

The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 6, No. 5 – Sept. / Oct. - 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 – Mary Cluck –

Ken Koran – Mitch Poulson _Brian Troutman

From the Board President

September is upon us and school is back in session. Where has the year gone? So far, it has been a good year and a relatively quiet one. Although we did have some excitement and we were featured on the local news. And although none of us want to have this type of activity happen in our neighborhood, it was an excellent test for the new security system. And it worked flawlessly. We were able to copy all the activity at the clubhouse that night and turn it over to the authorities. The DA is pressing charges and the responsible party will pay the price. I personally think it is a shame that we live in a society where we have to have surveillance cameras and recording equipment to protect our interest, but that is the world we live in.

Just a quick reminder to everyone. We do live in a deed restricted community and with that we are expected to follow the Covenants and Deed Restrictions. This includes the fact that commercial vehicles, as well as boats, RV's and trailers, are not permitted. And yes, we all see them and know there they are out there, and when someone brings them to my attention, I ask one thing. Did you relay this information to the property manager? We can not enforce what is not reported nor what the property manager can not see. (most of these vehicles are here after normal hours) We are currently working on ways to effately and consistently report these violations so we take care of this issue.

Another reminder for everyone. We are in the midst of Hurricane season. Be prepared and have a plan just in case we are in the sights of one of these storms. A little time making sure you are prepared can save a lot of "If only I had done..."

The addition of the lights around the park seem to be a big hit with people. Not only does it lighten up the park for evening walks, it adds a bit of security in that area. You may have noticed some concrete slabs around the

park as well. We will be installing benches on those (they may be in by the time this goes out) as we continue to make improvements to the community.

I wish you all a safe and happy Labor day and a Happy Halloween.

Robert Carpenter
President, Stagecoach POA

Stagecoach Community Yard Sale
Saturday Nov 8th 7:00am - 12:00 Noon



COMMUNITY NEWS

Crime Watch

Crime Watch and Security Patrol News



Just when you think that things are calming down around Stagecoach something else happens to get your attention.

July 3, 2008 2:00 PM someone broke into a home on Austin Range and stole a brand new widescreen TV. If the next door neighbor (who is also a patrol member) had not come home at that time and interrupted the burglary the residents might have been cleaned out. The thief has been arrested and is being prosecuted.

July 8, 2008 shortly after midnight someone broke into the Rec. Center vandalized the lights in the pool, stole the golf cart, damaged the gate to get it out, took a table, 4 chairs and some miscellaneous items from the pool area. This thief has turned himself into the Sheriff and is being prosecuted.

"Peeping Toms" have been reported in Cottonwood and Red Rock sections in August.

Remember to keep your vehicle locked, your home locked and your security system activated.

Please be aware of what is going on around you in Stagecoach. If you notice a vehicle in the Rec Center parking lot, after it is closed, 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".

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 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.

I just wanted to let you know that the Annual Pasco County Security Patrol and Crime Watch Association PICNIC is coming Saturday, October 25, 2008. This year it will be held at the pavilion at the Sheriff's Office "Safety Town". Which is at the Suncoast Highway and Rt. 52. (Closer than the previous years locations.)

The price of tickets for the picnic is \$12 per ticket.
Coffee and Donuts at 10:00 AM
Lunch will be served starting at 11:00 AM
Door prizes

Our favorite band "Bob & Bob" will be playing during lunch and after for dancing. They are a tradition for the picnic.

Please purchase your tickets early to help us plan for the picnic.

Raffle Tickets: We are selling tickets for a drawing that will be drawn at the picnic. You don't have to be present to win the drawing. Tickets are \$1 per chance or 6 for \$5. There are 3 prizes in the drawing the first one is a \$250 gas card, second a \$100 Walmart card and thirdly is a custom made fishing pole.

Please contact me or Fred Dichter if you would like tickets to the picnic or the chance at the raffle.

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>

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

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

A NOTICE FROM OUR MANAGEMENT COMPANY

From management co

I would like to remind everyone that we now have a fining committee and any violations that are not taken care of will be sent to them with the recommendation to fine violators. We still have a problem with homeowners not putting away the garbage cans after the garbage has been picked up. The cans need to be put out of sight. We have had a lot of rain and of course, this helps the lawns to grow, but unfortunately, it also causes more weeds to grow. So get out there and pull those weeds. The heat and rain also causes mold and mildew. Check your mailbox and fences for mold and mildew and also check your house and roof. If necessary, pressure wash the driveways and sidewalks, also

I would suggest that every homeowner take 5 minutes and go across the street and just take a look at your home like everyone else sees it. Sometimes homeowners drive up and put the car in the garage and are not aware that these things need attention. Take a good look around and keep the community looking great and attractive to all visitors and potential home owners.

I would also like to remind everyone that if you do see a commercial vehicle or trailer parked in the community over night or any other violation, to please contact me and let me know so that I can send out a violation letter to them. I do not live in the community and rely on help from the community. Any information that is received is confidential. You can email me at jfissella@mgmt-assoc.com or call me at (813) 433-2009.

From fining committee

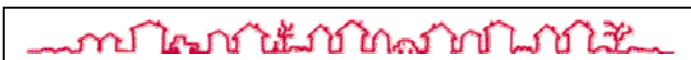
St. Augustine/Florataam Lawn Care Program

Here's an inexpensive and easy to follow program you can use to get a great looking lawn: Adjust your mower blade to a cut height of 3½" to 4". This is normally the highest setting on many mowers. Cut your lawn weekly in April thru October and bi-weekly in November thru March. The best method to apply dry granular lawn care products is a broadcast-type spreader; preferably one with an "Edge-Guard" to avoid spreading on sidewalks, driveways and flower beds. Feed your lawn every two months. In Jan., May, July, and Nov. use a quality feed such as Scotts Southern TurfBuilder. In March and Sept. use a quality weed & feed product such as Scotts Bonus-S. You'll also need to use a granular lawn insecticide such as Eliminator or Sevin to prevent costly

damage from chinch bugs, mole crickets and webworms. This should be done along with all your warmer months feedings (March thru September), or it can be done at every feeding to keep your yard insect free year round. If you currently either have or get any weeds, apply a liquid herbicide such as Image w/Atrazine with an Ortho-type hose sprayer. Crabgrass can be easily and inexpensively controlled by shaking some baking soda on the effected area. Keep your sprinkler system operating properly by first setting your garage timer's clock and zone settings, following the Pasco County Reclaimed Watering schedule. Secondly, check the cycling of each zone regularly to make sure all the heads are properly cycling on the lawn and not on sidewalks or driveways. Also, fix or replace any rotors or pop-up heads that are either leaking or not functioning properly. A solid, consistent program like this should obtain excellent results that you'll be proud of, at a cost of only about \$10 per month for most homes; which is far less than most yard services would charge. You can expect to see noticeable results within your first or second feeding.

TO ALL NEW REISIDENTS OF STAGECOACH

The Recreation Center attendants remind all new Stagecoach homeowners to come to the Rec Center during office hours (M-F 1-9p & S/S 11a-8p) to fill-out your Registration Form. You will then, receive your "scan card". Your new card gives you access to the fitness room, the bathrooms, and the pool area. **If this is not done, the cards you received from the seller at closing will be deactivated.** Consequently, you will not be able to enter the gated and locked areas. Thank you!



STAGECOACH COMMUNITY EVENTS

STAGECOACH OVER 50 PLUS GROUP

Well, it is time to get started again. Our first get together will be Thursday evening, September 18th at the Rec Center at 7:30 PM. We will have a pot of coffee and would appreciate all attendees bringing a dessert. At that time, we will decide the program for the year going forward. If anyone needs any additional information they can contact me at the following number 813-929-3233. Looking forward to seeing our regulars and new faces at this meeting.



Ladies Night Out

Please contact Ann Troutman at (813) 994-3593 or atroutman@tampabay.rr.com for further information.

Weekly Water Aerobics

Now having two water aerobics classes a week



We now have two water aerobic classes. One on Wed. Mornings at 10:00 and our new one at 6:30 on Tues. evenings. Each class is 45 minutes and costs \$5 for each session. If you think you would like to get a little exercise and have fun at the same time, please feel free to join us. Just show up. MEN water aerobics are not only for the women we invite you to join us also. Hope to see you there!

Quilters Wanted

How many quilters do we have in STAGECOACH?



Let's get together and exchange ideas.
(maybe work on those UFO's)
If your interested e-mail Ann Troutman
atroutman@tampabay.rr.com
813-994-3593

**Save
These
Important
Dates**

Real Estate Services To Meet Your Needs!



Johanson & Associates, Inc.

Lic. Real Estate Broker

(813)949-5779

24140 State Road 54 Suite 101 • Lutz, FL • 33559

NancyJsellsHomes.com

Bay Area Air Systems, LLC
A/C - Heating Service, Install & Maint.

Harvey Shusta
Owner

PO Box 6956
Brandon, FL 33508
813-951-2716
CAC1815240
Insured
Bonded

Have A Happy & Safe Halloween



Mitchell's Lawn Management & Yard Care Services

Residential • Commercial

Lawn Cutting • Tree & Palm Trimming
Fertilizing • Planting • Insect & Weed
Control • Other Services Available

Mitch (813) 810-5544 / (813) 994-7659

*Meeting Your Lawn & Garden Needs
in the New Millennium*



Stagecoach Resident