



The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 1, No. 3 - November / December - 2003

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

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.stagecoachfl.org>. This website is updated often and typically contains the latest news & information.

We had a rash of vandalism over the past few months. Two streetlights were knocked over as well as damaging most lights on the entrance islands to each section. These repairs cost YOU several thousand dollars. Be vigilant, watch out for your neighborhood and report suspicious activity to the Sheriff's Department. The board has authorized and already implemented random off-duty Sheriff Department patrols in the neighborhood. This has already dramatically reduced our vandalism and other crimes, as well as cut down on illegal parking and speeding. The Sheriff's Department can't patrol our area enough, and our own Security Patrol is stretched to the limits to provide coverage. Please get out, take an active part in your community and volunteer your services.....Join the Security Patrol!! Call Craig Cameron at 994-0014.

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.

Your board meets the last Monday of every month, 6:30 p.m. at the Rec. Center. Try to attend, see what is

going on in your community and be a part of the decision-making process. We are always looking for participation! There are 3 board positions opening this year – take part and become a leader in your community.

The Stagecoach Property Owners Association has been able to cut printing costs by e-mailing announcements and news updates to residents. You will still receive all hard copy newsletters and mailings of importance, however, the use of email has enabled us to get information and news out to everyone very quickly. In addition to a great way to exchange information, this will allow you to get involved with the community you live in. To join our Stagecoach Email list fill out the web form at: <http://www.stagecoachfl.org/database.htm>

If you would like your own personalized Stagecoachfl.org email account, you can request one at: <http://www.stagecoachfl.org/email.htm>.

The Board of Directors changed two policies, and I want to be sure each of you is aware of both changes. They are outlined below:

1. This policy is effective 01 October 2003. The Recreation Center Supervisor and Attendants shall ensure full compliance with the procedures contained herein as approved by the Board of Directors on 22 September 2003.

POLICY FOR USE OF PARKS & RECREATION CENTER

Common Area Usage (Including the Park on Mossy Oak Circle):

Park usage is for Stagecoach residents only. The park is not to be used by any resident for any type of group outing unless such event is a planned Stagecoach community event approved by a majority of Board Members. The park is not to be used by any outside organization for any event unless the event is a planned community event for Stagecoach residents and approved by a majority of Board Members.

Recreational Center (Pool, Clubhouse, Fitness Center):

a. A daily sign-in log shall be maintained at the Recreation Center. All residents and their guests shall sign-in upon entering the Recreational Center gate, noting property address and purpose of visit.

b. The swimming pool is for Stagecoach Residents and guest only. Guests are limited to 6 per resident household.

c. A non-refundable rental fee of **\$50** for use of the Clubhouse shall be charged for the use/reservation of the Clubhouse. This shall be non-refundable, and will be used to offset the costs to maintain the equipment, material condition and preservation of the Recreation Center complex. This fee is in addition to the refundable \$200 damage/cleaning deposit. This fee shall be collected at the time of reservation, and must be paid by check payable to the Stagecoach Property Owners Association.

d. The recreation center attendant is responsible for recording and receiving the rental fee and security deposits, as well as returning \$200 deposit check after proper determination that there are not abnormal cleanliness or damage issues. The \$50 rental fee is not refundable.

POLICY FOR ASSESSMENTS, LATE FEES & LEGAL ACTION

The Board of Directors voted in changing our collections, late fee & legal collections 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.

Again, if you have any concerns, suggestions or ideas, do not hesitate to call, email or use the website to share them. If you have any input/articles for the website, please send them to me as well.

Thanks for doing your part in ensuring Stagecoach remains a great community to live in!!

Bruce C. Brown
President
Stagecoach Property Owners Association



991-6358
bruce@stagecoachfl.org

Community News

STAGECOACH CRIME PREVENTION DAY WAS A TRUE COMMUNITY SUCCESS!

The Stagecoach Crime Prevention Day (September 27) was a SUCCESS! Everyone that attended had a GREAT time! It was very informative. The Pasco County Sheriff's Deputies and Crime Prevention Officer were able to answer any questions about their roles in law enforcement. The children's activities included a terrific magic show and the castle-shaped MoonWalk. There was plenty of food and drink for everyone! If you didn't have the opportunity to take advantage of the event, you missed-out on a real sense of community.

Thanks to the Stagecoach Property Owners Association Board of Directors for approving the event and providing the food, drinks, MoonWalk, and all their support for the event. Thanks to the Sheriff's Office for providing personnel to participate in the event. Crime Prevention Specialist, Doug Johnson provided the Crime Prevention display trailer. Our Community Policing Team; Deputies Adam Tellier, Erica Fernandez, and Gary Raulerson led the parade and provided bike safety tips to the kids. There was a long line to see the mounted Deputy Corporal Troy Fredrick and his horse, Hoss. The K-9 Deputy "Ben" and his handler, Corporal Troy Law, presented an obedience and chase demonstration for everyone to see. Corporal Ted Clegg and his motorcycle, from the Sheriff's STEP unit, were there to remind us about traffic safety. Also, thanks to the Pasco County Sheriff for providing the Deputies' displays and

information about crime prevention. Thanks again to all the Sheriff's Office personnel for making the day a success.

I want to thank all of those who helped make this day a success! I need to especially thank the chairperson of the children's events, Diana Starnes, and the Chairperson of the food, Anne Cameron, for all of their efforts. Without them, this event would not have happened. Thanks to Bob Jarabek and Bill Patterson for donating donuts from their **Dunkin Donuts & Baskin Robbins** on SR 54 and Collier. Thanks to Val and Tim Hoeft for donating the door prize. The mini vacation was won by Nola Reyes. Steve Harrington, our resident magician, donated his time by performing a wonderful magic show for all of us to enjoy. Thank you very much for taking time out of your day to entertain the community. Two gentlemen deserve special thanks. Sal Buscarino and Frank McVay donated their efforts and physical labor in setting-up, taking-down, and cooking. Both of them worked endlessly to make the day run smoothly.

Thanks to the Stagecoach Security Patrol members who helped-out throughout the day. Bob Millican, Bob Carpenter, Jean Millican, Anne Cameron, Carrol McVay, Barbara LoVallo, Pete Crosby, and Richard Hawk donated their time. These patrol members judged the bike parade, tended the Security Patrol sign-up table, and shopped for the food/ice. Many thanks to Mark Nagel who loaned his two BBQ grills for cooking hot dogs.

Special thanks to the members of our community (Nina Morgan, Peggy Buscarino, Drew, Mary Jane Marsh, Jack Mastandrea, Joann Copertino, Mable Pierson, Gigi Cien, and Nadine Sheppard) for helping-out wherever needed. Thanks to the ladies who helped with all of the children's events; Autumn Johnston, Karen Joyce, and Tara Lebron. Kathleen Troutman, Sara Troutman, and their little helpers provided a GREAT time for the kids with face painting. Last but not least, thanks to Anne and Brian Troutman for loaning the cement barricades to block off the driveway. If I forgot to thank anyone, please forgive me and accept this as a BIG THANKS!

Sincerely, Craige Cameron (Crime Prevention Day Coordinator)

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.**

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

Save These Important Dates

- Board Meeting on Nov. 24 at 6:30 pm.
Dec.22 at 6:30 pm
- ACC Meeting on Nov. 17 at 7:00 pm.
Dec.15 at 7:00 pm.
- Annual Board MeetingJan. 7, 2004**
Both meet at the Rec. Center
- Ladies Night Out - Nov. 12th 7:00 p.m.
- Christmas Open House -Dec. 7th 4-6 p.m.
- 50+ Luncheon - Nov. 21st 11:00 a. m.

Professional Services at Stagecoach

Your community is a great source of local skilled professionals. Stagecoach Homeowners are also legal & mortgage specialists, handymen, painters, tax preparers, accountants, plumbers, realtors, electricians, teachers/tutors, and much more. If you provide such services and would like your neighbors to know about them, **advertise** in the newsletter and on the website. See the Stagecoach website for Advertising Information or email Bruce Brown at bruce@stagecoachfl.org

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

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

Upcoming Events

Stagecoach 50+ Luncheon

The 50+ Luncheon is Friday, November 21st 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 November 12th at 7:00 p.m. "Ladies Night Out" will be at the Stagecoach Rec. Center. Bring a dessert or appetizer. RSVP to 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

STAGECOACH CHRISTMAS OPEN HOUSE SUNDAY, DECEMBER 7, 2003

4-6 p.m.

STAGECOACH CLUBHOUSE
DRINKS AND LIGHT REFRESHMENTS PROVIDED
COME AND MEET YOUR NEIGHBORS



**KIDS CHRISTMAS CRAFT CORNER
DURING THE OPEN HOUSE
3 - 12 YEARS OF AGE
\$ 1.00 PER CHILD
REGISTRATION STARTS NOVEMBER 1ST
ENDS NOVEMBER 20TH
at the clubhouse**

**volunteers will be needed for both activities
donations would be greatly appreciated
if interested please call 994-9383 or 907-0476**