



The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 8, No. 6 – Dec 2010/Jan - 2011

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

Happy Holidays! As we close out the year 2010 and look back to reflect, your HOA Board would like to take this opportunity to thank our community for its continued cooperation, constructive comments and forward progress. As a whole, we look forward to greater community involvement in 2011 and anticipate additional progress.

Budget Issues

As I stated in my first President's report, I believe we have one of the best developments in our area and our park area is truly unique. Economics continue to be very challenging for most of us, but we must do our part in keeping our community marketable. Maintaining your property's appearance helps us all. Paying your dues on time and respecting community property is essential in keeping costs in line for ALL of us. If we do not take responsibility, eventually, those increasing costs will be passed onto us in the form of increased association fees. Stagecoach has benefited from a Board, which is fiscally responsible and frugal about costs. I applaud and appreciate each one of them for their efforts to keep costs in line.

Your board has the responsibility of generating a budget, reviewing costs and creating alternative cost proposals, to maintain that budget. Many communities out there are not as successful as we are about staying within our financial parameters. When budgets are exceeded, those financial shortfalls are passed directly and immediately onto the homeowner. I cannot emphasize enough how fortunate we are here in Stagecoach. However, as this community ages, it requires continual maintenance of landscaping, fountains, ponds, clubhouse and pool amenities. These maintenance costs will keep Stagecoach looking great and continue our

ATTEND THE ANNUAL BOARD MEETING

January 24th Monday at 6:30 pm

Stagecoach Recreation Center

Bring your proxy or mail it to the management company so there is a quorum, which is needed to conduct business & vote new Board members into office.

neighborhood marketability. When we incur costs to repair needless vandalism, our forward momentum is lost and our community's overall vision is impacted. Vandalism costs us all.

Board Supports Security Issues

Your Board strongly supports our neighborhood crime watch patrol, as it has had a positive impact on keeping Stagecoach safer for everyone. These volunteer patrols work to reduce costly vandalism, chase away criminal activity and thwart mischief. These actions result in making our neighborhood safer and thusly, more desirable to potential homebuyers. We supplement our volunteer efforts with additional security cameras and random sheriff patrols as an additional deterrent to vandalism and crime. Be thankful for your neighborhood watch and appreciate their dedication to our community.

Volunteers Make Stagecoach a Better Community

Also, I wish to thank those of you who have already volunteered to help decorate our community for the holidays. Your personal touches help create a strong sense of community and you are appreciated. As we approach a new year, make a goal of getting involved in helping your neighborhood thrive. There are so many opportunities for whatever talent you may possess. It is a worthwhile effort and we all benefit from active participation. There are open positions on the board and our **committees** always are in need of new members; like the **Architectural Review Committee, Hearing Committee, and Security Patrol** (among others) as well as judges for various activities throughout the year. Thank you to those of you who always step up. You are appreciated.

Sidewalk Maintenance

Lastly, I would like to discuss an issue that has been asked of Board members concerning sidewalk maintenance. The Stagecoach HOA maintains sidewalks and grassed areas within the Pasco County right of way for areas common to all homeowners. These areas are the clubhouse/park and the walkways along the boulevard. The Stagecoach HOA DOES NOT maintain County right of way areas for each **individual** homeowner lot, as that is regarded a homeowner responsibility. Please report to the HOA any issues associated with maintenance of the Clubhouse, Park and Boulevard areas so that the Board can address these issues. I have included common maintenance problems and the fixes range from grinding to replacing sidewalks. Please be aware of these issues when walking, jogging, biking, etc.

10.1.2 Sidewalk maintenance problems

Every homeowner should look for conditions likely to inhibit pedestrian access or cause injuries. The following list of common sidewalk maintenance problems was generated from promotional material created for homeowners by the Bureau of Maintenance in the City of Portland, Oregon (1996) and the Division of Engineering for the Lexington-Fayette County Urban Government (1993):

- **Step separation** - A vertical displacement of 13 mm (0.5 in) or greater at any point on the walkway that could cause pedestrians to trip or prevent the wheels of a wheelchair or stroller from rolling smoothly;
- **Badly cracked concrete** - Holes and rough spots ranging from hairline cracks to indentations wider than 13 mm (0.5 in);
- **Spalled areas** - Fragments of concrete or other building material detached from larger structures;
- **Settled areas that trap water** - Sidewalk segments with depressions, reverse cross slopes, or other indentations that make the sidewalk path lower than the curb. These depressions trap silt and water on the sidewalk and reduce the slip resistant nature of the surface;
- **Tree root damage** - Roots from trees growing in adjacent landscaping that cause the walkway surface to buckle and crack;
- **Vegetation overgrowth** - Ground cover, trees, or shrubs on properties or setbacks adjacent to the path that have not been pruned can encroach onto the path and create obstacles;

I have enjoyed working with a volunteer Board which cares about the well-being of the community and impresses me with its' frugal dedication. This Board has accomplished much within a very tight budget. Please help and get involved with the Home Owner's Association. I am looking forward to seeing more of you at the Annual meeting. If you are not able to attend the meeting, please be sure to be to turn in your proxy.

Mark Hardy
President, HOA Board of Directors

\$\$\$ From the Board Treasurer \$\$\$

We are coming to the end of our budget fiscal year. Even with foreclosures and some of our homeowners behind in there quarterly dues, we are going to be within our budget for 2010. We have to thank the board members and volunteers for being so frugal with spending.

We also had a reserve funding study done this year. This study forecasts what we will need to spend in the future on repairs of the community building, pool, and etc. We are on track at the present time, not anticipating any future expenses. Our quarterly dues will remain the same for 2011.

Michael Cien, POA Board Treasurer

Crime Watch & Security Patrol News



Keep Your Holidays Happy and Safe

The Holidays are a wonderful time of the year! Be careful and watchful while out shopping, driving on the road, and when you return to Stagecoach. The Stagecoach Property Owners Association Board of Director continue to authorized 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.

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!
- Individuals and/or vehicles that are suspiciously "just hanging out".
- People in the park after 9:00 PM (the park closes at 9 PM)
- 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**

Our Security Patrol Always Needs Help

The Stagecoach Security Patrol needs more folks like you to join us. It's as simple as a telephone call and some minimal training to let me know you are willing to help keep Stagecoach a safe community. See my number at the end of this article.

The Pasco Sheriff's Website

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> (Sections: "on-line resources", "call activity", "Subdivision Activity). Just about anything you might want to know about what is going on in Pasco law enforcement is on the website.

Thank you for your support!
Craig Cameron
994-0014



Another Great Community Yard Sale

Thanks to Stagecoach resident Tricia Gregorie, our November yard sale found our streets and driveways busy with many shoppers looking for bargains. Tricia coordinates, advertises, and promotes the yard sale. The Board appreciates and thanks Tricia for volunteering on the bi-annual community event.



*The Stagecoach Board of Directors
wishes everyone a Very Merry
Christmas, a Most Happy Hanukah*



STAGECOACH COMMUNITY EVENTS

LADIES NIGHT OUT!

December Ladies Night Out Advent by Candlelight

If you have not purchased your ticket for the Wednesday December 8 7:00 pm LNO event, there are a few tickets left. - please call Anne Cameron at (813) 994-0014.



On Wednesday January 5, 2011, The Ladies of Stagecoach will meet at Applebee's Restaurant at 6:45 p.m. It is located on Wesley Chapel Blvd. (SR54) (Just east of Bruce B. Downs)

If you would like to receive monthly E-vite E-mails for future "Ladies Night Out" dates and locations the 1st Wednesday of each month, E-mail Gigi at drqc52@verizon.net so we can add you to the list.



“DECORATE YOUR HOME FOR THE HOLIDAYS” CONTEST

Stagecoach volunteer judges will be riding around the community for the annual contest the week of December 13-17. One winner will be selected from each section for a total of six prizes awarded. **Winners will receive cash prizes.** So, have those lights turned on, especially on these five nights. Show your holiday spirit by lighting-up the neighborhood.

Cruising through Stagecoach to enjoy the beautiful lights and decorations can be an inexpensive annual holiday activity for you and your family.

If you would like to volunteer to help judge the houses, e-mail Gigi Cien at drcg52@verizon.net before December 12th.



Celebrate his dream on Martin Luther King Day, January 18, 2011 and live it everyday



Children’s Holiday Coloring Contest

On page 5 of this newsletter is a holiday picture that your child can color, paint and/or decorate and enter in **The Stagecoach Holiday Coloring Contest.** Hey kids, this is your chance to get creative. There will be four (4) age groups to be judged: The Infants/Toddlers (ages 1-2), The Preschoolers (ages 3-5), The Early School-Age (ages 6-8), and The Later School-Age (ages 9-11). The judges (the Board of Directors) will choose the 4 winners on December 20th. Winners will receive cash prizes of \$15 and one of the winning creations will be printed in the Feb/March newsletter.

Have your child color, paint, and/or decorate the holiday gift package picture (only from this newsletter) and print their name, age, and address at the bottom of the picture. Place it in the box at the clubhouse media room no later than December 19th by 6:00 pm. Additional blank pictures are available at the Rec Center Office.

If you have any questions, e-mail Gigi Cien at drcg52@verizon.net



Newsletter Volunteers

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Volunteers:

Michael Cien, Florence & Fred Dichter, Claire & Lloyd Evans, Sal Buscarino, Betty Hart, Rhoda & Harold Soskin, Beverly Ackerman, and Mary & Tony Rycerz

A big “THANK YOU” to the newsletter volunteers