



The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 5, No. 3 – May / Jun. - 2007

Stagecoach Information

Web site address ---- www.stagecoachfl.org

Recreation Center -- 991-9821

3632 Mossy Oak, Land O Lakes, FL 34639

Management & Associates ----Tom Picciano, Manager
(877) 626-2435 720 Brooker Creek Blvd. Oldsmar, FL

Board President : Robert Carpenter

Board Members :

Anne Cameron - Michael Cien - Mary Cluck-

Barbara LoVallo- Mitchell Poulson – Ken Koran

From the Board President

Be Prepared

Spring is upon us and summer is just around the corner. And we all know what that means.....HURRICANE SEASON (yeah, I said it). As we will have another tax holiday (tax free) hurricane shopping season, now is a great time to start making a list of the supplies you will need just in case the worse happens. **Governor Crist has designated June 1-12 as the days to purchase hurricane supplies tax free.** We all hope that it won't happen to us, but having been through a major storm, I can tell you that having the proper supplies is a wonderful thing. Have a plan, be prepared, have the necessities, and let's all hope that we come through another season unscathed!

Vandalism and Youth Incidents

Along with the warmer weather and longer days, people are out later and especially the children are out later. Parents, do you know what your children are doing while they are outdoors? There have been several reports of vandalism. Youths have been spotted trying to hide in the bushes at the park (sorry, it doesn't work). Someone had their screen cut with a wine bottle. There was a fighting incident, in the park, involving several teens. This is not the type of activity we want or need in our community. The Board and security patrol can only do so much to help curb this type of thing. Please talk to your pre-teens and teens. Let them know this is not acceptable behavior and to let their friends know as well. It is up to all of us to stop this before it gets out of hand.

Join Other Stagecoach Volunteers

Craige Cameron is always looking for new people to join **security patrol**. It does not require a lot of your time, just three hours every couple of months and it really does help your community a great deal. Also needed are **volunteers for a fall fling**. Circumstances did not allow for a spring fling as we could not get enough people involved. We have a line item in the budget for community activities, but without some new people to

KNOW YOUR COVANANTS

Every subsequent newsletter will feature one section of "The Stagecoach Declaration of Covenants". These covenants, conditions, and restrictions document the legal operations, functions, and actions permissible within the Stagecoach community.

This newsletter contains
Article XII Sections 1-8 (of 16)

"Use Restrictions"

See page 4

help out, these activities will not happen. It is always the same people that volunteer for most Stagecoach activities and committees. You can leave your name at the clubhouse or contact any of the board members for more information. We could use a good dozen or so people who are willing to help out for a fall fling. Not a great number to ask for, considering how popular the spring fling has been and considering we have 559 homeowners in Stagecoach.

Flowers at Island Entrances and Ponds

Many of you may have noticed that the flowers/plants at the islands are in dire need of replacing. This is going to happen and soon. Raymow has been doing this for us free of charge for the last two years (we were supposed to have gotten one year free as a promo) and it finally caught up with us. After some research, we decided Raymow should continue to maintain these islands, so they will be replanted soon. Also of concern are the retention ponds. I know that they are not in the best of conditions and with the dry weather we are having, it does not help. We are looking into different companies to maintain our ponds and hopefully get them cleaned-up. It is not going to happen overnight, so please bear with us while we try to correct this problem

New Hours for the Fitness Room

It has been decided that the hours of the gym will be changed. The gym will still open at 5am, but the closing time is going to be changing. Beginning Memorial Day Weekend (when summer hours begin), the closing hours will be changed to coincide with the clubhouse and pool. So, 9pm in the summer and 8pm in the winter. There will be reminders placed at the clubhouse and gym.

Spring Community Yard Sale

This is going to be Saturday, May 19th. As you know, Stagecoach deed restrictions do not allow garage sale signs to be placed in the common areas. So, this is the time to have your yard sale and get rid of some things or go to a neighbor's and find something to replace them!!! You may find exactly what you're looking for right in your own back yard. Place your sale items on your driveway from 7:00am – 1:00pm. See the sale notice on page 3 for more information.

A New Property Management Representative

Our property manager, Tom Picciano, has been with us for over two years. He will be leaving us. He is moving on to bigger and better things and as much as we are going to miss him, we wish him all the best. He has been a wonderful manager and a great asset to this community.

Till next time,
Robert Carpenter, President
Stagecoach POA.

COMMUNITY NEWS

Crime Watch

Security Patrol 6th Anniversary

May 2001 was the beginning of the Stagecoach Security Patrol, We have been in operation for 6 years now. I would like to thank all the members of the patrol for their dedication and continued support of the patrol and Stagecoach neighborhood. I would also like to thank all of the Stagecoach Property Owners Association Board of Directors for their continued support of the Security Patrol over the past 6 years. The Stagecoach Security Patrol is looking for a few more good homeowners to become members of the Team. All you have to do is submit an application (which I can get for you) to the Pasco Sheriff's Office. Once approved you would be required to go to the Crime Prevention office and have a pictured ID issued. (That cost is \$2.00) Then, we assign you to a patrol with an experienced team member. After that initial patrol you would be set up with a patrol partner and assigned to a schedule. (Normally, once every other month.) Join us and help keep Stagecoach a safe community for all who live here.



Vandalism = \$\$\$\$\$

Vandalism costs each homeowner money. The repairs or replacement of these incidents cost real money that is taken from our homeowner association dues. The vandalism is being caused by our own residents. Middle school-age children are breaking lights, damaging the fountains, damaging the various section markers like "Cottonwood", and now posted signs are being torn down and thrown in the ponds (I am asking that any of this activity be reported to the Sheriff's Office) Parents, I am pleading with you as a resident, homeowner, and Security Patrol member, **please tell your children to not participate in this type of activity. Vandalism is not cool, it's unlawful.** The Security Patrol does report these incidents to the Sheriff's office and when we identify an individual that information is also passed on.

Report Suspicious Activity to The Pasco Sheriff

Just when you think it is safe, a rude reminder occurs that tells you to watch your surroundings and protect the neighborhood. In the last month, a subdivision down State Route 54 had a series of car and home break-ins. Be aware of what is happening around your home and throughout Stagecoach. 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.

The Pasco County Sheriff's New Website

Please take the time to view the Sheriff's new website. There is valuable and interesting information posted there.

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

The following categories are listed on the left column of the homepage: Active Calls, Dispatch Log, Subdivision Activity, In-Custody, Arrest Inquiries, Outstanding Warrants, Sexual Predators, Most Wanted, Unsolved Cases, Crime Reports/Statistics, Media Information, Valuable links, Inmate Visitation Request, Victim Notification, and DUI Enforcement. This website contains just about anything you might want to know about what is going on in Pasco law enforcement.

Thank you for your support!

Craige Cameron
Crime Watch Coordinator
813-994-0014

ACC News

(Architectural Control Committee)

The ACC has recently been challenged as to what paint colors we should and should not allow; whether our guidelines are too narrow. Case in point, during one of our recent meetings, the statement was made, "So I guess if the color isn't on your board it won't be approved?" Nothing could be further from the truth. The color board is a guideline, an aid or outline from which the ACC works. It would be impossible to have every possible paint color choice shown, but on the same hand we wanted to give our Stagecoach Homeowners some options past the 8 to 10 colors that Lennar had originally offered. If you think about it, we have come a long way in the variety of colors that we do allow. There are many deed restricted neighborhoods in the Tampa area that once you pick the color of your house that's the only color you can have.

DO NOT FEED SQUIRRELS

Squirrels are very cute, however, they can become a nuisance. Feeding the squirrels makes them very comfortable with humans. Recently, they have invaded Stagecoach homes and caused damage for the home owner. The squirrels in the park have become quite aggressive and approach people while walking around the park (even those walking dogs). Keep the wild life wild. **Please do not feed the squirrels!**



FROM THE MANAGEMENT COMPANY



Our management company representative would like to remind you that with the onset of the rainy season, homeowners need to start repairing their lawns. This is a friendly reminder so as to prevent you from receiving a violation letter. Thank you for your cooperation. Management & Associates, Inc.

STAGECOACH COMMUNITY EVENTS

STAGECOACH "50 PLUS GROUP"



Over the past year, we have had neighbors come and go and it is time to have a meeting of the "50 Plus Group". We have planned a get together at the Stagecoach Recreation Center on Thursday, May 24th at 7:30 PM. Coffee will be served and we ask attendees to bring a dessert. We look forward to seeing our new neighbors and our old friends. If you have any questions, please contact me (Harold Soskin) at (813)-929-3233.

Ladies Night Out

May 2 will be at Pizza Villa- SR54
21501 Village Lakes Shopping Plaza
Meet there at 7:00pm



June 6 will be at Las Vallarta's
5335 Village Market in Wesley Chapel
Meet there at 7:00pm

Any questions? Contact Ann Troutman at
atroutman@tampabay.rr.com

Children's Easter Coloring Contest Results



Children ages 1 year old to 9 years old participated in the Easter Coloring contest. The Board of Directors judged the entries after the April 23rd POA meeting. **The three winners of a \$15 Toys R Us Gift Cards are:**

I/T Group Laila Age 1 lives in Cottonwood
PS Group Alina Age 2 ¾ lives in Cottonwood
SA Group Shannon Age 8 1/2 lives in Redrock
Thanks to all the children and parents who participated. The Board of Directors congratulates the 3 winners and commends the other children for their colorful creations. We hope you all had fun and enjoyed this community activity.

Stagecoach Spring Community Yard Sale

**Saturday May 19,
Starts 7:00am-1:00pm**

Sell your unwanted items.
Place sale items on your driveway.



**If you have any questions, contact Tricia
at her e-mail:
sethsmom72@yahoo.com**



*Use read and save for
your records*



ARTICLE XII: "USE RESTRICTIONS"

The Properties shall be used only for residential, recreational, and related purposes as may more particularly be set forth in this Declaration, amendments thereto or subsequently recorded declarations creating associations subject to this Declaration. The Association, acting through the Board of Directors, shall have standing and the power to enforce use restrictions contained in any such declaration as if such provisions were a regulation of the Association.

The Association, acting through its Board of Directors, shall have authority to make and to enforce standards and restrictions governing the use of Units and Common Area, in addition to those contained herein, and to impose reasonable user fees for facilities, including, but not limited to, vehicle storage areas, pathway systems, swimming pools, tennis courts, community center and parking facilities, if any. Such regulations and use restrictions shall be binding upon all Owners and occupants until and unless overruled, canceled or modified in a regular or special meeting of the Association by Voting Members representing a Majority of the total Class "A" votes in the Association and by the vote of the Class "B" member, so long as such membership shall exist.

Land use standards constituting the initial restrictions and standards are established by the Declarant.

The Declaration or other creating document for any residential association may impose stricter standards than those contained in this Article. The Association, acting through its Board of Directors, shall have standing and the power to enforce such standards.

SECTION 1. Signs. No sign of any kind shall be erected by an Owner within the properties without the written consent of the Board of Directors. All recognized Realtor signs do not need approval. The Board of Directors or Declarant shall have the right to erect signs.

SECTION 2. Parking and Garages. Owners shall park only in their garages or in the driveways serving their Units or appropriate spaces or designated areas in which parking may not be assigned and then subject to such reasonable rules and regulations as the Board of Directors may adopt. All commercial vehicles, tractors, mobile homes, trailers (either with or without wheels), campers, camper trailers, recreational vehicles, boats and other watercraft, and boat trailers must be parked entirely within a garage unless otherwise permitted by the Board. No garage may be altered in such a manner that the number of automobiles which may reasonably be parked therein after the alteration is less than the number of automobiles that could have reasonably been parked in the garage as originally constructed.

SECTION 3. Occupants Bound. All provisions of the Declaration and of any rules and regulations or use restrictions promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against owners shall also apply to all occupants of any Unit.

SECTION 4. Animals and Pets. No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any Unit, with the exception of dogs, cats, or other usual and common household pets but no more than a total of two (2); provided, however, those pets which are permitted to roam free, or, in the sole discretion of the Association, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Units or the owner of any property located adjacent to the Properties may be removed by the Board. No pets shall be kept, bred, or maintained for any commercial purpose. Dogs which are household pets shall at all times whenever they are outside a Unit be confined on a leash held by a responsible Person. Dogs shall be walked only in those areas designated by the Association.

SECTION 5. Nuisance. It shall be the responsibility of each owner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her Unit. No Unit shall be used, in whole or in part, for the storage of any property or thing that will cause such Unit to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any Unit that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No noxious or offensive activity shall be carried on upon any Unit, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any property adjacent to the Unit. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of Properties.

SECTION 6. Unsightly or Unkept Conditions. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken on any part of the Properties.

SECTION 7. Antennas. No exterior television or radio antennas of any kind shall be placed, allowed, or maintained upon any portion of the Properties including any Unit, without the prior written consent of the Board or its designee. The Declarant and/or the Association may erect an aerial or other apparatus for a master antenna or cable system, should any such master system or systems be unfulfilled by the Association and require any such exterior apparatus.

SECTION 8. Clotheslines, Garbage Cans, Tanks, Etc. All clotheslines, garbage cans, above-ground tanks, and other similar items shall be located or screened so as to be concealed from view of neighboring Units, streets, and property located adjacent to the Unit. All rubbish, trash, and garbage shall be regularly removed from the Unit and shall not be allowed to accumulate thereon.

**Next newsletter: ARTICLE XII - Sections 9-16
"Use Restrictions" continued**

Your Ad Here

Business Card Size Ad (1/8 page)
\$25 per mailing

Quarter Page Ad \$50 per mailing

Half Page Ad \$75 per mailing

Full Page Ad \$100 per mailing

All purchased ads include 90 days on
the Stagecoach website

JUST SOLD!

3126 Castle Rock Cr.



Nancy Johanson
949-5779

**Johanson
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**TRY YOUR SKILLS & FINISH
THIS EASY SUDOKU PUZZLE**
See Directions & Rules

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 7 | | | 9 | 3 | 8 | |
| | | | 6 | | | 4 | 5 | 7 |
| | | | 5 | | 8 | | | |
| | | 5 | | 2 | | | | 6 |
| 2 | 7 | | | | | | 1 | 4 |
| 6 | | | | 3 | | 8 | | |
| | | | 4 | | 2 | | | |
| 7 | 9 | 8 | | | 1 | | | |
| | 1 | 2 | 8 | | | 6 | | |

(Puzzle solution on page 8)

How to Solve the Puzzles

1. The object is to fill out the empty board cells with numbers from 1-9.
2. A Sudoku puzzle is a 9x9 grid made up of 3x3 subgrids (also called regions), and starts with several numbers already filled in. There is almost, but not quite, an infinite amount of number combinations, so each time you start a new puzzle, you have a new board with a random layout of numbers on it.
3. For each empty cell, you have to determine what numbers can fit where (remember each digit, 1-9, can only be used once in a row, column, and grid).
4. Scan the puzzle first, and through the process of elimination, try and find cells where only one number can fit that cell.
5. When you think you know the correct number, pencil it in lightly.
6. You should repeat this process throughout the entire game.

Rule

There is really only one main rule:

Fill in the grid so that every row, column and subgrid contains the single digits 1 through 9

A row is nine cells wide. Rows must have one of each digit, and each digit can appear only once in the row.

A subgrid or region contains nine cells in a 3x3 layout. A subgrid must have one of each digit, and each digit can only appear once in the subgrid. There are nine subgrids in the grid.

You can't change the digits already provided in the grid. You must use them and work around them to solve the puzzle.

Every puzzle has just one correct solution, which you will find at the end of each section.

Save These Important Dates

Board Meeting: **May 21** at 6:30 pm (Holiday on May 28)
June 25 at 6:30 pm
ACC Meeting: **May 14** at 7:00 pm
June 18 at 7:00 pm
Ladies Night Out: **May 2** at 7:00pm Pizza Villa
June 6 at 7:00pm Las Vallarta's
Community Yard Sale **May 19 Sat.** 7am-1pm

POA Maintenance Fee Due Date:
July 1, 2007



**FLY YOUR FLAG PROUDLY ON JUNE 14
FLAG DAY**

New Rec. Center Hours

**Starting May 28: Summer Hours'
Schedule**

Fitness Hrs.

Mon-Fri5am-9pm

Sat & Sun..... 5am-9pm

Pool Hrs.

Mon-Fri6:30am-9pm

Sat & Sun..... 6:30am-9pm

Media Hrs.

Mon-Fri11am-9pm

Sat & Sun11am-9pm

Attendants Hours

Mon-Fri11am-9pm

Sat & Sun11am-9pm

Stagecoach Chuck Wagon Corner

Beer Bread

3 cups of Self Rising Flour
3 TBSP of sugar
1 Beer (can or bottle)
¼ Stick of Butter Melted

Grease a bread loaf pan

Mix flour, sugar, and beer. Batter will be lumpy and on the sticky side.

Pour mixture into greased loaf pan

Pour melted butter over top of batter
(You can add flavor to the butter if desired; garlic powder, onion powder, grated cheese. or herbs, etc.)

Bake at 350 degrees for 1 hour.

Easy, quick, and DELICIOUS!!!!
ENJOY!!!!

Newsletter Volunteers

Editor: Dr. Georgiana Cien

Volunteers:

Michael Cien, Mary & Tony Rycerz, Florence & Fred Dichter, Claire & Lloyd Evans, Sal & Peggy Buscarino, Carrol McVay, and Rhoda & Harold Soskin

A big "THANK YOU" to the newsletter volunteers



The Stagecoach Express

3632 Mossy Oak Cr.
Land O Lakes, FL 34639

Resident

Newsletter



Sudoku Answer

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 5 | 6 | 7 | 2 | 4 | 9 | 3 | 8 | 1 |
| 8 | 2 | 9 | 6 | 1 | 3 | 4 | 5 | 7 |
| 1 | 3 | 4 | 5 | 7 | 8 | 9 | 6 | 2 |
| 9 | 8 | 5 | 1 | 2 | 4 | 7 | 3 | 6 |
| 2 | 7 | 3 | 9 | 8 | 6 | 5 | 1 | 4 |
| 6 | 4 | 1 | 7 | 3 | 5 | 8 | 2 | 9 |
| 3 | 5 | 6 | 4 | 9 | 2 | 1 | 7 | 8 |
| 7 | 9 | 8 | 3 | 6 | 1 | 2 | 4 | 5 |
| 4 | 1 | 2 | 8 | 5 | 7 | 6 | 9 | 3 |

4