



The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 6, No. 3 – May / Jun. - 2008

Stagecoach Information

Web site address ---- 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 – Brian Troutman-

Mary Cluck- Mitchell Poulson – Ken Koran

From the Board President

Riding Four-Wheelers and Dirt Bikes are ILLEGAL

As the weather warms and the days get longer, we all like to venture out and enjoy the neighborhood. One thing that I personally do not like to see out on our roads and sidewalks are the 4-wheelers and dirt bikes. I have noticed an increase in usage of these vehicles as the year progresses. Although I do not personally have anything against them, **they do NOT belong on our streets and sidewalks. As a reminder, "THEY ARE ILLEGAL ON OUR STREETS"**. What can we do about them? When you see them on the street or sidewalk, call the Sheriff's office and let them know. (Not 911, but the Sheriff's office at **929-1204**) You do not have to give your name or where you are calling from, just the street that you see them on. They will dispatch a deputy to look for them and they will seek them out and take care of the situation.

It's Time for Your Spring Lawn Treatments and Maintenance

With the weather getting nicer and being mid-Spring, it is time to start taking care of our lawns. Generally, during the winter months we somewhat relax our deed restrictions regarding lawn maintenance. This is due to the fact that the lawns are mostly dormant and the grass does not respond too well to treatments. But that relaxation is now over, so it is time to get rid of the weeds and get your lawns in shape. I know that there are several lawns in the community that need attention. I also know that letters have been mailed by the property manager. (I received one myself, as a matter of fact) So take the time to get them looking good!!!

Just a Reminder to ALL Stagecoach Homeowners

You live in a deed restricted community and there are certain rules and regulations that we all agreed upon when we took possession of our homes. (If you are renting your property, you are **STILL RESPONSIBLE** for the condition of your home and home site). Unsightly lawns, stored items on the side of the house, commercial

vehicles, and trash cans left out..... are all against the restrictions you agreed upon..

The Fining Hearing Committee Will Meet Monthly

We are re-implementing the Fining Hearing Committee. There will be a few changes however. In the past, when a fine was imposed, you received a letter and had 14 days to request a hearing. Due to changes in the Florida Statutes (laws) that deal with this topic, you will no longer receive that letter. Instead, you will receive a letter that will advise you when the hearing will be held, and that you need to attend. If you choose not to attend, the fine will be imposed. There are several properties that are being looked at for fining hearings at this time. (For various reasons) so be forewarned.

Each Homeowner Needs to be Part of the Neighborhood Watch

Are you aware of what goes on around you? Do you see what people do while residents are not home?? Have you seen the teens/pre-teens that enjoy vandalizing the community property???? If you do, you have choices. First and foremost, **CALL THE SHERIFF'S OFFICE**. Every year we spend thousands of dollars to repair broken items that have been destroyed by teens. What they may consider harmless pranks is costing everyone in this community. The HOA has also decided that it is time to upgrade the security system. With this upgrade, we will have more memory (more days of recorded video), the ability to freeze frame and enlarge pictures, the ability to easily make a copy of the video to give to the Sheriff's office for investigation, and may even add camera's to know "hot spots" of vandalism. These upgrades do not come cheap by any means. But in the long run, they will more than pay for themselves when we have someone on video as proof to show not only the Sheriff, but show the parents who just **KNOW** that their child is not guilty because "I asked and he/she said, "No".

One more concern needs to be brought to your attention.

The weight room is for adults from Stagecoach ONLY. It is NOT for children under 16 years old. It does not matter if a parent is with them or not, It is **NOT PERMITTED**. Attendants will ask for proof of age if they feel someone is under age. If proof is not shown, not only will the child be asked to leave, but so will the parent. **This is NOT UP FOR DEBATE**. Nor is there any reason to argue with the attendant. These rules are for the safety of the child and for the protection of the community. If the person refuses to leave, the attendant has every right to call the Sheriff's office and report that a trespasser is on the premises. The attendants are there to do a job. They have the full support of the Board

and me to do what they feel is necessary to uphold the rules, keep peace, and ensure the safety of the people and property of the common areas. They all play a very vital role in this community and I, for one, appreciate them more than words could ever express.

As I read over the article I wrote for this newsletter, I felt a sense of sadness. It seems that all I do is try to remind people that they need to take responsibility for their property, for their actions and for the actions of their children. When I was child, if I did something wrong or disrespected someone, my parents let me know about it in more ways than one. As I have watched the years pass, this is no longer the norm. Today's younger generation does not seem to have the same sense of pride that people my age do/did. They seem to have more of a sense of entitlement rather than be grateful for what they have. Parents are more apt to look the other way or deny it when their child does something wrong because their child denies it. (and generally, the parents KNOW that their child is guilty, but do not want to own up to it) Far too often, I see parents that just let their children do what ever they want when they want, without regard for anyone but themselves. What will become of it all????????????????????

Enjoy the Memorial Day holiday and the warmer weather. I wish all the Moms of Stagecoach a Happy Mother's Day on May 11 and all Dads a Happy Father's Day on June 15.

Robert Carpenter President
Stagecoach HOA

COMMUNITY NEWS

Crime Watch

Smart Safety Suggestions

Just when you think it is safe around your home, you learn that someone is roaming in the neighborhood throughout the night trying to find unlocked vehicles. **Remember: 1) to lock your vehicle, 2) don't keep anything of value in it, and 3) your garage door opener gives access to your home.**



Vandalism Continues

In just about every newsletter, I mention that vandalism continues to occur in the park and common areas. I am sure you are tired of hearing it just as I am tired of reporting it. You could probably say that "kids will be kids", but that is not a valid excuse for their destructive behavior. The cost related to fixing these incidents is unnecessary for residents in Stagecoach. The cost affects every homeowner in Stagecoach, since repairs come out of the collected monthly fees. I don't really want to see an increase in our homeowners' fees, so please make sure your children are not contributing to the problem.

Report Suspicious Activity

If you notice any suspicious activity in the neighborhood, please call the Pasco Sheriff's Office and report the activity. 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.**

Speed Limit on Stagecoach Streets

Did you know the speed limit on the streets of Stagecoach is **20 mph**, except for Stagecoach Blvd. ((which is 30 mph). I mention this because it certainly seems like drivers are traveling much faster than 20 mph on the other streets. I know, in front of my house, many vehicles are speeding all of the time. I ask everyone to observe the speed limit before a child, pet, or someone gets injured.

Sheriff's Website

Don't forget to view the Sheriff's new website. There is valuable and interesting information posted there. Just about anything you might want to know about what is going on in Pasco law enforcement.

<http://www.pascosheriff.com/webapps/index.pgm>

Thank you for your support

Craige Cameron
813-994-0014

Management & Associates (M&A)

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

FROM M & A: IT'S SPRING CLEANING TIME!!!

Spring it here and it is time for everyone to take a good look around their home and clean those mailboxes; clean those driveways and clean those roofs. You need to check your fences and homes for mold and mildew and pressure wash them if necessary or paint them. The cold weather is over and there should not be any frost warnings - so all the dead palm fronds and shrubs need to be trimmed and shaped. Weeds in beds and lawns need to be attended to and lawns need to be mowed with no dead spots or dry areas. Check your irrigation to make certain that these areas are being properly watered. **Please also note the standards and guidelines for basketball goals and garbage cans. No one likes to get violation letters and I really don't like sending them. If we all work together, the community will look great and attractive to all visitors and potential home buyers.** If you see something wrong with your neighbor's property, give them a nudge and tell them about it.

COMMUNITY EVENTS



STAGECOACH "50 + GROUP" SOCIAL MEETING

Our trip to The Acropolis Tavern on Bruce B. Downs Blvd. was attended by eight of us and it seemed that a good time was had by all. We are approaching the summer season and after our next event, we will suspend activities until September. During the past year, we snacked on coffee and desserts, bagels and cream cheese, pizza, and just recently, Mediterranean food at The Acropolis Tavern. **For our final event of this season, we are going to Los Vallartas Mexican Restaurant in Wesley Chapel on Thursday, June 19 at 12:30 p.m.** They have a lunch menu with dishes that range in price from \$ 4.50 to \$ 6.50. Of course, their regular menu is also available for those that may desire a heartier meal. **If you are at least 50 years young, come join others your age for an afternoon with new and old friends, good conversation and good food.** Please contact Harold Soskin (813)-929-3233 no later than Tuesday, June 17 to let him know how many will be coming. We can meet at the clubhouse at 12:00 and go as a group, or you can meet us at the restaurant. The restaurant is located in the Village Market Mall on SR 54 (Just east of I75) on the right hand side.

ARE YOU INTERESTED IN SAVING MONEY ON YOUR HOMEOWNER'S INSURANCE?

You may not be receiving all the discounts on your homeowner's policy you may qualify for. Last year, premium discounts were offered by several insurance companies, based on the construction features of your home. These discounts were offered as a part of legislation passed by the state of Florida. Unfortunately, very few people are aware of this possible discount that could save them hundreds of dollars. If you are interested in learning more about how to qualify for this discount, come to the next Board/ HOA meeting at 6:30 p.m. on Monday May 19, 2008. We will have a wind mitigation inspector joining us to tell our residents how they may save money by having their homes inspected.

Stagecoach Ladies Night Out May 7 at 6:45 p.m.

We will be going to
**Buffalo Southwest
Café**
On State Road 54



Let Ann Troutman know
by Tues. May 6 if you plan on attending
477-7152 or by e-mailing
atroutman@tampabay.rr.com.

DO YOU RIDE ?



STAGECOACH MOTORCYCLE CLUB

Are you tired of riding just to meet to go on a ride? How great would it be to have a community motorcycle club. A great way to promote community camaraderie and enjoy riding our motorcycles. If interested contact me (Robert Meredith) at stagecoachmc@yahoo.com



MAY `11TH

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These
Important
Dates**

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who now serve and have served our nation.**

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