



# The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 7, No. 1 – Jan. / Feb. - 2009

## Stagecoach Information

**Web site address** ---[www.stagecoachfl.org](http://www.stagecoachfl.org)

**Recreation Center** – 991-9821

3632 Mossy Oak, Land O Lakes, FL 34639

**Board President:** Robert Carpenter

**Board Members :**

Anne Cameron – Michael Cien – Mary Cluck –

Ken Koran – Mitch Poulson -Brian Troutman

## From the Board Presidents

I hope that everyone had a wonderful holiday season and wish you all a great and prosperous New Year!

### Annual Meeting Sceduled

With the annual meeting coming up, I urge everyone to fill out the proxies and get them back in. It is very important that you as a homeowner do this. There is only one position open on the board and we would love to have someone elected at this meeting. We need to have a quorum to be able to hold our annual meeting.

### A Few Repairs Made

There has not been too much happening since the last newsletter came out, just a few happenings in the neighborhood. Many of you may have noticed that the flag poll was down for a while. It was hit by a car or truck and it appears that racing may have been involved. As there was no car there when it was discovered, we have no idea who was responsible. Consequently, the cost of repairs was the burden of the POA. Luckily it was not a tremendous cost. Our sign post also had to be repaired, but that was due to the storm that came though around Thanksgiving.

### Improvements Made

On another note; we have new carpeting in the weight room and office. We are also in the process of revamping the playground area. We have several ideas and received some valuable input from several people in the community. There will also be some other changes in the New Year. We have decided to bring in a different landscaping company. We will be looking at a different aquatic company to take care of our retention ponds. We are hoping that these changes will improve the looks of our community and take care of the condition of the ponds.

With Best Wishes for a Happy New Year,

Robert Carpenter,  
POA Board President

**Annual Meeting of the  
Stagecoach Property Owners  
Association will be held at the  
Rec. Center on Monday,  
January 26, 2009 at 6:00p.m.  
Plan to attend or send your completed  
proxy to the management company.**

## COMMUNITY NEWS

### **Crime Watch & Security Patrol News**

#### Patrol Has Fall Meeting and Dinner

The Stagecoach Security Patrol held a meeting and dinner in November.

The Security Patrol and some of its members donated \$195 to Christmas Food Baskets sponsored by the Pasco Sheriff Charities. We also had our Community Policing Deputy, Dan Olds, as a guest speaker. He updated us on what was happening in Central Pasco. Other subdivisions are having many more crime incidents than we are, however, burglaries continue to occur.



#### Better Safe Than Sorry

Remember to keep your vehicle locked, your home locked, and your security system activated. Be sure to close your garage door to prevent theft of your property. This can deter anyone driving through the neighborhood looking for an opportunity to take something of value.

#### B & E and Robbery Update

On July 3<sup>rd</sup>, a home in our community was broken into and the assailant stole an HD flat screen TV. With the efforts of the Pasco County Sheriff's Department, a dedicated Pasco detective, and two Stagecoach witnesses, the young man was caught, jailed, and appeared before a Pasco County judge. The young man admitted guilt and was sentenced to three years in the state prison and ten years of probation. He was also ordered to pay restitution for his many robberies in Pasco County. This proves the legal process does work and the "good guys" do prevail. The victims did get their TV back.



## One of Our Own Helps Save Lives

MIAMI September, 2008 - Four air and ground crews from across Florida Wing converged in south Florida on Saturday night in a successful effort to save four passengers of a Miami-based helicopter, missing since afternoon. Two ground teams from Broward and Miami-Dade counties scoured the airports and landing sites across the Keys, while aircraft and aircrews from Punta Gorda and **Tampa** were involved in the aerial search. Additionally, a third aircraft from Ormond Beach served as the overhead communications or "high-bird" flight.

Lt. Col. Mike Cook, incident commander of the mission, said CAP was assigned the search about 2 a.m. Sunday. Air and ground crews were alerted and assembled at Kendall-Tamiami Executive Airport during the night. At first light, all three CAP aircraft were in the air. By 8:45 a.m. the Tampa aircraft located the downed Robinson R-44 helicopter floating upside down in Florida Bay, halfway between the coastline and Marathon. The four survivors were unharmed and atop the floating helicopter.

The Miami-Dade Fire Rescue Department was alerted to the downed craft's exact location. A rescue helicopter was immediately dispatched and pulled the downed airmen to safety. They were flown to an area hospital for observation and released.

The Tampa search plane's aircrew consisted of Lt. Col. Arnie Glauser, pilot; **Capt. Gil Dembeck, observer, (Stagecoach Resident)** and 1st Lt. Jim Yeninas, members of the Hillsborough One Senior Squadron. **The Stagecoach POA recognizes Mr. Dembeck for his service to the Civil Air Patrol and congratulates him for helping to save the lives of four people. Well done, Gil!!!!**

### **Management & Associates ( M&A)**

Joan Fissella, Manager (813) 433-2009  
720 Brooker Creek Blvd. Oldsmar, FL

### **From Our Property Manager**

The Stagecoach POA Annual Meeting will be held on January 26, 2009 at 6:00 pm in the Rec. Center. You are urged to attend this one annual meeting so that community business can be conducted with a quorum, as required by Florida State Law.

The staff at Management & Associates wishes all Stagecoach residents Happy Holidays and a Healthy New Year.

### New Security Vehicle Signs

The Security Patrol signs, on the side of the vehicles, will be changing in the next few months. You will notice that they will have a star circled with "Pasco Security Patrol" instead of the current "We Report Crime" signs.

### B & E of an Abandoned House

There was a break-in of an abandoned house in November. People broke into the house then used it as a party place. The Sheriff's Office was called by a Stagecoach resident and one of the participants was arrested. Please be aware of what is going on around you in Stagecoach. There are individuals using our Rec Center parking lot to drink alcoholic beverages. That is illegal! If you notice a vehicle in the Rec Center parking lot, after it is closed (9 pm M-F 8 pm Sat Sun), and if it is not a Security Patrol vehicle, then it probably doesn't belong there. Call the Sheriff. We have had "auto break-ins" in Stagecoach. If you notice something that doesn't seem quite right, call the Sheriff. If your call stops a crime, that is one for the "good guys".

### Be Aware and Report Suspicious Activity

If you notice any suspicious activity in the neighborhood please, call the Pasco Sheriff's Office and report it. The Sheriff's Deputies are very busy with various calls which are prioritized by the seriousness of the incident. Some incidents are investigated immediately, while others are reviewed when time is available. Often repeated reports of a similar incident can change the priority of the investigation. Please take the time to 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.

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> It contains just about anything you might want to know about what is going on in Pasco law enforcement,

Thank you for your support!  
Craig Cameron 994-0014

### **Fining Hearing Committee Meetings**

In the event you receive a violation letter from the Management Company and would like to present your situation or circumstances to the Fining Hearing Committee for review, regular meetings are scheduled on the second Monday of the month.

## STAGECOACH COMMUNITY EVENTS

### STAGECOACH "50 PLUS" GROUP

Our first meeting of the New Year will be held on Thursday, January 15<sup>th</sup> at the Rec Center at 7 pm. We ask all attendees to bring a dessert. Coffee will be served. The purpose of this meeting will be to discuss some of the events that the group may decide to do during the coming months. Some of the events put forward at the previous meeting included tickets to a RAYS game in the Spring, tickets to a Philadelphia Phillies spring training game in February or March, a dinner cruise on the Starship out of Tampa, a day trip to Tarpon Springs, a day trip to the St. Petersburg Art Museum and Lunch, day trip to Ybor City. Other trips and events may be added as we get together. If anyone needs any additional information they can contact me (Harold Soskin) 813-929-3233. We look forward to seeing you at the January gathering.



### QUILTERS

Stagecoach Quilters will meet at the Club House from 2pm to 6pm.



On the following Thursday afternoons:  
(maybe work on those UFO's)  
January 15 and February 19

If you're interested e-mail Ann Troutman  
[atrounman@tampabay.rr.com](mailto:atrounman@tampabay.rr.com)

### STAGECOACH WATER AEROBICS

Water Aerobics has been suspended until the temperatures become warmer. Look for announcements in future newsletters.



### Newsletter Volunteers

**Editor:** Dr. Georgiana Cien

**Volunteers:**

Michael Cien, Florence & Fred Dichter, Clair & Evans, Sal & Peggy Buscarino, Betty Hart, and Rhoda & Harold Soskin, and Mary & Tony Rycerz

**A big "THANK YOU" to the newsletter volunteers**

## LADIES NIGHT OUT!

On February 4, 2009 we will meet between 6:30 and 6:45 pm at Los Vallarta's in Lutz on State Road 54 (near K Mart).



Join the Ladies of Stagecoach for an evening of good conversation, laughs, and good food..

Please contact Ann Troutman at  
[atrounman@tampabay.rr.com](mailto:atrounman@tampabay.rr.com) for further information



### **HOLIDAY HOUSE DECORATING CONEST WINNERS**

During the week of December 8-12, three Stagecoach residents volunteered as judges for our annual house decorating contest. This year, one winner from each section was awarded a prize. Each winning homeowner received a \$25 American Express Gift Card. The winning houses are listed by section.

Cottonwood – 24839 Black Creek Court  
Chaparral – 25512 Seven Rivers  
Cheyenne – 3137 Castle Rock  
Redrock – 24830 Blazing Trail Way  
Mossy Oak Circle – 3411 Mossy Oak  
Hawkseye – 3438 Grand Forks

The Board of Directors sincerely thanks everyone who decorated their homes to make our neighborhood truly beautiful for the holidays! Congratulations to everyone who participated. Thanks for taking pride in our community.



*February 19, 2009*

**ARTICLE V  
INSURANCE AND CASUALTY  
LOSSES  
Sections 2-5**



**SECTION 2. Individual Insurance.** By virtue of taking title to a Unit subject to the terms of this Declaration, each Owner covenants and agrees with all other Owners and with the Association that each Owner shall carry blanket all-risk casualty insurance on his Unit(s) and structures constructed thereon as provided for in Section 1 of this Article V, unless the Association carries such insurance (which they are not obligated to do). Each Owner further covenants and agrees that in the event of a partial loss or damage and destruction resulting in less than total destruction of structures comprising his Unit, the Owner shall proceed promptly to repair or to reconstruct the damaged structure in a manner consistent with the original construction. In the event that the structure is totally destroyed and the Owner determines not to rebuild or to reconstruct, the Owner shall clear the Unit of all debris and return it to substantially the natural state in which it listed prior to the beginning of construction.

**SECTION 3. Disbursement of Proceeds.** Proceeds of insurance policies shall be disbursed as follows:

(a) If the damage or destruction for which the proceeds are paid is to be repaired or reconstructed, the proceeds, or such portion thereof as may be required for such purpose, shall be disbursed in payment of such repairs or reconstruction as hereinafter provided. Any proceeds remaining after defraying such costs of repairs or reconstruction to the Common Area or, in the event no repair or reconstruction is made, after making such settlement as is necessary and appropriate with the affected Owner or Owners and their mortgagee(s) as their interests may appear, shall be retained by and for the benefit of the Association and placed in a capital improvements account. This is a covenant for the benefit of any mortgagee of a Unit and may be enforced by such mortgagee.

(b) If it is determined, as provided for in Section 4 of this Article, that the damage or destruction to the Common Area for which the proceeds are paid shall not be repaired or reconstructed, such proceeds shall be disbursed in the manner provided for excess proceeds in Section 3(a) of this Article V.

**SECTION 4. Damage and Destruction.**

(a) Immediately after the damage or destruction by fire or other casualty to all or any part of the Properties covered by insurance written in the name of the Association, the Board of Directors, or its duly authorized agent, shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed Properties. Repair or reconstruction, as used in this paragraph, means repairing or restoring the Properties to substantially the same condition in which they existed prior to the fire or other casualty.

(b) Any damage or destruction to the Common Area shall be repaired or reconstructed unless the Voting Members representing at least seventy-five (75%) percent of the total vote of the Association, if Common Area, shall decide within sixty (60) days after the casualty not to repair or reconstruct. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not made available to the Association within said period, then the period shall be extended until such information shall be made available; provided, however, such extension shall not exceed sixty (60) days. No mortgagee shall have the right to participate in the determination of whether the Common Area damage or destruction shall be repaired or reconstructed.

(c) In the event that it should be determined in the manner described above that the damage or destruction still not be repaired or reconstructed and no alternative improvements are authorized, then and in that event the affected portion of the Properties shall be restored to their natural state and maintained by the Association in a neat and attractive condition.

**SECTION 5. Repair and Reconstruction.** If the damage or destruction for which the insurance proceeds are paid is to be repaired or reconstructed, and such proceeds are not sufficient to defray the cost thereof, the Board of Directors shall, without the necessity of a vote of the Members, levy a special assessment against all Owners in proportion to the number of Units owned. Additional assessments may be made in like manner at any time during or following the completion of any repair or reconstruction.