



The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 9, No. 6 – Dec.2011/Jan.2012

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 : Michael Cien – Bruce Brown –
Bob Beldon – Lisa McArthur - Jean Millican -
Terry Conway

COMMUNITY NEWS

From Your Board President

Decorating Stagecoach for the Holidays

I hope everyone had an enjoyable Thanksgiving and survived Black Friday as we make our way toward the holiday season and end of 2011. Once again we will have our annual Holiday Home decorating contest. If you would like to be a judge for the home decorating contest or would like to help decorate the clubhouse and Stagecoach entrance, please contact our attendants, committee, or board members.

The 2012 HOA Budget Approved by Board

At the November HOA meeting, the Board approved the 2012 budget. M&A, our property management company, mailed a copy of the 2012 budget to each home for you to see, along with your quarterly assessment fee coupons.

Board Treasurer, Michael Cien once again was able to assemble the budget for 2012 without raising our current HOA fees. **This was not easy since maintenance costs have been increasing and our list of delinquent homeowners list grows.** Also, your board has accomplished many improvements to our community over the past 11 months. A few of these improvements include better lighting along the boulevard, common area sidewalk repairs completed by Precision Sidewalk Safety, and landscape enhancements around the clubhouse.

House and Trim Paint Colors

In addition, the board addressed the issue of our communities' paint colors. The board chose to have an independent color consultant review our existing paint colors. They drove the neighborhood and made

Plan to attend the HOA Annual Meeting in January 2012 at the 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.

recommendations to the ACC. The ACC members, upon their review, made the recommendation to the board. This provides our community with an outside review to provide a variety of colors that co-exist together and maintain the harmony of our community.

Volunteers to Form a Hearing Committee

I would like to Thank Anne Cameron, Phyllis Dias, Ian Kimpton, George Morgan, and Mary Rycerz for volunteering to be on our Hearing Committee to listen to the personal situations of homeowners who need time to correct a deed restriction violation. We need volunteers for our committees and board positions. Our committees provide first contact for many homeowners when trying to understand and interpret our deed restrictions. The board reviews committee or homeowner's concerns, obtains and reviews multiple bids and determines how to best use the community's money.

HOA Annual Board Meeting

The Annual Meeting is fast approaching. Please send in your proxy and if you would like to be on the board, let someone know. As I indicated in past newsletters, utilize the committees and board to get answers to your questions before investing a lot of time and money into projects that may be in conflict with the deed restrictions. Please remember this is a volunteer board and volunteer committees that have the best interest of the community. If you feel that you would like to see change, volunteer for a committee or the board.

I wish everyone a Merry Christmas, Happy Holiday, and Happy New Year!

Mark Hardy
President, HOA Board of Director

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.



From the Architectural Control Committee (ACC)

The ACC members would like to remind residents that it is required that all new paint changes, to your house exterior, be submitted by application. If you are re-painting an original color it is appreciated if you still submit an application for the records.

As was mentioned In the Board President's Report, paint colors for houses and trim have been reviewed and that there are changes to the approved trim and exterior house colors. **The State of Florida now mandates that every Florida HOA maintain a sample of the exact and specific house and trim exterior paint colors.** The HOA may not deviate from these existing samples or may not approve a color that is not on the sample board of colors until there is another review and change in paint colors. **The approved house and trim color samples are on the board at the clubhouse. These will be the only colors allowed.**

Thank you to all that come to the meetings to answer any question(s) we may have.

Your ACC Members

Peace

STAGECOACH COMMUNITY EVENTS

LADIES NIGHT OUT!

December Ladies Night Out "Advent by Candlelight" at Holy Trinity Lutheran Church

If you have not purchased your \$5 ticket for the Wednesday December 7 7:00 pm LNO event, there are a few tickets left. - Please call Anne Cameron at (813) 994-0014. You won't want to miss this evening with friends, a dessert buffet, and Christmas music, all in a holiday atmosphere of glistening lights.



The ladies will enjoy an assortment of delicious desserts. Entertainment will be provided by the Salvation Army Brass Ensemble. Bring your singing voice as we can participate in singing the standard Christmas carols.



On Wednesday January 4, 2012, The Ladies of Stagecoach will meet at Yamato Japanese Steakhouse & Sushi Bar at 6:45 p.m. It is located at **The Shops at Wiregrass** at 28347 Paseo Drive Unit #150 in Wesley Chapel (813)907-8701.

We can dine on the hibachi grill side and watch the skillful hands of the chef prepare our meals OR we can dine on the restaurant side with a larger menu selection. The menus can be viewed at the following website: mealcab.com

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@tampabay.rr.com so we can add you to the list.

THE STAGECOACH BOARD OF DIRECTORS WISHES EVERYONE A BLESSED CHRISTMAS, A VERY HAPPY HANUKAH, AND JOYOUS HOLIDAYS



“DECORATE YOUR HOME FOR THE HOLIDAYS” CONTEST



Volunteer judges will be driving around the streets of Stagecoach for our annual contest the week of December 12-16. 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 our neighbors' beautiful lights and decorations can be an inexpensive annual holiday activity for you and your family.

If you would like to volunteer for a fun evening of judging the houses, e-mail Gigi Cien at drcg52@tampabay.rr.com before December 11th.

WINTER AQUA ZUMBA AT GROVES POOL

Now that fall is definitely here and pool temperatures are too cold to comfortably enjoy Zumba in the Stagecoach pool, Lenka Greer, our instructor, and the Zumba gang at The Groves have invited Stagecoach residents to continue our Zumba aqua fitness at **The Groves heated pool** during the winter where she leads two (2) classes each week.

The current class schedule at The Groves heated pool is as follows:

**Tuesdays at 10:00 am - 11:00 am \$7/class
and Thursdays at 10:00 am - 11:00 am \$7/class**

If you would like to join Lenka and The Groves Zumba group, contact Lenka Greer by e-mail at zumbaflame@gmail.com to make car pool arrangements from the Stagecoach parking lot.

Look for the start-up notice for Aqua Zumba in The Stagecoach pool in the April-May 2012 newsletter

Presidential Preference Primary

If you are a registered Republican voter in Florida, mark your calendar to vote on **January 31, 2012**, in the Presidential Preference Primary for Republican voters. To verify if you are registered and your address is current, party preference, and all other voter information go to www.pascovotes.com or call (813) 929-2788. New residents of Florida must put their application to vote in by January 3, 2012. All address changes should be submitted according to directions on the website.

If you are in Precinct 141 you can vote at the Stagecoach Clubhouse on Mossy Oak Circle on January 31st from 7 am to 7 pm. If you find it necessary you can request a vote by mail ballot. You can also vote early, in person, between January 21, 2012 and January 28, 2012 at several sites. Verify times and locations at the Supervisor of Elections web site. Early voting will not be at your local precinct.

When voting bring both picture and signature identification. A Florida driver's license or ID card will meet this requirement. Look at the website for other acceptable forms of ID.

VOTE

**Save
These
Important
Dates**



The Board of Directors gave recognition to the many Stagecoach residents who volunteer their time, talents, and services to make our community a very special place to live.

- Michael & Georgiana Cien
- Bob & Jean Millican
- Craige & Anne Cameron
- Ed & Mary Cluck
- Robert & Barbara Carpenter
- Brian & Ann Troutman
- Tony & Mary Rycerz
- Sal & Peggy Buscarino
- Fred & Florence Dichter
- Peter & Terry Fegan
- Ian & Barbara Kimpton
- Lloyd & Claire Evans
- Bob & Beverly Ackerman
- Bob Jarabek
- Karen Joyce
- Frank McVay
- Bruce Brown
- Lisa McArthur
- Mark Hardy
- Phoenix Link
- Linda Valentine
- Gil Dembeck
- Cassie Neely
- George Morgan
- Tricia Gregoire
- Carmen Patton
- Mitch Poulson
- Sue Hibbard
- Harold Soskin
- Bob Beldon
- Kathleen Troutman
- Terry Conway
- Todd Workman

**Sorry if we missed any other volunteers
This list of volunteers does not include the Security Patrol**



MANAGEMENT AND ASSOCIATES

email: dscannavino@mgmt-assoc.com

DOMINICK SCANNAVINO

President

Full Service Professional Property Management
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Main Office 813-433-2000 ext. 2020 Fax 813-433-2040 Toll Free 1-877-626-2435

Our property management company is "Management and Associates". We now have a new representative who attends our monthly board meetings. If you have any questions and/or concerns regarding Stagecoach properties, address them to Dominick Scannavino, not the Rec. Center attendants.

"I HAVE A DREAM..."

- Martin Luther King, Jr.



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