



# The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 2, No. 3 - May / June - 2004

## Stagecoach Information

Web site address ---- [www.stagecoachfl.org](http://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- Robert Carpenter-

-Mark Nagel - Carmen Patton - Brian Troutman-

## From the Board President

### PRESIDENT'S COMMENTS

Happy Spring! Overall, things are going very well in Stagecoach. Our gardening committee has become active again planting flowers and working with our landscape company to replant the entrance islands. We have never paid less for our lawn care service and our grounds have never looked better. Thanks to the gardening committee, headed by Mary Rycerz, for volunteering their time to keep our community looking great!

**The Stagecoach Spring Fling and Jazz Festival** will be held on Sunday May 16, 2004 in the Stagecoach park area from 1:00 p.m.- 5:00 p.m. Menu to include: hot dogs, hamburgers, iced tea, lemonade, and bottled water

**\* Homeowners with last names starting with the letters A-M would be asked to bring a side dish.**

**\* Homeowners with last names starting with the letters N-Z would be asked to bring a dessert.**

**The Land O Lakes High School Jazz Band will perform as well!!**

All Residents are invited. This will be the first major community social event we have had in Stagecoach (that I am aware of), please mark your calendars and plan to attend.

The next community event will be a 4<sup>th</sup> of July Celebration. More details will be posted on the web site and at the Rec Center.

**Our Website** ([www.stagecoachfl.org](http://www.stagecoachfl.org)) is for you. The Association pays for the hosting account. I donate my time to maintain and update it. The **discussion forum**

has grown out of hand with the amount of childish & ridiculous entries. I spend time every day editing out the profanity, personal attacks, etc. Please use it as intended, or it will be discontinued. I don't have time to spend babysitting.

### Here is an update on current issues:

- **Security Cameras:** They are in place. They did cost us quite a bit of money, but should help protect our property and assist with prosecution if needed. We also replaced the aging computer that runs our security access system with a new computer, as well as added swipe card stations to the restroom doors. The system works, we have video of three youths smashing their forehead into our mailbox and destroying it.

- **Speeding in Stagecoach** - Slow down!! We will begin to use off duty and unmarked Sheriff deputies to combat speeders. Last time we did this, a dozen or so tickets were issued each night. This is not to harass our citizens, but to protect our community, residents and our children.

- **Santa Fe Pool Use/Fees** - Santa Fe residents now have access to our pool and restrooms. We have started to receive payments from Santa Fe. To clarify, payments are made when a Certificate of Occupancy is issued, and they pay \$100 for the pool use and \$70 for front end maintenance, prorated for the first year based on CO date. We will invoice the new Santa Fe Association and they must pay us before access cards will be issued. Since we will only be dealing with the developer and eventually the association, we do not have to deal with individual residents who don't pay their association dues. If Santa Fe does not pay the invoice in full each quarter, all access for Santa Fe will be suspended.

- **Heating the Pool** - Can it be done? Sure, will it cost money? Sure. Do we have the money? No. This would require a majority vote of residents and would result in increased assessments to cover the cost. Think about it, if this is something residents truly want, then it can be put on the ballot for vote along with the commensurate assessment increase to fund/maintain. Since our pool is fully exposed (i.e. no trees/screen enclosure) and the relative shallow depth, I don't think heating the pool is a wise investment as it heats up fairly quickly. Again, if the community wants it, and is willing to pay for it, it can happen.

- **The Mall** - I know there were notices distributed about how bad the Mall will be to our area (congestion, noise, etc.. etc..) I asked the person who was distributing it who they worked for, who sponsored those flyers, what the pros/cons were (instead of just cons)...no response. The Board has no official stance on the Mall – and there is no intent to fight for/against it. I think most of us realize if it is not a major mall, it will be gas stations, hotels, strip malls.....FYI The property values in the Citrus Park area went up around 35% when the Citrus Park Town Center was put in.

- **Discussions** - Good place to exchange ideas, thoughts (or just complain a lot)  
<http://www.stagecoachfl.org/discuss/Default.htm> I do try to answer questions/concerns and it is open to all residents.

- **Finances** - We spent approx. \$46K in legal fees over an ACC violation (see the discussion forum for history), in addition to prosecuting a large number of liens, collections, etc. which go back over 3 years. The good news is that most legal battles are over, we have the lowest number of overdue assessments ever. We are reducing legal cases and cutting costs. The bad news is the FY03 and FY04 legal costs are tremendous, plus we spent approximately \$21K on Security System upgrades, along with over \$10K for vandalism repairs to the pumps out front (soap), replaced many broken light fixtures, improved the front entrance landscaping and overall island landscaping, and many other improvements...all which cost money and drained our reserve accounts. Your new treasurer is working on re-forecasting our budget, trimming expenses and developing FY04/FY05 spend plans. How does this affect you? At this point, I don't know...certainly the intent is NOT to raise an assessment. We do have over \$70K in reserves in addition to our operating budget and income from assessments and Santa Fe. As a comparison, the average POA assessment in new subdivisions is \$105 per month or \$1260 annually, plus a CDD for 20 years. I would recommend you attend board meetings and listen to the treasurer report to keep current on the financial health of your community.

**The Board Meetings are your time to voice concerns about your community.** The Board fully intends to do what YOU WANT in your community. Please try to attend. If you can not, and still have concerns....you can always email me at [Bruce@stagecoachfl.org](mailto:Bruce@stagecoachfl.org) or any of your board members.

Lastly, I wanted to thank Gigi & Michael Cien for this newsletter. They put the entire thing together, organize and recruit advertising (to keep the costs down), type and format the newsletter, and put hours of work into a first class product – **for you!!**



## COMMUNITY NEWS

### Crime Watch



#### **Security Patrol News**

May 2004 marks the third 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. I want to give a special thanks to the members who helped me start the Patrol from the beginning and are still patrol members: Sal Buscarino, Frank McVay, George Morgan, Mark Nagel, Bob and Marlene Ruffner, Tony Rycerz, Tony Scotto, Linda Valentine and me.

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 Sheriff's Office any activity that appears suspicious or out of the normal occurrences. We, at Stagecoach, have been fortunate with minimal criminal activity. We do have cases of criminal mischief which is 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 this activity. We have great relations with the Sheriff's Office and particularly with the deputies of the Community Policing team. I have a concern, however, that the patrol team has been operating for 3 years and many of the folks have been on patrol for a long time. We have attrition like any other organization for reasons such people moving, schedule conflicts, and health reasons. We have had some folks join along the way but, it is usually enough to merely replace the folks that have resigned from the patrol. It saddens me to even think of this, however, if we continue to lose team members and there are no volunteers to at least replace them, we may have to ultimately disband the Patrol.

We need your help to keep your community a safe place. We only ask for a few hours of 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](mailto:gypsy03@tampabay.rr.com)

Craige Cameron

## A STAGECOACH COMMUNITY EVENT

### Easter Fling



The Easter Fling was a great success. We had approximately 30 children. Activities included: drop the clothespin, toss the ball in the Easter basket, the pond, face painting, and decorate an Easter bag. We also had Easter egg hunts for each age group. For lunch, we had hot-dogs, chips, cookies, and beverages. A big thank you to our volunteers: Karen Joyce, Diana Starnes, Jennifer Slead, Tara Lebron, Ann Troutman, Laura Hacksworth, Sara Joyce, and Cathleen Troutman. Another big thank you to the parents who took the time to bring their children to the event. It was a great time for everyone!

#### Autumn Johnston

*We also need to thank Wendy's of Wesley Chapel for their donations of frosties and toys.*



### The Planting & Gardening Committee



Many, many thanks to the following volunteers who helped me to beautify our community today. Anne Cameron, Barbara Paul, Tony Rycerz, Frank McVay, Jean Milliken, Craige and Cass Pilczuk and Penny from Black Creek Ct. We spent \$291 for the flowers and the labor was free. The landscaping company wanted to charge the Association \$875 a

quarter to do this. **Please help us to keep our community looking great. If you would like to volunteer your services next time, (only a few hours every six months) please call me, Mary Rycerz at 907-5539.** Any help you can give will be greatly appreciated. Again, many, many thanks to the volunteers of our community and all the others who so kindly give of their time and talents.

Mary Rycerz

### ACC News

The ACC reminds everyone to submit an ACC APPLICATION, for external additions and/or modifications. The ACC now meets on the 2<sup>nd</sup> Thursday of each month. Please submit your application prior to that day to insure a timely review.

### E-Check Payment

An error in the E- Check Payment address was given. The correct E-Check address is:

**Stagecoach POA inc.  
c/o the Melrose management Group  
PO Box 531010  
Orlando, FL 32853**

#### Newsletter Committee

##### Editor:

Dr. Georgiana Cien

##### Committee Members:

Michael Cien, Barbara Paul, & Claire Evans

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

### Upcoming Events

#### Independence Day

An **Independence Day (4<sup>th</sup> of July)** activity is in the planning stages. The exact time and date will be posted on the web page and at the clubhouse. For more information you can contact Autumn at 907-0476.

#### Stagecoach 50+ Luncheon

The next 50+ Luncheon will be on Friday, May 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. **The luncheons will stop for June, July, and August. They will resume in September.**

For more information, call Mary at 907-5539. All 50+ Stagecoach residents are invited. Meet your neighbors and make new friends.



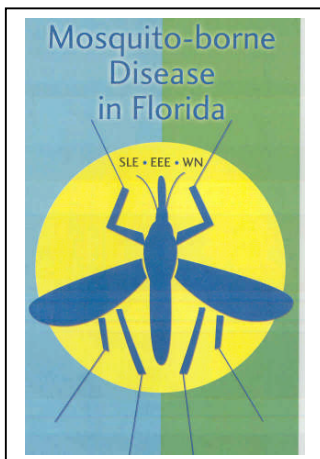
#### Ladies Night Out

On May 12th at 7:30 p.m., "Ladies Night Out" will be at Chili's Restaurant on Bruce B Downs in New Tampa. Meet at Chili's at 7:30 p.m. **Please RSVP to Anne Cameron at 994-0014 by May 10<sup>th</sup>.** She will make reservations for our group. Our group will get together again until September 2004.

## Mosquito Borne Disease in Florida

Remember the **5 D's of Prevention** for mosquito borne diseases:

Don't go outdoors at **Dusk & Dawn** when mosquitoes are most active. Protect against bites, **Dress** so your skin is covered with clothing, Protect bare skin and clothing with a **Deet** mosquito repellent and **Drain** stagnant water so mosquito wrigglers can't grow-up to be biters. For more information about pesticides, call 1 (800) 606-5810. or check the web site of the Florida Dept. of Health at: <http://www.doh.state.fl.us/Environment/hsee/arbo/index.htm>



### Save These Important Dates

Board Meeting on: May 24 at 6:30 p.m.  
June 28 at 6:30p.m.

ACC Meeting on May 13 at 7:00 p.m.  
June 10. at 7:00 p.m.  
All meet at the Rec. Center

Ladies Night Out - May 12 at 7:30 p.m.  
Resume in Sept.

50+ Luncheon May 21 at 11:00 a.m.  
Resume in Sept.

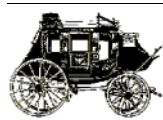
POA Maintenance Fee Due Date-  
July 1, 2004 .

## PATRONIZE OUR ADVERTISERS



**Pet Sitting** \*Licensed and insured  
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**Daily, weekly or monthly service.**

679-6883  
Mike Harrison



**FOR SALE**

Copies of the original Stagecoach Mailbox Decal stickers are available at the recreation center for \$2.00 each. Please see an attendant to purchase.

### 2004 : An Election Year

#### County-wide Election Dates

Primary Election August 31, 2004  
General Election November 2, 2004

### Summer's Here : Pool Time

**Please Review the Pool Rules.** The attendants would like to remind you that an adult must accompany children under 16 years of age.

### Rec. Center Hours

#### Starting May 31: Summer Hours' Schedule

##### Fitness Hrs.

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

##### Pool Hrs.

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

##### Media Hrs.

Mon-Fri .....11am-9pm  
Sat & Sun .....11am-9pm

##### Attendants Hours

Mon-Fri .....11am-9pm  
Sat & Sun .....11am-9pm

## 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