



The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 8, No. 2 – Mar. / Apr. / May - 2010

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 :

Anne Cameron – Michael Cien – Mary Cluck –

Bob Beldon – Lisa McArthur - Robert Carpenter

COMMUNITY NEWS

From Your Board President

Greetings Neighbors! As we work our way into another year, 2010, I would like to take this opportunity to introduce myself to you. I am Mark Hardy and I will be serving as the Stagecoach Home Owner's Association Board President for this upcoming three-year term. My family and I have lived in Stagecoach for nearly nine years and we found our way to Stagecoach in a move from North Carolina in 2001. After this past cold spell, I can't imagine having to live up north again!

I think back to the fall day back in 2001, when we were house-hunting in central Pasco and we came across this neighborhood. We chose this community to live in because of its location to Tampa, but also for the quiet, bucolic atmosphere. I think we have one of the best developments in our area and our park area is truly unique. We must turn our focus to our community's appearance as a priority as we start to climb out of our downward economic times. Times are hard for most of us, but we have to do our part in keeping our community marketable. Maintaining your property's appearance helps us all in the long run. Paying your dues and respecting community property is essential in keeping costs in line for all of us. Watching out for criminal activity keeps Stagecoach safer for everyone, helps reduce vandalism and, again, makes our neighborhood more desirable to potential homebuyers.

My wife and I have volunteered on the neighborhood crime watch patrol for several years and urge others to get involved. It doesn't take much of your time and it is a worthwhile effort. There are other **committees** always in need of new members; like the **Architectural Review Committee, Fining Committee, and Security Patrol** as well as judges for various activities throughout the year.

In addition, we need others to get involved in coordinating neighborhood activities for our children, like an **Easter Egg Hunt**, the **May Spring Fling**, and the **Fourth of July Parade**, to provide activities for our kids and help us make connections with each other. For the adult women, the "**Ladies Night Out**" group meets the first Wednesday of each month at a different restaurant. The ladies enjoy good food, fun conversation, and friendly company.

The board is currently reworking the terms and conditions in the rental contract of the Clubhouse for Stagecoach homeowners. For the current time being, leases are being deferred on the rental of the clubhouse use until March 1 when the new contract is established. We have increased the rental to \$100 and will require a \$250 deposit. Please be patient with us, as we are making these changes for the good of every single homeowner. Remember, property damage costs all of us. We have managed to keep our dues at a consistent level due to our financial stewardship.

Also, my forthcoming articles will introduce our neighbors that are participating in maintenance of our community, operations of the club house, and being active in our committees as well as volunteers. Craige Cameron has been involved with our Security Patrol for many years and needs to be commended as our community is a lot safer than some of our surrounding communities. He is actively walking the neighborhood and is our advocate to the Sheriff's department. **We appreciate your efforts, Craige!**

Lastly, I am excited to be working with a volunteer Board that cares about the well being of the community. Please help and get involved with the Home Owner's Association. Despite the best efforts of our security patrol to eliminate crime and vandalism, your Board is looking to new alternatives to further deter this activity. Come to the monthly meetings and be informed about Stagecoach. It shouldn't be up to just a few people to carry the weight of all others in this community. Your contributions are needed and the time to act is now. I am looking forward to seeing more of you at the next Board meeting.

Mark Hardy
President, HOA Board of Directors

See page 7 for list of the new Board

\$\$\$ From the Board Treasurer \$\$\$

Last year, 2009, we spent \$333,775 and were under our budget by \$39,438 which went into our reserve account for major repair and replacement of equipment. At this year's 2010 annual meeting, our Board approved a budget of \$374,750. As of January 31, 2010, we are on target with our budget. In February 2010 we had an independent audit performed and our federal taxes were completed and evaluated containing no misstatements or errors.

Our community pool repair has been completed and pool pavers will be cleaned and sealed in preparation for the summer months.

Michael Cien, POA Board Treasurer

Crime Watch & Security Patrol News



Crime in Stagecoach is Down, Let's Keep It That Way

Things seem to have slowed down a little bit, **BUT don't let your guard down.** I think all the cold weather, the holidays, and of course the additional Sheriff patrols have contributed to a reduction in crime. Just this past

weekend someone came through Stagecoach and damaged or destroyed 33 mail boxes in Redrock.

As I have mentioned before, we have career criminals and juvenile delinquents preying on our neighborhood, burglarizing our homes, stealing our property, and prowling overnight searching for unsecured property and unlocked vehicles. The tagging (spray painting or marking) of the fences continues. This is annoying and expensive for the fence owners.

The Stagecoach POA Board of Director has authorized the continued use of off-duty deputies to patrol Stagecoach during various hours of the day to help deter these criminal acts. They are authorized to make arrests when necessary. The Security Patrol has also increased daytime patrols to monitor and report suspicious activity.

I am asking 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!
- People in the park after 9:00 p.m. (the park closes at 9 p.m.)
- Suspicious vehicles or persons that don't seem to belong

Information You Want to Give to the Sheriff's Office When Making a Report

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.

After Calling the Sheriff, Call the Rec. Center Office to provide Information for the Record

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 Can Always Use New Members

The Stagecoach Security Patrol needs more folks like you to join us. We need as many patrol members as possible to keep our neighborhood a great place to live. Please contact me if you can give a couple hours a month to support the security of Stagecoach! Seriously consider joining the patrol to keep our community a safer place for residents of all ages.

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

Thank you for your support!
Craig Cameron
994-0014



**May you have the luck of the Irish on
St. Patrick's Day March 17**

Architectural Control Committee (ACC)

With spring coming and the needed upkeep of our homes pops into our heads, remember that certain improvements require an ACC application and approval by the ACC. It only takes a few minutes to get your ACC applications from the attendant at the clubhouse or you can print them from our website at www.stagecoachfl.org
Our next meeting is March 15 at 7:00 p.m.

The ACC thanks Bob Beldon for his time of service on the Committee. We wish him well in his new position as a member of the Stagecoach Board of Directors. As Bob has left the ACC, there is an opening on the committee that needs to be filled. The ACC always welcomes "new blood" and new faces from the community. Consider serving on this committee. It only requires about two hours per month of your time.

Respectfully submitted,
Lloyd Evans
ACC Chairman

STAGECOACH COMMUNITY EVENTS

LADIES NIGHT OUT!

Ladies Night Out is for all the wild and crazy ladies from our communityyoung and old (or maybe just young at heart) It is a time to laugh, share, eat, and drink! If you have never joined us, now is the time to meet new friends. Join us !!



Each month we select a new restaurant to go to, so if you have a suggestion or have any questions, e-mail Ann at atroutman@tampabay.rr.com

On March 3, Wednesday at 6:45 pm. ,the ladies of Stagecoach will meet at Acropolis Café (old Tampa Brickyard) located at 14947 Bruce B Downs in Tampa (813) 971-1787

Contact Ann Troutman at her e-mail address atroutman@tampabay.rr.com if you would like to receive her Evite e-mail invitation each month.



MAY 9TH

Stagecoach Spring Community Yard Sale



Now is the time to begin your spring cleaning and sell

those items that you no longer use or need at **The Community Yard Sale on Saturday, May 15 from 7 am – 12 Noon**. If you have any questions, e-mail Tricia at

Sethsmom72@yahoo.com

Your Board of Directors sponsors two community yard sales each year to give you the opportunity to sell unwanted items. **Remember, if you have a private yard sale at your home, any signs you display will be removed. Signage violates Stagecoach deed restrictions.**

Do You Want to See Future Community Activities????

In the past seven years, there were special events planned for the community by many volunteers. Residents volunteered to plan and organize activities such as; bicycle and stroller safety parades, Fourth of July parades, Easter egg hunts, Christmas ornament making, and craft-making activities for our children. Our annual Spring Flings were attended and enjoyed by many residents of all ages

If you want to see these and other community activities continue for your children to enjoy, we need former volunteers and new volunteers to help plan and organize them. If you would like to be on a committee to plan such events, call **Gigi at 907-3555** to discuss your ideas and what events we could plan for the future. The more people we have to plan these events, the easier it is for everyone involved.

**Save
These
Important
Dates**

OA Board of Directors received this note of appreciation and thanks. Its nice to hear the positive comments for the good things done for the community.



Happy Easter

Newsletter Volunteers

Editor: Dr. Georgiana Cien

Volunteers:

Our regular volunteers were not available to help with the Nov/Dec 2009 newsletter, so volunteers Shannon and Michael Joyce assisted Michael and Georgiana in preparing the newsletter for mailing.

A big "THANK YOU" to Shannon and Michael.

*Dear Stagecoach
President and Board members*

*Your kindness was
an answer to my prayers.*

*Just a note of "thanks"
and a sincere expression
of gratitude for the
playground upgrades. I
have thoroughly enjoyed
taking my children there
and they are enjoying
the new equipment as
well! 😊 (the new surface)*

*of the playground (mulch
vs. the sand) is a
tremendous blessing! We
will be frequenting the
new playground more
often! God bless you!*

*The McDonald
family*

*P.S. I know it often
goes unsaid, but
we as a family
appreciate all you do
and your sacrifices
for our community.*

Thanks again!