flyer
- In preparation for next week's Code Compliance meeting Tamara prepared an activity with this meeting's participants to list any Code questions and concerns on large post it notes. Brief discussion on meetings purpose and a call for action to encourage attendance. This meeting will be held on March 11th at the Pine Hills Community Center starting at 6pm.

Guest Presenters – N/A

Old Business - N/A

New Business - N/A

Announcements

Onetha – A voting workshop will be held at the Pine Hills Community Center in April. She will share the exact date later.

Action Items

Chair Michael would like for a person from Social Security, Medicare and Medicaid to come out to a PHNID meeting to speak as an expert. He believes this is beneficial to the community and ties in with economic development and understanding its impact on employees and business owners

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Meeting Adjournment

Michael Strayhorn asked for a motion to adjourn. Melissa Service made the motion; Jody Mahonik seconded the motion. The meeting adjourned at 7:04 p.m.

- Next NID Meeting – April 1, 2026, at 6:00pm at the Pine Hills Community Center.

Meeting Minutes Certification

_____ **Date:** _____

Prepared by Tamara Johnson

_____ **Date:** _____

Chairperson Michael Strayhorn