



The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 2, No. 2 - March / April - 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 - Barbara LoVallo- George Morgan-
-Mark Nagel - Carmen Patton - Brian Troutman-

From the Board President **PRESIDENT'S COMMENTS**

We are off to a great 2004. I would like to invite you all to attend the monthly Board meetings. They are held the last Monday of each month at the clubhouse, and it is your opportunity to ensure that the Board is serving the best interests of the community.

We are in the process of improving the grounds, pool and facilities. The recent handyman position has netted us some long overdue corrections to maintenance deficiencies. We are slowly improving our facilities and general grounds appearance.

I have several short term goals:

Entrance Island Beautification – My goal is to have each island stand out as a symbol of pride, instead of an overgrown weed patch. Ideally this would consist of the majority of the island to have diverse long lasting vegetation, with minimal flowers at the front of each. The flowers would be replaced quarterly to provide variety, while the vegetation/plants would give long lasting beauty. The recent changes to our front entrance (flowers) have made our community entrance stand out.

Security System Upgrades – We do not have adequate video coverage in key areas and our video recording system is antiquated. I would like to upgrade to a digital system by expanding camera zones to critical areas for the security of our community and protection of our residents.

Pool Upgrades – We had the pool acid washed, hoping it would improve the general degraded appearance of the marsite finish. This did not have a significant improvement. In fact, several areas look worse. The low grade finish on the pool has suffered due to use,

environment, weather, chemicals, and abuse (including scratching names, tic tac toe, etc... into the surface). We are exploring options including a high grade finish to extend the pool surface life another 15 years without any major maintenance.

Trees/Landscaping – We will be starting a tree-planting program to replace removed oaks with younger trees. This will ensure that Stagecoach will retain its present appearance well into the future.

Other items you should be aware of:

We are on a payment coupon system now - this means that you will no longer get invoices in the mail for your association dues. This does not relieve YOU of the responsibility to pay them each quarter. Please remember to mail them in by the due date (the 1st day of the designated month) We will put reminders in each newsletter. If you elect to pay by E-Check, you must send your payment to the address below, and include your Account Number (from your coupon) on the check:

Melrose Management
P.O. Box 5310010, Orlando, FL 32803

If you are mailing in a check, include the coupon and it can be mailed directly to the lockbox for PCB bank.

You can also sign-up for Direct Debit from your Checking Account. If you would like to do this, contact Melrose Management.

Hot Web Topics – These are a few items that were on the web. I thought you might find them interesting. (Incidentally, our website is: www.stagecoachfl.org)

Signs - I have had a few phone calls recently asking why we are not allowed to post signs all over Stagecoach for purpose of selling things, realty, junk advertising, etc.. Please refer to Article XII Section 1 (Declaration of Covenants), which specifically prohibits such signs except recognized realty signs, which are authorized in front yards. Hopefully, this will clear-up the confusion. For Stagecoach organized events, signs are allowed temporarily such as the Community Yard Sale.

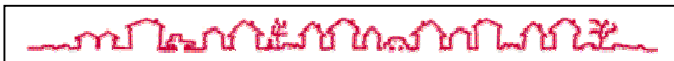
Pets - I had two e-mails recently about dogs/cats roaming the neighborhood. Article XII, Section 4 Requires animals be on a leash. It also has other specific requirements. Basically, if you see animals running the neighborhood (without the owners), you should call animal control at the County. If your neighbors are allowing their pets to run around without

leashes, first try to talk to them, they may not know the requirement for leashes. We all want to be good neighbors - I would hope we can work-out dog and doggy poop issues without involving the Association. Lastly, for you dog walkers - we have put out (at your expense) doggy poop collection stations throughout Stagecoach. While most residents DO use them, there are a few who don't. Please use them, your neighbors & your neighbors shoes will certainly appreciate it!! If we continue to have folks not use them, and even worse, pull the bags (empty and full bags) out and toss them all over the neighborhood, they will be removed.

The Non-Conforming Mailbox – Much discussion has occurred about a recently settled legal case involving a non-conforming mailbox, which was installed in Stagecoach. I am not going to provide details of the entire case. A summary of the facts was published on our website in the Plaintiff's Notice of Voluntary Dismissal without Prejudice - Pasco County Circuit Court - Circuit Civil Division Case No. 51-2002-CA-001936ES. This is available on our site at: <http://www.stagecoachfl.org/news.htm> and also at the Recreation Center.

Please do not feel like you have no input into your community. We desperately need and want community involvement. If you want your opinions heard, come to a Board meeting (you may address the Board from 6:30-7:00 p.m.) or utilize the discussion boards/web forms on our website at www.stagecoachfl.org.

Bruce Brown, President
Stagecoach POA



COMMUNITY NEWS

ACC News

The ACC reminds you that an application must be submitted to make modifications or additions to your property. Stagecoach is a deed-restricted community and homeowners must adhere to the Declaration of Covenants. **Save yourself time, money, and aggravation, submit an ACC application before you make any changes or additions to your property.**

When your ACC application is approved, the requested change and/or addition must be completed within one (1) year of the approval date. If one year has lapsed, you must submit another ACC application for the same request. **Remember, the architectural standards help to keep Stagecoach a desirable community.**

Crime Watch

The Stagecoach Security Patrol will have a guest speaker from the Pasco County Sheriff's Office Crime Prevention Unit at the next meeting. Ed Eckard will give a presentation on "Identity Theft". Any interested adult Stagecoach resident is invited to attend the Stagecoach Security Patrol team meeting on Thursday, March 18. The meeting will be at the Recreation Center in Stagecoach at 7:00 PM.

Craige Cameron, 994-0014



DECORATE YOUR HOME FOR CHRISTMAS CONTEST WINNERS

The Events Committee would like to thank all of the homeowners who participated in the "Decorate Your Home for Christmas Contest." Our supporting donors deserve special thanks. We thank the members of the Security Patrol for donating their time to judge the decorations and to distribute the prizes. The winners and donors are as follows.

1ST- Shummway Family
Mossy Oaks

2ND- Tuttle Family
Wild Frontier

3RD- Stafford Family
Castle Rock Dr.

4TH- Workman Family
Mossy Oak

5TH- Pastrana Family
Seven Rivers

Country Garden and Flowers

2731 Collier
Land O' Lakes, FL 34639
949-4483

Flowers and More

5446 Bruce B. Downs
Wesley Chapel, FL 33543
973-7778

Lutz Flowers and Gifts

18417 Livingston Ave.
Lutz, FL 33559
948-2837

Alle' Florist

103 Flagship Dr.
Lutz, FL 33549
909-4881

Newsletter Committee

Editor:

Dr. Georgiana Cien

Committee Members:

Michael Cien, Mary Rycerz, Ellen Kruglak
Submit articles for publishing to Rec. Center attendants or Call Gigi at 907-3555 or the Rec. Cent. 991-9821

Upcoming Events



**STAGECOACH COMMUNITY
SEMI-ANNUAL YARD SALE**
SATURDAY, APRIL 24, 2004
7:00 a.m. - TIL

SIGNS WILL BE POSTED AND IT WILL
APPEAR IN THE FLYER

(SORRY ABOUT THE LACK OF THE SIGNS AT THE ENTRANCE
IN OCTOBER 2003. IT WAS STOLEN IN THE MIDDLE OF THE
WEEK)



**SPRING FLING
A STAGECOACH COMMUNITY
EVENT**

SATURDAY, APRIL 3, 2004

10:00 a.m. - 12:00 p.m.

LITTLE WALKERS TO 12 YEARS OF AGE

ACTIVITIES INCLUDE:
EASTER EGG HUNT, GAMES WITH
PRIZES AND LUNCH

REGISTRATION WILL START
MARCH 12 AND END MARCH 28
AT THE CLUBHOUSE
1 BAG OF INDIVIDUALLY WRAPPED
CANDY PER CHILD WHEN REGISTERING

VOLUNTEERS ARE ALWAYS NEEDED
FOR MORE INFORMATION CALL
AUTUMN AT 907-0476 OR 994-9383
AS A COMMUNITY, WE NEED TO SUPPORT
OUR CHILDREN

Stagecoach 50+ Luncheon



The 50+ Luncheon will be on Friday,
March 19th & April 16th 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.

Ladies Night Out

On March 10th at 7:00 p.m., "Ladies Night Out" will be at
The Proud Lion in Tampa. Meet at the Rec. Center at
6.45p.m. The April 14th location will be decided. RSVP
or for more information call Anne Cameron at 994-0014.

Save These Important Dates

Board Meeting on Mar 28th at 6:30 p.m.
Apl. 25th at 6:30p.m.

ACC Meeting on Mar. 15th at 7:00 p.m.
Apl. 19th at 7:00 p.m.
All meet at the Rec. Center

Ladies Night Out - Mar. 10th 7:00 p.m.
Apl. 14th 7:00p.m.

50+ Luncheon - Mar. 19th at 11:00 a.m.
Apl. 16th at 11:00 a.m

POA Maintenance Fee Due Date-
April 1, 2004 .

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

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 & Sun11am-8pm

2004 : An Election Year

County-wide Election Dates

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

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!

ELEANOR
Central Pasco
352-521-4302

LOUISE
East Pasco
813-929-1288

JOYCE
West Pasco
727-847-8162

PATRONIZE OUR ADVERTISERS



679-6883
Mike Harrison

Pet Sitting *Licensed and insured
Your pet cared for in the comfort of your home
Daily, weekly or monthly service.

ADVANTAGE HOME INSPECTIONS



Gary Varney
813-340-6186 cell

<http://advantage-hi.com>

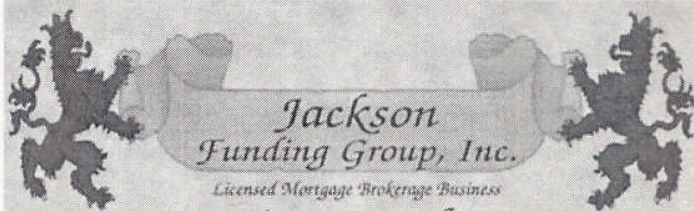
ITA Trained and Certified Home Inspector
Masters Degree in Technical Ed.
10 years experience as a home builder
15 years experience as Const. Tech. Instructor
Nationally certified to teach carpentry and safety

813-994-4591
glvarney@msn.com



Home Inspections

Can't come to us? We can come to you.



Jackson
Funding Group, Inc.

Licensed Mortgage Brokerage Business

Terry Puida
Home Loan Specialist

4121 W. Waters Ave. • Tampa, FL 33614
(813) 249-7878 • Fax (813) 249-7676
www.jacksonfundinggroup.com

Need recommendations on a real estate agent
or a financial advisor we have one for you .
If you have a mortgage question you can e-mail
us at Puida@msn.com or call us at 813-249-7878

