



# The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 7, No. 3 – May / Jun. - 2009

## 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:** Brian Troutman

**Board Members :**

Anne Cameron – Michael Cien – Mary Cluck –

Ken Koran – Lisa McArthur - Robert Carpenter

## From the Board President

For the last several years, we have invested the community's money in many aspects of our common facilities including upgrades in equipment and amenities in the fitness center, refurbishing the clubhouse, improvements to the pool and pool decking as well as the maintenance and beautification of the common property. This winter, the Board has begun the process of investing in improvements to the playground at the community center.

The impetus of the idea came from Frank McVay as well as several interested parents from the community. The feedback provided to the Board was that the existing playground was small, dirty (due to a poor ground cover of sand) and did not fit with the overall look of the community. Based on a majority vote of the Board, actions were undertaken to expand the playground. To date, we moved the fence from around the play equipment to in line with the edge of the pool deck, increasing the playground area almost threefold.

In parallel, several community members met with Frank, a representative from Playgrounds Plus and myself and undertook the process of developing the concept for the new playground. In the last several months, through back and forth discussions, pricing, options, sequencing plans and more, it appears that we have developed a framework that will allow us to create a new playground for our community. I'd like to take this opportunity to thank Ms. Carrollann Ruppe, Ms. Sally McDonald and Ms. Tracey Souers for their vigilance in this matter helping to drive this process forward and providing me an excellent sounding board for ideas. This is an excellent sampling of what can be done by working together to create a better community.

As we work through the final details of the playground expansion this spring, we now know that we will be making an investment of approximately \$60,000 to achieve the desired results of our playground expansion.

This will be the single biggest investment that we have made in the community to date. Therefore, the Board has elected to move forward in phases to be sure to be prudent with investing our reserve monies in these tight economic times.

While the majority of the community has provided positive feedback regarding this investment, it is no surprise that several people are questioning this decision, as is true any time one attempts to gain consensus from a diverse group. Some people don't have children or grand-children that will use this facility. Some people feel it's foolish to spend our reserve monies in a time where our accounts receivable are so high. The driving factor behind the Board's decision for making this investment is, as we come out of this economic downturn and the housing market comes back up, we want to position Stagecoach as the neighborhood of choice in central Pasco County. We feel adding a top shelf playground to round out our existing high end amenities will have such an affect. We have a beautiful neighborhood that improves annually, due greatly to a many year history of responsible Board spending with no increase in annual POA fees.

Brian Troutman  
POA Board President

## **Stagecoach Community Yard Sale**

Saturday May 16 starts 7:00am - 12 noon



Contact Tricia at [sethmom72@yahoo.com](mailto:sethmom72@yahoo.com)  
if you have any questions

## **Important Notices**

**Stagecoach Event : 2009 Spring Fling**

Sunday May 3 from 12 Noon – 4:00 pm

Details on page 4

**Definition of Commercial Vehicles**

Details on page 5

## COMMUNITY NEWS

### **Crime Watch & Security Patrol News**

**Summer is approaching and that means homeowners may be away on vacations. Remember to protect your property. Take these simple steps: 1) have your newspaper picked-up by a neighbor, 2) have your mail stopped or have a neighbor pick it up, 3) make sure you have a light on a timer; alarm set, and 4) be sure that all windows and doors are locked.**



Remember that there was a break-in of an abandoned home in November. People broke into the house then used it as a party place. Please be aware of what is going on around you in Stagecoach. There are individuals using our Rec Center parking lot to drink alcoholic beverages. That is illegal! 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 and 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 it. The Sheriff's Deputies are very busy with various calls and 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.**

Remscosheriff.com/webapps/index.pgmembert to view the Sheriff's new website. There is valuable and **interesting information posted there.** <http://www.pa> The website includes just about everything you might want to know about what is going on in Pasco law enforcement.

The Stagecoach Security Patrol needs more folks 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 few hours a month to support the security of Stagecoach!

Thank you for your support!  
Craig Cameron  
994-0014

**Management & Associates ( M&A )**  
Joan Fissella, Manager (813) 433-2009  
720 Brooker Creek Blvd. Oldsmar, FL

## From Our Property Manager

SFWMD has voted to tighten water restrictions in Pasco County, which went into effect April 3, 2009 and will expire on June 30th, 2009. During my inspections, I have seen some homeowners violating these restrictions. **Residential car washing is now prohibited and watering of lawns using an in-ground irrigation system is from Midnight to 4 AM on your day of the week.** I would like to remind the homeowners that there is a fine for not obeying these restrictions by the County. If you have any questions regarding these restrictions, you can contact **1-800-836-0797**. During this restriction, homeowners can still make certain that there are no weeds in their lawns or beds and trim any dead plants that were affected by the freeze and remove dead palm fronds.

The major violation that is becoming a huge nuisance is garbage cans. The rules of the Association state: "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." In the past, I have sent out violation letters because homeowners are moving their garbage cans from the street to in front of the garage. There is no reason if someone moves the can from the street, why it cannot be put inside/out of view. Many people are also storing their garbage can on the side of the house, which can be viewed from the street and adjacent properties. These need to be moved or placed behind some type of concealment. It is a waste of the homeowners' money for me to send out so many letters for this violation and ask that this be rectified in accordance with the rules of the Association.

The Board has also put together the definition of a commercial vehicle, which was sent out to every homeowner as a guideline for this violation. I am not available 24/7 to see these vehicles and ask the community to either **email me at [jfissella@mgmt-assoc.com](mailto:jfissella@mgmt-assoc.com) or call me at (813) 433-2009** if you see any commercial vehicle that is being parked constantly in the community at night, which is not there on business. All communication is kept in confidence.

Joan Fiscella  
Management & Associates

### Pasco County Imposes New Water Restrictions

This is just a reminder to all residents of Stagecoach. Be sure to turn off all your free standing fountains, even if you add water to them daily. **If you are caught, the fine by the county is extremely steep: \$150.00.** This is the reason all the fountains and waterfalls at the entrance have been shut off. Also, please try to conserve water in other ways; it will serve all of us in the long run.

## FROM THE ACC

As each of us starts our spring clearing around the outside of our homes, just a few reminders from the ACC:

- If you replace sod you are allowed to water the new sod, every day, for the first 14 days (but only the zones replaced), then every other day for the next 14 days. After that watering is allowed only on your 2 scheduled days.
- When you mow your grass, make sure that the grass clippings are not blown into the street. Either blow them back into your lawn or sweep them up. When they are blown into the street they end-up in the sewer drains, which end-up in our ponds. This causes more organic matter in the ponds, and in turn more maintenance.
- If you're repainting and planning on using the same color that your house was originally painted you may find that the color & number no longer exists. That being said, please submit an application so that the color you have painted is on file.

One last thing, after 3-plus years as chairperson of the ACC, Ann Troutman has stepped down. She will remain on the committee. Taking her place is Lloyd Evans, who has served on the committee since May of 2006. We know he will do a great job.

Anyone thinking that they would like to become more involved in their community by joining a committee contact the board. Several members of the ACC would be willing to "retire" to allow for new members to join!

## STAGECOACH COMMUNITY EVENTS

### LADIES NIGHT OUT!

On May 6, 2009 we will meet at 6:45 pm at **Up the Creek Restaurant** off of SR 54 east of the Sun Coast Highway.



Join the Ladies of Stagecoach for an evening of good conversation, laughs, and good food.

Please contact Ann Troutman at [atrouman@tampabay.rr.com](mailto:atrouman@tampabay.rr.com) for directions and/or further information.

## Stagecoach Children Have Fun Collecting Easter Eggs



On Saturday, April 11 at 10:00 a.m. our community sponsored an Easter Egg Hunt at the Stagecoach Park. Over 70 children, of all ages, along with their parents collected 850 colored plastic eggs filled with sweet treats. This event was made possible by the efforts of many residents of all ages..... moms, dads, children, and seniors helped

**Kassie Neely** was the chief organizer of the event. So, Kassie deserves a huge "THANK YOU!!!!!!!!!!!!!!!"

Other volunteers who assisted in the planning stages, the set-up, the running, the clean-up, and the donations include:

Ann Troutman: preparing and hanging signs, set-up, clean-up, and photographer

Kathleen Troutman: hanging signs

Stephanie Hardy: set-up, assist at event, clean-up

Karen Joyce: list event on website forum

Gigi Cien: assist at event, donate brownies

Joshua Neely: flyer design, egg stuffing, set-up/clean-up, assist at event

Kayla Murski: egg stuffing, set-up/clean-up, assist at event

Community families: donations of plastic eggs and candy treats

Bob Jarabek and Bill Patterson: Donations of coffee and boxes of Munchkins from the

**Dunkin Donuts on State Road 54 and Collier Parkway.** Thanks for the yummy treats!

SEE PHOTOS OF THE EVENT  
ON PAGE 4



On May 25<sup>th</sup> Remember Our Heroes



**Save  
These  
Important  
Dates**



School-age children are ready to start the hunt



Toddlers and preschoolers fill their baskets



School-agers search the park for 100's of eggs

**STAGECOACH  
SPRING FLING  
MAY 3, 2009  
12:00 TO 4:00**

**TICKETS  
THE  
CLOWN** **CLYDE  
THE  
CLOWN**

**HAMBURGERS, HOTDOGS,  
BOCA BURGERS, WATER, ICED TEA, LEMONAIDE  
PROVIDED. FOOD SERVED AT 1:00 PM.**

**IF YOUR LAST NAME  
STARTS WITH  
A THRU M -  
PLEASE BRING A  
SALAD OR SIDE** **IF YOUR LAST NAME  
STARTS WITH  
N THRU Z -  
PLEASE BRING A  
DESSERT**

**BRING YOUR CHAIRS OR A BLANKET AND ENJOY THE  
AFTERNOON WITH YOUR FRIENDS AND NEIGHBORS.  
LARGE INFLATABLES FOR THE KIDS, DJ-KARAOKE,  
MOUNTED POSSE, SNO CONES  
& OLD CRAKER FIRE TRUCK.**

Three small illustrations are shown at the bottom of the flyer: a red fire truck with a ladder, a DJ performing at a microphone, and a mounted posse with a checkered flag.

**Happy  
Father's  
Day**