



The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 9, No. 4 – Aug./Sept. - 2011

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

I hope everyone had an enjoyable and fun 4th of July. The pool and exercise room have seen a lot of activity which is great to see. As a reminder, lending your pool card is not allowed.

Board Member Resigns and is Replaced

As I indicated in our last newsletter, Vice President Mary Cluck has stepped-down from the Board after 7 years of serving our community. Replacing Mary will be former Stagecoach Board President Bruce Brown. I want to thank Bruce for volunteering and welcome him back to the Board.

General Property Maintenance is Completed

The Board has addressed several issues in the past few months. These issues included : a) repairing a storm water drain that was undermining the sidewalk around the pond behind the homes on Golden Eagle Drive, b) improving drainage at the front of our community where water stands after periods of heavy rain, and c) replacing the grates around the ponds that had deteriorated.

Stagecoach Boulevard Gets Improvement

I would like to thank Withlacoochee River Electric and Frank McVay for working together to find an attractive and cost effective solution to improving lighting along Stagecoach Village Boulevard. Frank, with help from Mike Cien, has also replaced the lights at each village marquee and has been working to fix the southbound waterfall lights as well. Frank has also marked the sidewalks in the common areas that need repair and we are currently getting repair estimates.

Another improvement to the Fitness Room

Many who use our exercise room have already noticed the improvements that have been occurring over the past year that includes repairing equipment. The improvements have been the work of Board member Bob Beldon. He not only volunteers time on the Board, but also volunteers to keeps the fitness room and equipment up-to-date. He orders parts and makes repairs himself. Most recently, Bob installed speakers to improve the volume of the TV in the exercise room. Thank you for the help, Bob.

Needed: Hearing Committee Members

Lastly, our community needs volunteers for the **Hearing Committee**. This is a very important committee. Please consider volunteering. We need your help immediately.

Mark Hardy
President, HOA Board of Directors

*******GET READY*******

FALL COMMUNITY YARD SALE

SATURDAY OCTOBER 8 7AM -12 NOON

**GATHER THOSE ITEMS YOU
WANT TO SELL**

Are you a Veteran or Active Military?

The Board of Directors wants to recognize veterans, reservists, and active military that live in Stagecoach. The next issue of The Stagecoach Express will commemmmorate Veteran's Day. To include your name and branch of service, please e-mail your name and branch to Gigi at drqc52@verizon.net Please e-mail your information by September 20.

Crime Watch & Security Patrol News



Crime in Stagecoach Continues

It seems like every newsletter a new problem gets identified. This one is no exception. The thieves in this area are not into recycling. The refrigeration unit for an air conditioner was stolen this month. The unit and the copper tubing were stolen from a house while the owner was away. Once again, if you see something suspicious at a neighbor's home, please call the Sheriff's Office. **All residents must become proactive in order to rid our community of this and any criminal activity.**

Drug & Alcohol Use at the Clubhouse

If you missed it last time, here is the notice from the last newsletter. Stagecoach is experiencing a subtle, however, serious problem within this neighborhood. It is occurring on our recreation center property as well as other parts of the neighborhood. Underage drinking and marijuana usage is occurring at the basketball courts. (Note: Alcoholic beverages on Stagecoach common property is prohibited for anyone.) We also believe that the sale of marijuana and other illegal items is being conducted by both residents and outside influences. The Sheriff's Office has been notified of this activity. The Stagecoach Property Owners' Association Board of Directors continues to authorize the 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.

Report All Suspicious Activity

I continue to request every Stagecoach resident, when something doesn't look right in the neighborhood, **CALL THE SHERIFF AND REPORT THE INCIDENT.**

Watch for:

- Break ins of abandoned homes (being used for parties or sleeping quarters)
- Rec Center parking lot to drink alcoholic beverages. That is illegal!
- Individuals and/or vehicles that are suspiciously "just hanging out".
- People and/or vehicles in the park or parking lot after 9:00 PM (the park closes at 9 PM)
- Suspicious vehicles or persons that don't seem to belong

Be sure to quickly gather as much information as possible, license plate, type of vehicle and color. A good description of any individual that you are reporting should include; clothes color, hair color, or any other relevant information. Anything that you think might help identify the unknown persons.

Please 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.

Some time after the incident has been reported to the Sheriff, please report the information to the Rec Center office. If an attendant is not available leave a message, they will get the information to me. But please remember **CALL THE SHERIFF FIRST**, we are not reporting the information it is just to collect information thank you. The Rec. Center number is 991-9821

Security Patrol

The Stagecoach Security Patrol needs more folks like you to join us. Give some serious thought and consideration to joining our patrol. Become proactive and help stop crime in our wonderful community. We all want a safe place to live. Help us to do that. Call Craig at the phone number below.

May 2011 marked 10 years of helping to keep Stagecoach a safe place for our residents. We look forward to continuing this support. Please take the opportunity to thank the members of the Security Patrol for the work that they do as volunteers of this community!

Sheriff's website

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> (Section "on-line resources" call activity Subdivision Activity)

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

NOTICE OF FENCING ISSUES

FENCING MAINTENANCE

In accordance with the Stagecoach Covenants (Article XII "Use Restrictions" & Section 5 "Nuisance" **SEE COVENANTS BELOW IN THIS ARTICLE**), our property manager will be identifying properties that do not comply with fencing maintenance requirements. In the near future, homeowners that are in noncompliance of these architectural requirements will receive a letter of violation. **This notice is a reminder that your fences need to be cleaned, repaired, re-stained, or replaced. Also, please be reminded that an ACC application must be completed and reviewed by the Architectural Review Committee before you can re-stain or replace your existing fencing.**

ARTICLE XII USE RESTRICTIONS

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.

FENCING GUIDELINES

10) All wood fences are to be stained or sealed in a clear natural wood finish. However, if a wood color stain is desired, color chip or sample must accompany the Architectural Review Committee Form to obtain approval. **No painted wood fences will be approved**

In addition to fencing maintenance issues, our property manager will be looking for:

- dirty mail boxes
- dirty driveways
- dried and dead palm fronds
- unkept lawns and landscaping
- basketball nets in driveways

As a Stagecoach property and home owner, you can do your part to help maintain the high standards that keep our community a desirable place to live and a beautiful neighborhood.

The Stagecoach Board of Directors



IS YOUR LIABILITY RUNNING LOOSE?

An unconfined dog running loose can get into serious trouble; Chasing cars, fighting with other animals, dumping trash, attacking livestock, causing property damage, being

shot at or possibly poisoned and may even cause personal injury by biting people. Don't put yourself at risk of becoming entangled in a lawsuit or becoming a defendant in a civil or criminal court action. Keep your dog(s) safely and securely confined on your own property at all times!

If you truly love your pet, you will not put them at risk of possible quarantine or euthanasia by ignoring these rules. Not everyone loves your pet as you do. If you are a good neighbor, you will respect your fellow neighbor's right to enjoy our community without the fear of threat from your un-restrained animals. Please follow all leash laws and ordinances,

Florida Statute 767.01

"Dog owner's liability for damages to persons or domestic animals" Owners of dogs shall be liable for any damages done by their dogs to a person or to any animals included in the definitions of "Domestic animal" and "livestock" as provided by s.585.01.

Pasco County Code of Ordinances

Chapter 14, requires ALL dogs to be kept under "Direct Control" at all times, which means "immediate, continuous physical control...of an animal at all times such as by means of a fence, leash, cord or chain of such strength to restrain the same."

Stagecoach Covenants ARTICLE XII

USE RESTRICTIONS

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.

Residents with issues concerning unrestrained animals or related issues are encouraged to contact Pasco County Animal Control.

(727) 834-3216 (813) 929-1212 (352) 521-5194
West Pasco Central Pasco East Pasco

Architectural Review Committee (ACC)

The members of the ACC would like to remind our residents to check their "Association Documents" and the "Architectural Review Requirements", for items that require approval prior to doing them.

We stress that you do not make changes to your properties before you submit an ACC application. You may receive a violation letter from the property manager and your action may also cost you more money.

These forms can be found on the Stagecoach website, as well as the proper forms required for specific applications (pools, fencing, play structures, etc.). We mention proper forms because some residents are requesting approval by letter. **Letters are not accepted as applications.** The ACC needs and is required to possess and keep on file the proper forms with signatures, dates, application number, sample chips of paint colors, sample pictures of fencing types, a plot plan when erecting fencing/gates, and additional forms when

**Save
These
Important
Dates**

to make other changes or additions.(i.e. play
ent, pools).

Applications and other required forms can also be
obtained at the clubhouse from the attendants.

**The Stagecoach Covenants for Architectural
Standards are printed below.**

As always, we thank those homeowners who appear at
the meetings to answer any questions that we may have.

The current committee members extend an invitation to
Stagecoach residents that might want to join the ACC.+
The ACC is a vital and important committee that helps to
maintain the harmony and beauty of our neighborhood.
We meet the 3rd Monday of each month at 7:00 pm.

Thank you.
Your ACC Members

**ARTICLE XI
ARCHITECTURAL STANDARDS**

The Board of Directors shall have the authority and standing, on behalf
of the Association, to enforce in courts of competent jurisdiction
decisions of the committee established in Section 1 of this Article XI.
This Article may not be amended without the Declarant's written
consent so long as the Declarant owns any land subject to this
Declaration or subject to annexation to this Declaration.

No construction, which term shall include within its definition staking,
clearing, excavation, grading, and other site work,
And no plantings or removal of plants, tree or shrubs shall take place
except in strict compliance with this Article, until the requirements
thereof have been fully met, and until the approval of the committee
has been obtained.

HOMEOWNER SURVEY



It has been proposed that the acorn
lights installed on the Boulevard
be placed around the park. It will cost
\$2600 for 20 polls and acorn globes,
The Board of Directors seeks your
opinions on this proposal. Please e-mail
your opinion to the Stagecoach
clubhouse office at
clubhouse@stagecoachfl.org
Your opinions will be forwarded to the
Board. Thanks!

ZUMBA INSTRUCTOR, LENKA, LEADS THE GROUP



STAGECOACH COMMUNITY EVENTS

LADIES NIGHT OUT!

On Wednesday August 3rd,
the ladies of Stagecoach will
meet at 6:45 pm at **Sushi Tsu**
located at 15363 Amberly Dr.
in New Tampa,813) 910-9404.



The September location will be
decided on August 3rd. Come
join the ladies for the food, the
friends, and the conversation.

AQUA ZUMBA AT STAGECOACH POOL

The Aqua Zumba Group-Fitness classes have been
going-on since June. Those people (women and men)
who have participated in June and July, love instructor
Lenka Greer. Lenka is full of energy, enthusiasm, and
expertise. Lenka leads the one-hour class to upbeat
music that is guaranteed to get you moving. The cost for
each 1-hour session is \$5 paid directly to Lenka before
each class. It's not too late to join the gang. Classes will
continue through August and September. Wear your
bathing suit and bring drinking water to hydrate yourself.
Lenka suggests you wear water shoes to protect the
soles of your feet. **Two sessions are offered per
week. Come to both sessions or just one session.**
Attend classes as your schedule allows.

Tuesdays at 7:30 pm – 8:30 pm
and Fridays0 at 10:00 am – 11:00 am

Aqua Zumba offers numerous health benefits and
guarantees to be fun for participants from ages 11 years
old to 111 years old. If you would like more information,
contact our instructor Lenka Greer by e-mail at
zumbaflame@gmail.com

Come join in the exercise and fun!!!!
Your friends/family outside Stagecoach are welcome

MORE PARTIPANTS ENJOY THE MUSIC & MOVEMENT

