



The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 3, No. 3 - May. / Jun. - 2005

Stagecoach Information

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

Recreation Center -- 991-9821

3632 Mossy Oak, Land O Lakes, FL 34639

Management & Associates ---- Tom Picciano

(727) 789-1284 Fax 789-9139

Board President : Bruce Brown

Board Members :

- Georgiana Cien - Barbara LoVallo - Robert Carpenter -
- Anne Cameron - Mary Cluck - Brian Troutman -

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

2nd Annual Spring Fling

Welcome to the latest edition of the Stagecoach Express. There is a lot going on in Stagecoach thanks to some outstanding volunteers. First is the Spring Fling Community Event, which was planned, organized and scheduled by Barbara LoVallo. Barbara put together a committee which planned a fantastic cookout, entertainment and dozens of activities and fun events for the entire family, along with a once a year opportunity to meet your neighbors throughout Stagecoach. By the time you read this newsletter, Spring Fling 2005 will be over, so check our website for some photographic memories from this event. In the next issue, we will thank all of our volunteers and community supporters, who graciously donated time, money and items to make this a truly memorable event. Events such as the Easter Egg Hunt, Community Yard Sale, Halloween Party & Christmas Party are all coordinated by volunteers. Please consider being part of the team to plan and host future events.

POA Remembers Community Activist

I would like to take moment to honor the contributions of Mr. Mark Nagel to the Stagecoach Community. Mark served as a dedicated Board Member, who was stalwart in his support of the residents of the community. He joined the board in January 2002 and his term expired this past January 2005. Mark served as your Treasurer, where he was instrumental in establishing a growing reserve account for emergent needs. Mark was one of the founding members and an ever-present member of the Community Security Patrol, dedicating hundreds of hours of personal time to ensure residents and their property were safe. The passing of Mark Nagel was unexpected, and his community leadership will be sorely missed. A small plaque was dedicated in his memory at the Spring Fling at the site of one of the newly planted trees in our central park area.

He's More Than Our Maintenance Msn

Mr. Frank McVay has invested an enormous amount of time and energy into maintaining our great facilities. Frank does routine maintenance, fixes broken items, paints, pressure washes and innovatively solves problems with low cost solutions. Since Frank came to work for the association, we have saved thousands of dollars in contractor repairs. The reason you don't see broken items, or a general state of disrepair is a testimony to Frank's efforts. Our community facilities look great! I can guarantee you that Frank works many more hours on behalf of Stagecoach than we pay him for. When you see him in the community, please thank him, and all of our Recreation Center Attendants for the dedicated service they provide to our community.

Vandalism Remains in Stagecoach

Vandalism is still a problem for us. We lost light fixtures every month throughout our community, which can cost us hundreds of dollars to fix for each incident. Soaping continues, and again this month we lost another waterfall pump to overheating (due to clogged water intake caused by soap boxes/bottles and trash). Your money is being wasted in unnecessary repairs. Report vandalism to the Sheriff's Department and be vigilant in your community.

Common Grounds Maintenance

The grounds are looking dry and stressed again. We have not had much rain, and we just lost the main head pump on our water distribution system due to electrical failure. We had the pump replaced, at a cost of approximately \$5000, and Raymow has started increased watering cycles to bring our grass back to pristine condition. Raymow recently completed an exhaustive effort to trim our large Live Oaks, and has begun a board approved program to replant trees in common areas. This year we planted a total of eight (10-12') trees.

Recreation Center Improvement & Additions

We are investing back into our Recreation Center. We have ordered a new, top of the line treadmill along with a professional set of free weights and bench. This new equipment replaced aging (and often broken) equipment that is 5 years old. We will continue our program to replace equipment, which is past its service life. There have been concerns about the free weights, and please keep in mind the facility is card access controlled (tracked by computer), and the entire facility is digitally video recorded 24x7. The old, worn out (and stained) carpeting in the main meeting room is being replaced with low maintenance ceramic tile. Please consider this room as a low cost (only \$50) solution to hosting parties, events, weddings, graduation celebrations, etc.. This is YOUR facility, take advantage and reserve it for your

use. To reserve the room, just see the attendant on duty.

The Stagecoach Express Newsletter

Our bi-monthly newsletters continue to be an outstanding source of information and a relatively low-cost solution to distributing news and information to Stagecoach residents. Newsletter advertising has steadily increased offsetting the cost of the newsletter. Our volunteer Editors Gigi and Michael Cien donate dozens of hours preparing, editing, laying out and producing the "BEST" community newsletter in the Tampa Bay area. Remember to utilize our website, www.stagecoachfl.org which is another great source of information. The discussion forum is a good tool to express your opinions, concerns, comments and discuss important events in Stagecoach. If you have additions, news, or other information, email them to me at bruce@stagecoachfl.org

Santa Fe Residents and the Stagecoach Pool

This summer we will see the full effect of Santa Fe on the pool facility. We have already seen an increase in use. I expect the pool to be busy this year. We will buy more chairs, tables and lounges shortly to accommodate the increase in use. Please keep in mind that the Santa Fe Residents have a RIGHT to use the facility based on a contract signed with our association several years ago. They do not, however, have access to the fitness facility or media room. Do NOT just let folks into our facility. They all have access cards which allow (or don't allow) them into certain spaces. There is an increasing amount of Santa Fe residents using our fitness facility because our residents are opening the door to them into the gym.

Finances and Our BOD Treasurer

We have expended an enormous amount of funds to improve our facilities and keep up with routine repairs (new pumps, repairs to sidewalks, new lighting, pool repairs, new treadmill/weights, ceramic tile, etc.). If you have attended any recent board meetings, you will have heard the comprehensive treasurer reports from Mr. Brian Troutman, who is serving his second year as your treasurer. As a "finance" guy in my real job, it is gratifying to know that our community funds are being managed by a dedicated professional. I'd like to say that he is so good we have tons of extra money floating around, but we don't. The raise in assessments last year was critical to maintaining our budget and keeping ahead of the power curve as we battle vandalism and aging facilities. I'll put in my small (but early) plug for board member positions in 2006. Now is a great time to think about what you can do to improve your community. We do have positions opening, and will solicit nominations in the fall. My 3 year term expires, and we are looking for new volunteers to serve as board and committee members.

Off-Duty Sheriff's Patrol

We do have an active program for off-duty Sheriff's deputies (in marked and unmarked cars) to patrol Stagecoach. They do issue speeding tickets and are here for our protection and the protection of our community. Craig Cameron is the head of our Security Patrol, which is an all volunteer group who patrols our

community at random intervals to make sure you and your property are safe and protected. These volunteer efforts directly improve your property values and the patrol members obtain the satisfaction of knowing they are doing their part to contribute to our community. Craig is always looking for volunteers, so consider joining this group of dedicated men and women. You can contact Craig for details at:

gypsy03@tampabay.rr.com

Scooter & Mini-Bikes illegal on Stagecoach Roads

I posted this last year in the newsletters, but wanted to include it again as the problem seems to have resurfaced: **Scooters & Mini Cycles** – These are not street legal (remember, we have County Streets). The Sheriff will stop you if they catch you (or your kids) riding them on the streets. They are banned from being operated on Stagecoach Property as well. The Sheriff's Department does have authority, granted by the POA, to enforce County Laws on Stagecoach Property. We also utilize video surveillance on the common grounds as a tool for enforcement of criminal activity including drug use, underage drinking, vandalism and theft.

Tom: Our Property Manager from M&A

I want to thank our Property Manager, Mr. Tom Picciano, from Management & Associates for the level of service provided to Stagecoach. As POA President, I can't begin to tell you what an enormous improvement in service we have realized after switching Management Companies in December of 2004. His efforts on our behalf directly contribute to the overall appearance and property values in our community. The change in management companies is not a simple transition, but Tom made it extraordinarily painless. The change in management companies is one of the BEST decisions we have made.

POA Fining Policy

We have a POA policy where we will fine residents for failure to comply with deed restrictions (i.e. grass is 3 feet long, lawn is dead, your house was just painted fluorescent green, you are operating an auto repair shop in your driveway, etc..). This program has been very effective, and fining is an absolute last resort. You are sent letters documenting non-compliance and reasonable timelines to comply. A follow up inspection is completed, and if it is taken care of, your record is documented. If it is not taken care of, you get a second letter, with a time period to comply. On the third inspection, you will be fined. You will have an opportunity, if you choose to have your case heard by our Hearing Committee, which will decide if a fine is reasonable or not. We understand there are mitigating circumstances, and the letters are Non-Threatening. Your best course of action is to comply, or at least communicate with the Property Manager and Board. Our goal is to keep the community looking great, and property values high. If you get a letter of non-compliance, talk to the property manager, let him know if you have problems or mitigating circumstances and the board will work with you to resolve them. Liens can no longer be placed on houses for unpaid fines, however, don't interpret that to mean that the association has no

means to collect fines or get compliance with deed restriction. Although a last resort, we will pursue the required mediation and legal action to force compliance. This is a costly process to the homeowner, so don't put yourself in the position of defending a lawsuit. Our goal is to keep our community looking great, so let's all do our part!

Parcel 1 Development Update

As most of you know a developer wants to buy and develop Parcel 1. They asked the County Development Review Committee (DRC) to rezone it from Commercial to Multi Family and Commercial. Several residents and two Board Members attended the Pasco County DRC meeting and voiced opposition. The DRC recommended approval of the zoning change, but at the request of residents eliminated the existing cut in the Master Plan for access from Parcel 1 onto Stagecoach Village Drive. The developer requested a continuance with the DRC for final decision until July 28, 2005, however, this was changed to an agenda action item for April 28th. We have our attorney represent the interests of Stagecoach at this meeting, and will have in place an written agreement based on the decision by the Board of Directors at the March 28, 2005 meeting.

Some History on this project: The Board held a special meeting for residents to listen to the developer proposal and come up with a plan that was beneficial to our community. We also distributed an email survey to residents of what they wanted (note if you want to be added to this list, email me at bruce@stagecoachfl.org), and discussed the issue at two more board meetings. The general consensus of residents was that they preferred all multi-family upper scale town homes over commercial development or a mix of commercial/residential, and were opposed to apartments. They were opposed to two access cuts from Parcel 1 onto SC Village Drive as requested by the developer, but would consider supporting one access cut as a concession to eliminate all commercial construction in Parcel 1. Most residents felt the best decision was to allow upper scale town homes which were aesthetically appealing over potential commercial development which could be a gas station, auto repair shop, car wash or auto dealership.

There was considerable confusion over the DRC decision to eliminate the cut onto Stagecoach Village Drive from Parcel 1, and whether that eliminated all cuts, or just the commercial cut in the Master Plan for Stagecoach. I called the County and discussed this issue in detail, and they assured me that the Master Plan from the late 1980's authorized two cuts onto SC Village Drive from Parcel 1, and that no matter what we did, at least ONE cut was included and could not be eliminated by the DRC.

The Stagecoach Parcel 1 Committee, headed by Gil Dembeck to recommend the approval of rezoning to All Multi Family Upper Scale Town Homes with NO access to SC Village Drive. At the March Board Meeting, the Board voted to adopt the recommendations of the

Stagecoach Parcel 1 Committee but modified them to authorize ONE cut as the Board supported the majority of our residents who provided input that we preferred luxury townhomes over commercial construction at the front of our subdivision.

As I researched this topic, and based on wording in the DRC Agenda, the finding of facts contradicted the facts relayed to me by the County regarding dual cuts into SC Village Drive. After several hours of phone calls, the County changed their position and stated that in fact the DRC had eliminated all Access Cuts onto Stagecoach Village Drive from Parcel 1 IF the land is rezoned residential. They still have the right to develop as commercial with 1 or two cuts into Stagecoach Village Drive. There is a good argument to allow the cut as a concession to eliminate commercial construction in favor of all luxury townhomes and this was the reasoning behind the March 28th board decision to support the rezoning to all residential townhomes with one access cut.

Based on this new information, I have already authorized our attorney to obtain all written concurrence before the next DRC Meeting. Our agreed terms are:

- All Residential/High End (Luxury) Townhouses to be designed to preserve existing architectural style of Stagecoach
- NO Apartments
- One Access cut to SC Village Drive
- Developer agrees to allow Stagecoach POA/Agents to have input/feedback on architectural design/layout and style of Parcel 1 Development

The developer agreed to all terms. They also stated that if we did not agree to mutually support the rezoning request above at the DRC meeting, they would develop the parcel as 100% blacktop commercial with 1 or two access cuts onto SC Village Drive.

I anticipate this matter to be resolved at the 28 April DRC Meeting. We will have our attorney represent Stagecoach at this and any other DRC meetings. Keep checking the website for updates on this issue.

As a reminder: All Board Minutes, ACC Regulations, Deed Restrictions, etc. are available on the website at <http://www.stagecoachfl.org> or in hardcopy at the Rec. Center if you do not have internet service.

Bruce Brown, Stagecoach BOD President

COMMUNITY NEWS

ACC News

(Architectural Control Committee)

The Architectural Control Committee (a committee appointed by the Board of Directors as written in the Covenants), consists of five volunteer Stagecoach homeowners/residents. The ACC functions to help maintain the beauty, neatness, and harmony of Stagecoach Village, which in turn, keeps this community a desirable one of high value.

To all new and current residents of Stagecoach Village, The ACC reminds you that we all live in a deed restricted community. When we purchased our homes, we agreed to adhere to the Covenants set forth by the builder and the POA Board of Directors. Therefore, when making modifications or additions to your property and/or house, as a homeowner, you are required to submit an ACC application for review and approval of your request. Refer to the "Architectural Review Requirements" (on the website or in hardcopy at the clubhouse office) for specific changes that require applications.

The Board of Directors and the ACC would like to thank Donn Kruglak for serving on the ACC. Donn is moving down state to embark on a new business venture. On behalf of the Board, the ACC, and the POA we wish Donn much success.

Crime Watch

Security Patrol

Security Patrol News

May 2005 marks the fourth anniversary of the Stagecoach Security Patrol. I want to thank the members of the Patrol for all of their efforts in keeping the Stagecoach a safe place. We just had a Security Patrol Picnic to celebrate those 4 years.

You probably don't think much about what the Security Patrol is doing each time they go out on patrol. They help keep an eye on the community and report to the Sheriff's Office any activity that appears suspicious or out-of-the normal occurrences. We, at Stagecoach have been fortunate with minimal crime activity. We do have cases of criminal mischief that are committed by residents of surrounding subdivisions and unfortunately by members of the Stagecoach community. As Pasco County grows, we will surely have more exposure to criminal activity in this quiet little community. Because of this organization, hopefully we have a head start on curbing unwanted activity. We have great relations with the Sheriff's Office, particularly with the deputies of the Community Policing Team.



Current issues are that there have been about 16 auto burglaries in the past four weeks in Central Pasco. Please keep your vehicles locked and report any suspicious activity to the Sheriff's Office.

Central Pasco is experiencing some suspected gang activity in Wesley Chapel. Graffiti is the big problem on the clubhouses. Once again, if you see suspicious activity, report it to the Sheriff's Office.

The non-emergencies phone number for the Sheriff's Office is 813-929-1204.

The Sheriff's Office "speed trailer" was in two areas of Stagecoach in the last month. There were definitely some violators observed on the "speed trailer". Please keep an eye on your speedometer when in Stagecoach. You may save a life.

We need your help to keep our community a safe place. We only ask for a few hours of your time every couple of months when we are at full staff. Please join us. We need your help! Let's keep Stagecoach a safe place to live.

If you are interested in becoming part of the Patrol Team, please contact me at 994-0014 or gypsy03@tampabay.rr.com

Craige Cameron
Stagecoach Security Patrol



STAGECOACH COMMUNITY EVENTS

Stagecoach 50+ Luncheon

If you are a Stagecoach POA resident 50 + years young and would like to meet new friends, come join us. On **Friday May 20**, the 50+ group will take a morning tour of the Yuengling Brewery located at 11111 North 30th St. in Tampa. After the tour, we will have lunch at a nearby restaurant or possibly Busch Gardens Colony House.

If you are going on the tour, please call Mary Rycerz at 907-5539 before May 12. She needs a head count to make reservations for the tour.

At the 50+ Luncheon in March, Harold and Rhoda Soskin treated everyone to fresh bagels flown in that morning from New York. Thanks Harold and Rhoda!!!!!! During the months of June, July, and August there will be no luncheons. The 50+ Luncheons will resume on **Friday September 16** at the Stagecoach clubhouse. Check the Sept/Oct newsletter for more information

From the Management Company

Management & Associates reminds you that your quarterly assessment be mailed in the self-addressed envelopes that were provided to each homeowner when the coupons were sent in December, 2004.

The correct address is:
MANAGEMENT & ASSOCIATES
P.O. Box 30450
Tampa, FL 33630-3450

Ladies Night Out

On, May 4, Wednesday, "Ladies Night Out" will be at Fletcher's Backstreet Grill located at 508 W. Fletcher (Just west of Florida). Meet before or at 6:30 p.m. (Happy Hour ends at 7:00). RSVP to Anne Cameron at 994-0014 ASAP. Reservations will be made for the group.

The June 1 LNO will be held at The Stagecoach Clubhouse at 6:30 p.m. Please bring an appetizer or a dessert to share. Ann Troutman will provide her garage (directly across the street from the clubhouse) to sip on your favorite "adult beverage". The "Ladies Night Out" activities will cease for the months of July and August. **LNO will resume in September 7th**. Check the Sept/October newsletter for details.

STAGECOACH COMMUNITY EASTER EGG HUNT

The event was held on Saturday, April 2, at 10:00 am. The children had a great time with Cassie the Clown and Chuckles, who was our volunteer made up as a clown. The children hunted for over 400 eggs. We all had a snack and received a "goodie bag" to take home. There were 22 children who participated in this fun community event.



We would like to thank Bob and Bill of Dunkin Donuts for their constant support of the children in Stagecoach. I would like to thank all of our adult volunteers and the student volunteers who helped us.

Autumn Johnston
994-9383
jjohnstonaatc@aol.com
Dunkin Donuts
SR 54 Lutz, FL 33549



The Board of Directors and the children of Stagecoach extend a BIG "THANK YOU" to Autumn Johnston and Karen Joyce for organizing the Stagecoach children's events.

Newsletter Volunteers

Editor: Dr. Georgiana Cien

Volunteers:

Michael Cien, Mary & Tony Rycerz, Terry & Peter Fegan, Florence & Fred Dichter, Bob & Jean Millican, Sal & Peggy Buscarino,, Harold & Rhoda Soskin. Anne Cameron, and Carol McVay.

Clubhouse attendants may now be contacted by e-mail to check clubhouse rental availability, etc.

The e-mail address is:

clubhouse@stagecoachfl.org
or
stagecoach1001@juno.com

Motorized Scooters

Motorized scooters are very popular with area youth for both recreation and transportation. The main concern of Pasco County Sheriff's Office is the safety of the scooter operator and the community. These scooters are usually operated by very young drivers on roads with other full-sized vehicles. The use of motorized scooters on Florida roadways is very restricted. According to Florida statutes, these scooters are to be considered "motor vehicles". "Motor vehicle" means vehicles propelled by power other than muscular power". Florida's Attorney General has categorized motorized scooters and ATV's as "motor vehicles". **As a motor vehicle, anyone operating a motorized scooter must have a valid Florida Driver's License pursuant to Florida State Statute 322.03. Therefore, it is illegal to operate them on any road in the state of Florida.** Under current Florida law, operation of motorized scooters is **legal only on private property with the permission of the property owner. It is also illegal to operate motorized scooters on bicycle lanes or on sidewalks (Florida Statue 316.1995).**

A Notice to Parents: Parents are held accountable under state law. Florida Statue 322.35, permitting an unauthorized minor to drive is an arrestable misdemeanor. **Parents who allow their minor children to operate a motorized scooter could be cited or arrested under this statue.** This is in addition to any fines that the scooter operator may receive. **It should be noted that the above statues apply to ATV's, Motorized Go-Carts, and Motorcycles, as well.** For more information, contact the Pasco Sheriff's Office in Land O Lakes at (813) 996-6982 Ext. 3376.

Save These Important Dates

Board Meeting on: May 23 at 6:30 p.m.
 June 27 at 6:30 p.m.

ACC Meeting on: May 16 at 7:00 p.m.
 June 20 at 7:00 p.m.

POA Maintenance Fee Due Date- 7/1/05

Ladies Night Out May 4 at 6:30 p.m.
 June 1 at 7:00 p.m.

50+ Luncheon May 20 at 11:30 a.m.
 for tour of Ying Ling
 June - No Luncheon

Rec. Center Hours

Starting May 31: Summer Hours' Schedule
Fitness Hrs.

Mon-Fri5am-10pm
 Sat & Sun..... 5am-10pm

Pool Hrs.

Mon-Fri6:30am-9pm
 Sat & Sun..... 6:30am-9pm

Media Hrs.

Mon-Fri11am-9pm
 Sat & Sun11am-9pm

Attendants Hours

Mon-Fri11am-9pm
 Sat & Sun11am-9pm



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