

The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 2, No. 1 - January / February - 2004

Stagecoach Information

Web site address ---- www.stagecoachfl.org

Recreation Center -- 991-9821

3632 Mossy Oak, Land O Lakes, FL 34639

Melrose Management ---- Deborah Myers -

-854-5033 Fax 854-1094

PO Box 2157 Oldsmar, FL 34677

Board President : Bruce Brown

Board Members :

- Georgiana Cien - Mark Nagel - Carmen Patton -

-George Morgan - Tara Lebron - Joe Zimmerer -

From the Board President PRESIDENT'S COMMENTS

As we swing into the Holiday season and New Year, I want to remind you of the importance of your annual meeting. There are also three (3) board positions opened this year. This is your chance to be an active participant in your community. I can assure you the pay is terrible (there is none), it will cost you several hours per month, and you will get more negativity than positive comments, however, the real reward is knowing that you are doing a community service which will ensure that Stagecoach is the best community to live in!! If you have a desire to submit a nomination for a Board of Directors position, you should have received an application with the last Stagecoach newsletter, or you can call Melrose Management for a copy. The application is simple and we desperately need your involvement.

Our October Board meeting had the largest attendance of homeowners I have seen all year! This type of community involvement is what it takes to help the Board make decisions that are in the best interest of Stagecoach homeowners. Thank you for your participation. I can assure you, the Board is always trying to make decisions that reflect the opinions of all homeowners. If our Board meetings have no attendance, or you don't send in comments, suggestions, complaints via Melrose Management or our website (www.stagecoachfl.org), then we don't know your opinions or sentiments.

Let me point out some changes in policy which were adopted recently and give you the background on why these changes have taken place:

Hearing/Fining – Are we going to have fines in Stagecoach and Why?

Yes, I believe we will implement modest fines. The reason why should be obvious. There are numerous

homeowners who refuse to comply with basic deed restriction requirements (cutting lawns, edging, parking on grass, junk vehicles in driveway, commercial vehicles in driveway, etc....) In the past, we have sent many violation notices that were simply ignored and tossed in the trash. We could proceed with legal recourse, which is time consuming and eventually very expensive to the homeowner. The implementation of fines and a hearing committee will help defray legal costs, yet give the Association a tool to ensure that Stagecoach is the finest looking community in the area. For the record, most associations have a fine policy in place. Stagecoach is one of the few that currently does not fine. Our intent is NOT to fine anyone, however, you can look around the community and see houses which have neglected the Stagecoach covenants and refuse to comply with written requests. When this policy is adopted, you will all be notified in writing as to the policy, fine schedule, hearing policy, and effective date.

I have added new pages to our website, including: a President's Page, News, For Sale listings, and other items which should answer most of your questions or concerns. The discussion forum is getting much activity as well. Feel free to use the web feedback, comments, suggestions form to contact your Board of Directors or email me directly and I will share your ideas, comments, etc.... so together, we can improve Stagecoach.

Recreation Center Sign-in Sheets – Why do we have to sign in?

You don't. The board has discontinued the use of sign-in sheets at the Recreation Center.

What is going on with our Grounds Contract?

This contract has been awarded to Raymow effective January 2004. Raymow has a long list of outstanding association referrals. The Board and I are looking forward to improved service. We hope this will further increase the beauty of Stagecoach and will in fact save us nearly \$10,000 annually.

What's the deal with the Wild Hogs – The board approved a professional trapper to rid the Wild Hog problem on Golden Eagle. This also made the news recently on Channel 13. I won't spend much time on this subject. There is a news article on the website (news page) and many comments on the discussion forum.

We are working closely with SWIFTMUD to ensure the conservation property is properly fenced. When the hogs are removed, we will then restore the damaged

easements and walkways. These hogs have done extensive damage to several yards and easements. They must be dealt with to prevent further damage or possible personal injury.

Where are our trees going?

The Board of Directors approved a plan to trim and prune all of the oak trees that are alive on Mossy Oak Circle and in the common areas. Additionally, there were several dead, diseased, or hazardous trees which have been trimmed, removed or will be removed shortly (pending Pasco County permits for removal).

Why haven't we fixed the washed out berm/retention wall between Stagecoach and The Enclave?

The Board of Directors had a technical survey of this area immediately after the retention wall gave way washing out portions of Stagecoach into The Enclave residents backyards (literally). We petitioned SWIFTMUD in January 2003 to take action and investigate the cause of this, as our report determined it was the substandard retention wall installed by The Enclave developer. This appears to be getting some momentum as an article was published this month in the *Tampa Tribune*. The full article is on the website, but here is an excerpt relating to our area of concern:

"According to the consent decree between Trimar and Swiftmud, filed last March in Pasco County, the developer agreed to pay \$10,500 in fines and repair a variety of problems at the site.

At the top of the list are flooding on Ravello near Anne Jolley Court and a poorly built retention wall between The Enclave and Stagecoach subdivision to the east. Storm runoff is seeping under the retention wall, flooding property in The Enclave and threatening to cause the wall to collapse, according to Swiftmud.

Also, on the list of mandated but undone repairs are: improperly graded lots in the first phase of the project, incorrectly built ponds, drain inlets and control structures in those ponds, clogged drains and poorly draining outfalls."

By **KEVIN WIATROWSKI** kwiatrowski@tampatrib.com
Published: **Nov 8, 2003**

The Board is also working on repairing several other berms or retention ponds which have erosion or other drainage problems.

Coupons or Statements?

Starting January 2004, you will receive COUPON BOOKS (4 Coupons, 1 for each quarter). This will save YOU money mailing statements each quarter. The coupons are very simple to use, and we have used them in the past. There is one catch – IT IS YOUR RESPONSIBILITY TO SUBMIT THEM ON TIME EACH

QUARTER. You can elect auto-debit from your credit card or savings/checking account. Unfortunately, there will be no grace period or waived late fees if you forget

your payment. It is your responsibility to remember each quarter, which brings us to the late fee and assessment policy...

This has been published twice previously, but we still have problems, so let me print it once again:

POLICY FOR ASSESSMENTS, LATE FEES & LEGAL ACTION

The Board of Directors voted in changing our collections, late fee & legal collection policy at the July meeting. Effective 1 August 2003 the policy is as follows:

- Late fees are generated after the 15th of each Quarter if Assessment is not paid on time. Late fees will accrue QUARTERLY on unpaid assessments only.
- Late fees will not accrue for late fees only, but rather only for late assessments. Late fees alone may not generate another Late fee.
- If payment of the assessment is not received within 60 Days of the late due date (**1 Jan, 1 April, 1 July, 1 Oct**) the account **shall** be referred automatically to the attorney for Lien. A notification letter shall be sent to the resident advising them to pay the amount in full, or a lien will be placed on their home at least 14 days prior to the 60 day period indicated above by the management company
- All legal costs shall be borne by the Homeowner and paid Directly to the attorney through settlement with the Attorney. The attorney shall send the association a check for the overdue assessments and any recovered late fees after settlement & collection is complete. If a legal case is deemed unrecoverable, the association must reimburse the attorney for appropriate fees.
- The association grants the attorney free reign to waive late fees as appropriate to obtain settlement, but at no point shall any Assessments ever be waived.
- The association grants the attorney, management Company and POA leverage to work with past due Accounts & late charges as needed to attempt to bring Closure & compliance with payment of assessments prior To implementing liens or other legal actions.

I have many items of interest to share with you, but highly recommend you keep up with the latest news and information on our Stagecoach Website which is located at: <http://www.stagecoachfil.org>. This website is updated often and typically contains the latest news & information.

Please take a minute to visit our news page and read the article titled "**Neighboring Communities Define Borders**" by **JAMES THORNER, St. Pete Times Staff Writer** Published November 22, 2003. This article stated that Stagecoach was being considered to become

part of Wesley Chapel instead of Land O Lakes. I emailed the Chamber of Commerce, and it appears that

they were led to believe that WE (STAGECOACH) wanted to be part of Wesley Chapel. Read the response on the website and let me know your thoughts (email me at bruce@stagecoachfl.org) as to whether you want me to reply back either we wish to remain Land O Lakes, or become part of Wesley Chapel. My vote is Land O Lakes, but I want to voice the opinion of the community in our response.

Bruce Brown, President
Stagecoach POA

COMMUNITY NEWS

COMMUNITY HALLOWEEN PARTY

Thank you to all whom attended or volunteered to make the party a success. The children had a great time. They played games, danced, and made a craft. For refreshments we had pizza, donut holes, Taco Bell nachos, cookies, and drinks. Approximately 30 children attended. Upon leaving, each child received a goodie bag filled with a toy and 3 gift certificates donated from local businesses.

A big "thank you" to Dunkin' Donuts, on SR. 54, for their constant support of Stagecoach community activities.



We also thank other local businesses that donated to our Halloween party.



SR 54
WESLEY
CHAPEL



SR 54
WESLEY
CHAPEL



SR 54 & 581



HUNGRY
HOWIES
SR 54
WESLEY
CHAPEL

5425 VILLAGE
MARKET
WESLEY CHAPEL

STAGECOACH

**STUDIO 54
UNISEX
SALON
SR 54
Land O' Lakes**

CHRISTMAS OPEN HOUSE

The First CHRISTMAS OPEN HOUSE hosted by the Association was held on Sunday, December 7,

from

4-6 p.m. We also had a craft corner where the children made a foam picture frame and decorated Christmas cookies. We would like to thank Santa Claus for stopping by during his busy schedule. Alle' Florist donated the door prize, which served as our centerpiece for the table. We would like to thank Publix in Wesley Chapel and Winn Dixie on Collier Pkwy for their donations. A good time was had by all. I would like to thank all of the volunteers, community bakers, and the support of the Board for making this event a success. Finally, a special thanks to the ladies who decorated the Rec. Center; Mary Rycerz, Diana Starnes, and Karen Joyce.

Autumn Johnston



Collier Pkwy
Land O'Lakes

Publix® *Where shopping is a pleasure.*

Hollybrook Plaza
Wesley Chapel

ALLE' FLORIST
103 FLAGSHIP DR.
LUTZ, FL
909-4881

Annual Meeting is a Must or a Bust

If you are not able to attend Board meetings throughout the year, this is the one meeting that you need to attend. Mark your calendar for Wednesday, January 7, 2004 at the

Stagecoach Rec. Center at 7:00 p.m. Be prepared to vote for new Board members.

Upcoming Events

Stagecoach 50+ Luncheon

The 50+ Luncheon is Friday, January 23rd & February 20th from 11:00 a.m. - 1:00 p.m., at the Rec Center. **Bring a covered dish to pass and \$1.00 to pay for supplies & beverages.** For more information, call Mary at 907-5539.

The 50+ luncheon group thanks **Amici's Pizza** for providing pizza for the November luncheon at a reduced cost. **Amici's Pizza** is located at 26252 SR 54 in Wesley Chapel. Thanks again for the fresh and delicious pizza.



Ladies Night Out

On January 14th at 7:00 p.m., "Ladies Night Out" will be at Carrabba's Italian Grill on Dale Mabry. Meet at the Rec. Center at 6.45p.m. The February 11th location will be decided in January. RSVP or for more information call Anne Cameron at 994-0014.



DECORATE YOUR HOME FOR THE HOLIDAYS
STAGECOACH WILL HAVE ITS ANNUAL
CONTEST THE WEEK OF DECEMBER 15TH
HAVE YOUR CHRISTMAS LIGHTS ON
YOU NEVER KNOW WHEN THE JUDGES
WILL KNOCK ON YOUR DOOR

For the results of the "Decorate Your House for Christmas" contest, go to the "Events" section of the community website after Dec. 22.

Rec. Center Hours

Now Following Winter Hours' Schedule

Fitness Hrs.

Mon-Fri5am-10pm

Sat & Sun..... 5am-10pm

Pool Hrs.

Mon-Fri6:30am-9pm

Sat & Sun..... 6:30am-8pm

Media Hrs.

Mon-Fri1pm-9pm

Sat & Sun11am-8pm

Attendants Hours

Mon-Fri1pm-9pm

Sat & Sun 11am-8pm

www.stagecoachfl.org

THANK YOU

The person that deserves recognition and thanks for all of her efforts is **Autumn Johnston**. Autumn, the Board appreciates all that you do to plan Stagecoach activities.

Save These Important Dates

Board Meeting on Dec 22 at 6:30 p.m.

Jan 7 at 7:00 p.m.

Feb 23 at 6:30p.m.

ACC Meeting on Jan 19 at 7:00 p.m.

Feb 16 at 7:00 p.m.

All meet at the Rec. Center

Ladies Night Out - Jan 14 7:00 p.m. at Carrabba's

Feb 11 7:00p.m.

50+ Luncheon - Jan 23rd at 11:00 a.m.

Feb 20 at 11:00 a.m.

Wishing You



Happy Holidays!



2004 : An Election Year

County-wide Election Dates

Presidential Preference Primary March 9, 2004
 Primary Election August 31, 2004
 General Election November 2, 2004

ADVANTAGE HOME INSPECTIONS



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<http://advantage-hi.com>

ITA Trained and Certified Home Inspector
 Masters Degree in Technical Ed.
 10 years experience as a home builder
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 Nationally certified to teach carpentry and safety

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givarney@msn.com




Home Inspections

JOIN THE ELECTION TEAM!

BECOME A POLLWORKER

PASCO COUNTY WANTS YOU!



- ◆ **Serve Your Community**
- ◆ **Be a Part of the Process**
- ◆ **All Pollworker Positions Paid**
- ◆ **All Training Provided**

If you are committed to community service and our democratic process, call us for a job on Election Day!

<p>ELEANOR Central Pasco 352-521-4302</p>	<p>LOUISE East Pasco 813-929-1288</p>	<p>JOYCE West Pasco 727-847-8162</p>
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Your Ad Here

Business Card Size Ad \$25 per mailing


Quarter Page Ad \$50 per mailing

Half Page Ad \$75 per mailing

Full Page Ad \$100 per mailing

All purchased ads include 120 days on the Stagecoach website

Happy New Year



From The Board of

Newsletter Committee

Editor:
 Dr. Georgiana Cien

Committee Members:
 ---- Michael Cien ---

Submit articles for publishing to Rec. Center attendants or Call Gigi at 907-3555 or the Rec. Cent. 991-9821