



The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 8, No. 4 – Aug/Sept - 2010

Stagecoach Information

Web site address ---www.stagecoachfl.org

Recreation Center – 991-9821

3632 Mossy Oak, Land O Lakes, FL 34639

Board President: Mark Hardy

Board Members :

Anne Cameron – Michael Cien – Mary Cluck –

Bob Beldon – Lisa McArthur - Robert Carpenter

COMMUNITY NEWS

From Your Board President

We're Making Improvements

I hope everyone has been staying cool! Your board continues to make necessary repairs and improvements to our pool, fitness room and clubhouse. We have approved re-strapping and repairing chairs and lounges in the pool area, repairing exercise equipment, and repairing the clubhouse rear door, and drainage issues at the back of the clubhouse. We have also trimmed branches around the park and ground down stumps.

We continue to look into ways to improve the security of our community. Your Board will implement strategies to deter vandalism and theft. Brian McArthur (husband of board member Lisa McArthur) donated his time to research cost effective video surveillance solutions. The board has approved the addition of three additional high-definition cameras located a strategic areas.

In addition, with back to school right round the corner, the board has approved new and larger park benches. Unfortunately the original park benches have been routinely vandalized and have become costly in constant repairs. Although the new benches will be stronger, vandalism continues to cost our homeowners money.

Unpaid Homeowner Dues

Please note that any unpaid balances from homeowner dues, fines, etc over 90 days will result in a loss of privileges to our community. Please call Joan at the management company to resolve as the attendants do not have the authorization to activate your card unless the account is paid in full. Letters are sent by the management company informing residents of any outstanding balances.

Our Newsletter: *The Stagecoach Express*

I would like to recognize our Newsletter Committee Chair Gigi Cien and board member Treasurer Michael Cien for their work with our newsletter. Gigi and Mike have volunteered tons of hours putting our newsletter together including layout, formatting, editing, and driving to and from the printer and driving to the post office so that Stagecoach residents are aware of current news and upcoming events. Mike and Gigi have been preparing the newsletter since 2002. If you read each newsletter, you will know everything that's happening in our community. So, read the newsletter and keep it for future reference until you receive the next issue. The newsletter also contains important phone numbers you may need. Also, each time the newsletter is mailed, a group of residents volunteer their time to prepare the newsletters for mailing. This entails folding and putting address labels and stamps on the newsletters. Their names appear on the newsletter as "Newsletter Volunteers". Thank you to Gigi and Mike and all the volunteers who make our informative newsletter possible.

What Can You Do For Your Community?

Lastly, we need volunteers. We understand that these are difficult times, but we need to keep our proud community thriving. Our Hearing Committee (formerly called the Fining Committee) needs volunteers to allow residents to explain their situation and if appropriate, develop solutions to resolving the issue before a fine is levied. Our goal is not to fine, but to get cooperation in resolving an issue that violates our deed restrictions. The committee will make recommendations to the board and the board will decide based upon the recommendations of the committee whether or not to impose a fine. This committee is a final option to have fellow homeowners review your situation and make the case to the board on your behalf. As always, speak with Joan if there is a problem and most of the time the issue can be resolved.

Monthly Board Meetings

As always, come to the monthly meetings and be informed about Stagecoach and how you can serve your community. Before each meeting at 6:30 p.m. we open the meeting with questions. This is your time to ask questions or make comments. Let your board know what is important to you. I am looking forward to seeing more of you at the next Board meeting on Monday, August 23 at 6:30 p..m.

Mark Hardy
POA Board President

Crime Watch & Security Patrol News

Vandalism Down, But Continues

The summer months seem to have been relatively good to Stagecoach. (Did I say that out loud?) There have been some incidents, but relatively low in number. Unfortunately, vandalism is still costing us money! If you see it or know who is doing it, PLEASE REPORT IT! The broken lights on the street islands continue to cost the homeowners' association (you) too much money!



The Stagecoach Property Owners' Association Board of Directors continue to authorize the continued use of off-duty deputies to patrol Stagecoach during various hours of the day to help deter criminal acts. They are authorized to make arrests when necessary.

Protect Your Property

I continue to request every Stagecoach resident, when something doesn't look right in the neighborhood, CALL THE SHERIFF AND REPORT THE INCIDENT.

Watch for:

- Break-ins of abandoned homes (being used for parties or sleeping quarters)
- Rec Center parking lot to drink alcoholic beverages. That is illegal!
- People in the park after 9:00 p.m. (the park closes at 9 p.m.)
- Suspicious vehicles or persons that don't seem to belong

Be sure to quickly gather as much information as possible; **license plate, type of vehicle and color.** A good description of any individual that you are reporting, should include clothes color, hair color or any other relevant information. Anything that you think might help identify the unknown persons.

Please report suspicious activity to the Sheriff's Office. **The non emergency number is 929-1204** but of course if it is an emergency call 911.

Some time after the incident has been reported to the Sheriff, please report the information to the Rec Center office. If an attendant is not available leave a message, they will get the information to me. But please remember, CALL THE SHERIFF FIRST, we are not reporting the information it is just to collect information thank you. The Rec Center number is 991-9821

Wanted: Homeowners Who Care About Stagecoach

The Stagecoach Security Patrol needs more folks like you to join us. We need as many patrol members as possible to keep our neighborhood a great place to live. Please contact me if you can give a couple hours a

month to support the security of Stagecoach! We need more patrol members!

Sheriff's Website; A Great Resource

Don't forget to view the Sheriff's new website, there is valuable and interesting information posted there.

<http://www.pascosheriff.com/webapps/index.pgm>
(Section "On-line Resources" such as "Call Activity" "Subdivision Activity")

Just about anything you might want to know about what is going on in Pasco law enforcement is located on the website.

Thank you for your support!

Craig Cameron
994-0014

Architectural Control Committee (ACC)

The Stagecoach ACC members would like to thank those applicants that have been sending in their apps with the required information. It makes the approval process so much easier. Also, when one attends the meeting, it gives us a chance to get answers to our questions and facilitates quicker approval.

The ACC is looking for people interested in joining us to help administer the rules and guidelines of our community. A long-time ACC member, Ann Troutman, will be relocating and leaving Stagecoach. We want to extend a huge "THANK YOU" to Ann for all the hours she has volunteered as the Chairperson of the ACC. The Board of Directors is most appreciative of her service to our community and wishes Ann and Brian much luck in their new location.

Respectfully submitted,
Lloyd Evans
ACC Chairman

**Please contact our property manager,
Joan Fissella, at (813) 433-2009 or by
E-mail at JFissella@mgmt-assoc.com
if you have a question or concern
regarding Stagecoach common areas,
Deed Restrictions, or any other issue,**

STAGECOACH COMMUNITY EVENTS

LADIES NIGHT OUT!

SEPTEMBER 8, 2010



IN SEPTEMBER, WE WILL BE PLAYING BINGO AT THE CLUB HOUSE. PLEASE BRING \$5.00 AND A SMALL APPETIZER TO SHARE. WE WILL MEET AT 7:00PM. STAGECOACH LADIES, FEEL FREE TO BRING YOUR FRIENDS OR FAMILY MEMBERS FOR TWO-HOURS OF BINGO FUN. IF YOU HAVE QUESTIONS, CALL GIGI AT 907-3555,

American Flag Donated to Stagecoach

The next time you go inside the Rec. Center Media Room or go to the attendant's office, look in the corner for "Old Glory". Stagecoach resident, Pam Shawnessy, donated this beautiful American flag to be displayed inside.



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Voice Your Opinion, Remember to Vote.



The Primary Election is August 24, 2010, and the General Election is November 2, 2010. In a Primary Election, you can only vote for candidates of the party in which you are registered. You cannot change your party affiliation at the polls on

Election Day.

If you are registered, there are so many opportunities to vote, that you have no excuse not to vote. Visit Pascovotes.com for requirements and complete information, or call the **Land O'Lakes Election Office at 813-929-2788** or the **Wesley Chapel Election Office at 813-929-1392** if you have any questions.

You can vote at your assigned precinct on primary and election days. If you are assigned to Precinct 141, it is located at the Stagecoach Clubhouse and open for voting on August 24th and November 2nd only. You can vote early, in person, at several locations before Election Day (not at Stagecoach). Or if you need to, you can request a ballot to vote by mail.



Drive slowly and cautiously.

Stagecoach children and
teens are back in school.



HAVE A GREAT SCHOOL YEAR



Monday, September 6, 2010

Labor Day, the first Monday in September, is a creation of the labor movement and is dedicated to the social and economic achievements of American workers. It constitutes a yearly national tribute to the contributions workers have made to the strength, prosperity and well-being of our country.

So, celebrate your achievements, whether at your place of employment, your home, or at school. Have a safe and relaxing holiday.

Stagecoach Chuck Wagon Corner

Crock Pot Cooking

Stuffed Cabbage Casserole

INGREDIENTS:

1 pound ground beef
1 medium onion, chopped
4 cups chopped cabbage
1 medium chopped green pepper
1 cup par-cooked white rice
1 cup water
1 can tomato paste (6 oz.)
1 can diced tomatoes, undrained (14 ½ oz)
½ cup ketchup
2 Tbs. vinegar
2 Tbs sugar
1 Tb Worcestershire sauce
1 ½ tsp salt
½ tsp pepper
¼ tsp onion and garlic powder
Optional: 1 tsp dill weed

In a skillet, fry beef and onions over medium heat until meat is no longer pink. Drain fat. Transfer to a crock pot. Add cabbage, green pepper and rice. In a Separate bowl, combine the water and tomato paste. Stir in the remaining ingredients. Pour contents of bowl over the beef mixture and mix well.

Cover and cook on LOW for 4 hours or until rice is done and vegetables are tender. Stir every hour or as often as you like.

Yield: 4-6 servings
If you like stuffed cabbage, you'll love this quick and easy dish.