

# The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 7, No. 3 – July / Aug. - 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

At the half way point through the year of my term as Board President I have to admit, I didn't realize the level of dissatisfaction and contempt that overwhelms the communication in the neighborhood regarding the POA, its Board and the Board's actions and decisions. My perception of the POA Board as a volunteer group of people who have made significant improvements to the community, have been excellent stewards of the community's resources and have positioned the community to be the neighborhood of choice in central Pasco violently collides with feedback from several impassioned home owners who's opinion of the Board is apparently an inbred group of power mongers whose sole purpose in life is to control and make miserable the lives of innocent residents. When confronted by these disenfranchised home owners, my attempts to discuss potential misunderstandings are met with a level of passion that is somewhat disturbing, including verbal abuse and near physical altercation.

While I strongly believe that the current and past Boards have fulfilled the charter fittingly and ethically, as often is the case, perception, right or wrong, creates reality. Therefore, I am making a commitment to the property owners that the Board will change in 2010. First, and foremost, unlike 2009, there are three (3) positions available for the Board in 2010. In addition, I will voluntarily step aside one year early at the completion of my term as Board President to make the count four (4) positions available in 2010. As the Board is a 7 person entity, this will provide for a new majority to take the neighborhood in a new direction.

With only four slots available, my assumption is that the competition for these slots will be fierce as nearly every communication from an impassioned home owners includes two concepts; 1. They could do a much better job and 2. They speak for the vast majority of the community. As a suggestion to those of you who will be running the community next year, now is a great time to

show up for Board meetings as the Board conducts business on a multitude of topics, not just those issue which singularly are a hot button to an individual home owner. In just the next few meetings, many decisions, including annual budget development, will take place which will place financial parameters around decisions that can be made in 2010. I look forward to seeing you at the next Board meeting.

Brian Troutman  
POA Board President

## Our Lakes, Ponds, Park, and Common Areas

Are you concerned about the care, maintenance, and condition of the Stagecoach lakes, ponds, park, and common areas? You will have the opportunity to address your questions, concerns, and comments to the representatives of TLC (maintains common area lawns) and Gulf Coast Lakes & Wetlands (maintains ponds & lakes) at the August 24<sup>th</sup> Board meeting from 6:30 – 7 pm.

## COMMUNITY NEWS

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

#### Summer Security Patrol Meeting

Our Security Patrol held its summer Patrol Meeting. New Sheriff's signs for the cars, on patrol, were introduced to the team. These signs look like the Sheriff's badge and all security patrols in Pasco will have these signs. It represents consistency with the Sheriff's office and the various neighborhood patrols. All the members who were able to attend the meeting also enjoyed dinner and beverages after the meeting concluded..



### Take Precautions While on Vacation

Summer is here..... that means residents will be going on vacations , and as I said before, remember to protect your property. Take simple steps, like, have your newspaper picked up by a neighbor, have your mail stopped or a have a neighbor pick it up. Make sure you have a light on a timer; alarm set and be sure that windows and doors are locked.

### Help Prevent Crime in Stagecoach and Report Suspicious Activity

Remember that there was a break-in of an abandoned home in November. People broke into the house and then used it as a party place. Also, the Sheriff is asking that you keep your garage doors closed, even when you are home. Burglars are stealing items from opened garages. The intruders also have access into your house. 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, 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.**

### Sheriff's Website Has Valuable Information

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.

### New Patrolers Needed to Replace Those Leaving Stagecoach

The Stagecoach Security Patrol needs more folks to join us, as current patrolers are leaving Stagecoach to relocate. 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

### Architectural Control Committee

The committee would like to thank the residents for their cooperation in submitting applications prior to commencement of work. It has been helpful to us. At the past several meetings, we have had a significant number of applicants attend. This helps us make our decisions easier should we have questions.

Also, if there is anyone interested in serving on the committee, please come to the July 20th or August 17<sup>th</sup> ACC meeting to express your interest to join the committee. Please speak to the committee chairman, Lloyd Evans. A committee member has resigned and the position needs to be filled. ACC meetings are held at the Rec. Center on the 3<sup>rd</sup> Monday of each month at 7:00pm. Consider serving on this committee that strives to keep Stagecoach a beautiful and desirable community in which to live.



### Fining Hearing Committee Needs Members

The Stagecoach Fining Hearing committee needs two (2) members to fill two vacant positions. The purpose of this committee is to listen to homeowners who have received violation letters from the management company. Hearing Committee members listen to the homeowner present his/her situation or circumstances for not complying with deed restrictions as stated in The Stagecoach Covenants. The committee then makes the recommendation to the Board whether the violation fine should be waived or imposed. If you would like to serve your community in this voluntary capacity, please contact our property manager, Joan Fiscella at (813) 433-2009 to express your interest. The Board of Directors appreciates your time and commitment to our wonderful community.

## Playground Update

The long wait is over. The playground equipment has arrived and it will be installed early July. Thank you to all parents and residents who offered ideas and suggestions.



## STAGECOACH COMMUNITY EVENTS

### LADIES NIGHT OUT!

The date for our evening of good food, fun, and laughs will be **July 1st**; however, the location has not been decided at this time.



If you are a regular attendee, you will receive the usual E-vite with the information. If you would like to join the Ladies of Stagecoach for the first time, please contact Ann Troutman at the following e-mail address: [atroutman@tampabay.rr.com](mailto:atroutman@tampabay.rr.com). Hope to see you there.

### Ballroom Dancing at the Stagecoach Rec. Center

Are you interested in taking ballroom and/or Latin dance lessons? A professional dance instructor and Stagecoach homeowner is willing to teach a

one-hour dance class each week at our Rec. Center for a minimal fee. Both singles and couples are welcome. If you would like to learn to dance and exercise while having fun, e-mail Stephanie at the address below

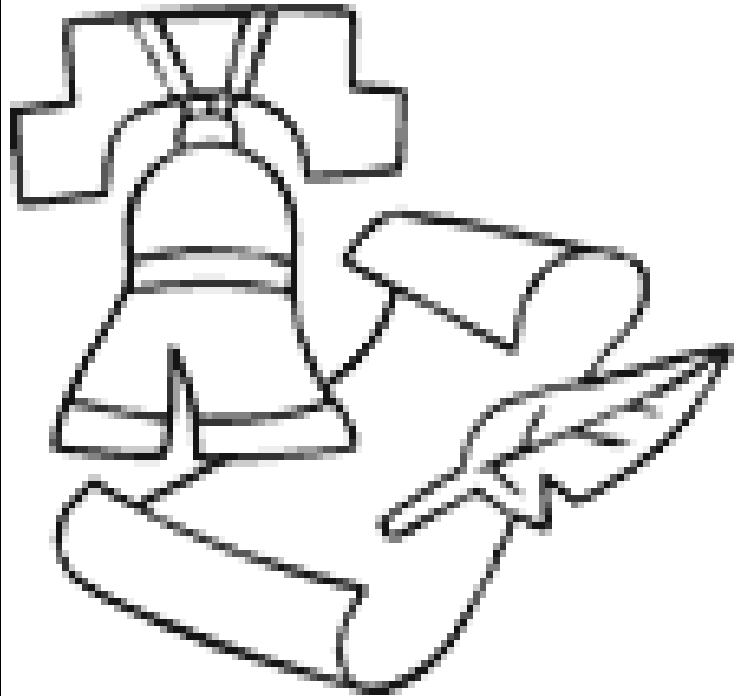


[Stephaniemyersspa@yahoo.com](mailto:Stephaniemyersspa@yahoo.com) no later than July 15<sup>th</sup>, so we can start dancing before the summer ends.

**OUR NATION'S BIRTHDAY IS  
JULY 4, 1776.**

**ON THIS 4<sup>TH</sup> OF JULY, COLOR  
"THE LIBERTY BELL" AND "THE  
DECLARATION OF  
INDEPENDENCE"**

**HAVE A HAPPY & FUN DAY**



### Newsletter Volunteers

Editor : Dr. Georgiana Cien

Volunteers:

Michael Cien, Florence & Fred Dichter, Clair & Evans, Sal & Peggy Buscarino, Betty Hart, Rhoda & Harold Soskin and Beverly Ackerman.

**A big "THANK YOU" to the newsletter volunteers**



## American Flag Cookies

- 1 cup margarine, softened
- 1 egg white, lightly whipped
- 2 teaspoons pure vanilla extract
- 2-1/2 cups unbleached all-purpose flour
- 1-1/2 cups granulated sugar
- 1- 1/2 teaspoons baking powder
- 1 teaspoon red food coloring
- 1 teaspoon blue food coloring

In a mixing bowl, combine margarine, egg white, and vanilla extract. In another mixing bowl, combine flour, sugar, and baking powder. Mix wet ingredients with dry ingredients just until moistened. Divide dough into 3 equal portions. Tint 1 portion with red food coloring and another portion with blue food coloring. Mix thoroughly to get a uniform color. Untinted dough represents white. Form each portion into bars of equal length and about 1 inch thick. Wrap each bar in waxed paper. Refrigerate until easy to handle. Remove waxed paper and stack bars on top of each other in the desired color arrangement. Wrap entire bars in waxed paper again and chill until firm. Preheat oven to 350 F. Cut bars into 1/4-inch-thick slices. Place on baking sheet. Bake for 12 minutes. Allow to cool for about 1 minute, then remove to a wire rack to cool completely.

### ARTICLE VI & VII No Partition & Condemnation

#### ARTICLE VI NO PARTITION

Except as is permitted in the Declaration or amendments thereto, there shall be no physical partition of the Common Area or any part thereof, nor shall any person acquiring any interest in the Properties or any part thereof seek any such judicial partition until the happening of the conditions set forth in Section 4 of Article V in the case of damage or destruction, or unless the Properties have been removed from the provisions of this Declaration. This Article shall not be construed to prohibit the Board of Directors from acquiring and disposing of tangible personal property nor from acquiring title to real property which may or may not be subject to this Declaration.

#### ARTICLE VII CONDEMNATION

Whenever all or any part of the Common Area shall be taken (or conveyed in lieu of and under threat of condemnation by the Board acting on the written direction of all Owners and the Declarant) by any authority having the power of condemnation or eminent domain, each Owner and the Declarant shall be entitled to notice thereof. The award made for such taking shall be payable to the Association as Trustee for all Owners and the Declarant to be disbursed as follows: If the taking involves a portion of the Common Area on which improvements have been constructed, then, unless within sixty (60) days after such taking the Declarant, so long as the Declarant owns any property described in Exhibits "A" or "B" of this Declaration, and Members representing at least seventy-five (75%) percent of the total vote of the Association shall otherwise agree, the Association shall restore or replace such improvements so taken on the remaining land included in the Common Area to the extent lands are available therefore, in accordance with plans approved by the Board of Directors of the Association. If such improvements are to be repaired or restored, the above provisions in Article V hereof regarding the disbursement of funds in respect to casualty damage or destruction which is to be repaired shall apply. If the taking does not involve any improvements on the Common Area, or if there is a decision made not to repair or restore, or if there are net funds remaining after any such restoration or replacement is completed, then such award or net funds shall be disbursed to the Association and used for such purposes as the Board of Directors of the Association shall determine