

# The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 8, No. 3 – June/July - 2010

## Stagecoach Information

**Web site address** ---[www.stagecoachfl.org](http://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 Belden – Lisa McArthur - Robert Carpenter

## COMMUNITY NEWS

### From Your Board President

Hello Neighbors!

Your Board of Directors has been hard at work since the last time I gave an update on our community. Spring normally brings maintenance projects and our community is no exception. To ready our pool for the swimming months, regular maintenance to our pool was necessary. This included repairing leaks and sealing the pavers around the pool and at the clubhouse. Also, we are in the process of replacing some of the chairs and lounges in the pool area. We have authorized necessary tree removal (safety issues) in our park and palm tree trimming in the pool areas.

Just a brief reminder regarding use of both the large pool and the child's pool; the pool rules are posted on the gate when entering the pool area. Parents, please read the rules to your children, be sure they follow the rules, and most important, **SUPERVISE YOUR CHILDREN WHEN IN THE POOL AREA**. These rules are for everyone's safety. Remember, children under 16 years of age may not enter the pool or pool area without adult supervision. The pool should be a place for fun, not tragedy.

In addition, two heavily used treadmills have been repaired and a bike replaced in the fitness room. We have been reviewing alternatives to reduce algae and hydrilla growth in the ponds. Options including aerators have been discussed but in order to keep costs low, we have invested in stocking the ponds with fish that feed on the plants. Lastly, we have ordered two small pieces of playground equipment. The two items have been installed. They are for children of toddler and preschool age.

I would like to recognize our attendants who work hard daily to keep up our pool area, the common grounds clean, and maintain order to protect us all from liability. These individuals include Tony Rycerz, Fred Dichter, Sal Buscarino, and Phoenix Link. Please take a few minutes to say "thank you" to these gentlemen when you see them. In addition, Frank McVay has been our grounds committee chair and has worked very hard to keep up with maintenance of our common areas and defeat vandalism to our community. He has kept our costs low by either doing the work himself or by obtaining several bids to get a competitive price. All of these men work hard to make Stagecoach a better community and we appreciate their continuing efforts. Thank you!

Of course, in order for us all to thrive as a community, we need volunteers. If you want to plant flowers, plan events, be a member of the Architectural Review Committee, the Fining Hearing Committee, or help with the newsletter we need more residents involved with the Association. Come to the monthly meetings and be informed about Stagecoach and how you can serve your community. Before each meeting at 6:30 p.m. we open the meeting with questions. This is your time to ask questions and let your Board know what is important to you. I am looking forward to seeing more of you at the next Board meeting.

Mark Hardy  
President, HOA Board of Directors

### IN THIS ISSUE:

- Updated Rules & Regulations for Rec. Center Rental and Use See p. 4
- 2010 Elections information See p. 3

**Please contact our property manager, Joan Fissella, at (813) 433-2009 or by E-mail at [JFissella@mgmt-assoc.com](mailto:JFissella@mgmt-assoc.com) if you have a question or concern regarding Stagecoach common areas, Deed Restrictions, or any other issue,**

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

This year our community Pool, Rec. Center, and Playground are going to be about 10 years old. It was time for updates and maintenance to these facilities. We recently had to replace both air-conditioning units in the Rec. Center. We repainted the interior and exterior of the Rec. Center. We had to have the pool deck pavers cleaned and resealed and added new chairs and loungers to the Pool area. We also added play equipment items to the Playground for children 5 years-old and under. An exercise cycle was replaced with a new cycle and other repairs were made in the fitness room. Some of these expenses had to come out of our reserve funds. The reserve funds account was established in accordance with a study that was performed, on the community to estimate possible future expenses. We are well in line with estimated expenses according to the study. The POA is under budget for the year to date. Stagecoach POA will be in a sound financial position, in the future, provided no unforeseen and/or emergency expenses occur.

Michael Cien, POA Board Treasurer

## Crime Watch & Security Patrol News



### Vandalism Continues

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 of the fences continues, this is annoying and expensive for the fence owners. Someone keeps destroying the spotlights at the section markers. This is criminal mischief and it makes the intersection unsafe.

### Criminals Caught in Stagecoach

*The Pasco Tribune*, April 22, 2010, contained an article entitled "Deputies and Dog Corner Duo". They tracked down and caught two criminals that were looking for unlocked cars and property in our Cheyenne section on Castle Rock and Fremont Court. The two criminals said they had heard that Wesley Chapel was an easy place to commit burglaries because people leave their cars unlocked. They were from the Brandon area. So, lock your cars and secure your home! By the way, Adam Tellier the K-9 handler deputy was formerly our Community Policing Deputy.

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 and night to help deter these criminal acts. The off-duty deputies are authorized to make arrests when necessary.

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 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 such as: license plate number, 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 to **CALL THE SHERIFF FIRST**, we are not reporting the information. It is just to collect information. **The Rec Center number is 991-9821.** Thank you.

### Security Patrol Needs More 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! We need more patrol members!

### Sheriff's Website: A Great Source of Information

I encourage you to look at 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 994-0014



## Recent Fitness Room Upgrades and Repairs

In an effort to enhance our fitness room functionality at the Rec. Ctr., we have recently invested our HOA dollars wisely in equipment replacements, repairs, and upgrades. Since Jan. '10, we have purchased a new Body Guard stationary bike, repaired 2 treadmills 1 elliptical machine, and have purchased 2 new work-out floor mats. A new 37" HDTV was also added in late 2009. So our fitness room is now better than ever and available for use from 5 AM to 9 PM; all in wonderful 70 deg. air conditioned comfort. I will also be overseeing an enhanced level of ongoing preventative maintenance to help minimize any equipment-related down time. I also want to thank all the Rec. Ctr. Staff for doing an outstanding job at maintaining the facility in a clean and safe environment for all our residents to use and enjoy. So, if you haven't stopped in lately, please do so on your next trip to the Rec. Ctr. and take full advantage of our facility.

Bob Belden  
POA Board Director

## Architectural Control Committee (ACC)

With summer approaching and the needed upkeep of our homes pops into our heads, remember that certain improvements require an ACC applications 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](http://www.stagecoachfl.org)

To expedite the response of your reviewed application, come to the ACC meeting for an immediate response to your request. **Our next meeting is June 21st at 7:00 p.m.** The ACC reviews applications every 3<sup>rd</sup> Monday of the month.

Respectfully submitted,  
Lloyd Evans  
ACC Chairman

## Volunteers for Fining Hearing Committee Needed

A few people are needed to serve on this important committee. This committee's members listen to the homeowner present his/her situation or circumstance for not complying with the Deed Restrictions as stated in The Stagecoach Covenants. After hearing the homeowner, the committee makes a recommendation to the Board whether the violation should be waived or imposed. **The committee meets only when a hearing is requested by a homeowner who has received a violation letter.** Call Joan Fissella at (813) 433-2009 if you can offer a few hours of your time to keep Stagecoach an attractive and beautiful community.

## STAGECOACH COMMUNITY EVENTS

### Voice Your Opinion, Remember to Vote.



**The Primary Election is August 24, 2010, and the General Election is November 2, 2010.** If you need to register, have moved, changed your name, or wish to change your party affiliation you must do so before July 26, 2010 for the Primary on August 24<sup>th</sup>. In a Primary Election, you can only vote for candidates of the party in which you are registered. You cannot change your party affiliation at the polls on Election Day.

If you are registered, there are so many opportunities to vote, that you have no excuse not to vote. Visit **Pascovotes.com** for requirements and complete information, or call the **Land O'Lakes Election Office at 813-929-2788** or the **Wesley Chapel Election Office at 813-929-1392** if you have any questions.

You can vote at your assigned precinct on primary and election days. If you are assigned to Precinct 141, it is located at the Stagecoach Clubhouse and open for voting on August 24<sup>th</sup> and November 2<sup>nd</sup> only. You can vote early, in person, at several locations before Election Day (not at Stagecoach). Or if you need to, you can request a ballot to vote by mail.

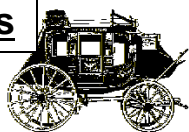
## TO ALL THE DADS IN STAGECOACH,



## ENJOY YOUR SPECIAL DAY !!!

## JUNE 20TH





## **RULES AND REGULATIONS FOR RECREATION CENTER USE**

### **USE OF FACILITIES:**

- The resident responsible for using the recreation center must be in attendance at the function at all times.
- Children under the age of sixteen (16) must be accompanied by a parent or adult while in the recreation area.
- Pool and fitness center are **not** included with the recreation center reservation. you are reserving the recreation center meeting room only. no guests attending your function shall be entitled to use the pool or fitness equipment. do not ask the attendant on duty to deviate from this rule.

### **RESERVATION PROCEDURES:**

- Applications are available from your Rec. Center Attendant 7 days per week during the summer season (Memorial Day – Labor Day) from 11:00 AM until 9:00 PM. Winter season (Labor Day – Memorial Day) Rec. Center Attendant is available Monday through Friday, 1:00 PM until 9:00 PM, and Saturday and Sunday, 11:00 AM until 8:00 PM.
- One single check should be made payable to “Stagecoach Property Owners Association (POA)” in the total amount of \$350. Your reservation is not confirmed until the check and the application are received by the attendant at the Recreation Center and your check has cleared the bank. **A non-refundable fee of \$100.00 is required for the use of the facility. A security deposit of \$250.00 is required, which is fully refundable if the facilities are left clean and there are no damages.** I understand that I must be an owner in good standing with no violations or delinquency in dues at the time of rental. I must provide a driver's license, passport or FL I.D. card which will be photocopied for identification purposes at the event.

### **ADDITIONAL HOURLY FEES:**

- The recreational center will be staffed with an attendant during regular schedule days and hours. The summer season (Memorial Day – Labor Day) from 11:00 AM until 9:00 PM. Winter season (Labor Day – Memorial Day) attendant is available Monday through Friday, 1:00 PM until 9:00 PM, and Saturday and Sunday, 11:00 AM until 8:00 PM. If the reservation for the function and the facility fall outside of these hours, a fee of \$15.00 per hour (or any portion thereof) shall be charged and will be paid in CASH directly to the Recreation Center Attendant on the day of the function. **Under no circumstances, will the facility be occupied after 12:00 AM midnight.**

### **CLOSING REQUIREMENTS:**

- **FURNITURE** – All furniture must be returned to its original position (see attendant for diagram).
- **TRASH** – All trash must be picked-up and removed from the recreation center.
- **DAMAGE(S)** – Must be reported immediately to the Rec. Center attendant.
- **DEPARTURE TIME** - The facilities must be vacated no later than 12:00 am (midnight)
- **ALCOHOLIC BEVERAGES** - **Strictly prohibited in all areas of this building and the recreational areas.**

### **INSPECTION:**

The recreation center will be inspected immediately after use by the attendant on duty and again on the day following the event by a different attendant. If the facilities are not clean to attendant's standards or if any damages are found, the appropriate portion of the security deposit will be retained to cover cost of cleaning and/or damages. If there is no damage or clean-up necessary, the \$250 deposit will be returned by The Management Company within two (2) weeks following the function.