



# The Stagecoach Express

Newsletter of Stagecoach POA

Vol. 7, No. 3 – Sept. / Oct. - 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 –

Mark Hardy – Lisa McArthur - Robert Carpenter

There is no message or memo from  
The President of the Board of Directors

## HELP STOP THE VANDALISM

Stagecoach properties continue to be targets of vandalism. Graffiti and obscenities were sprayed-painted on fences in common areas on three separate occasions. Also, the white benches around the park have been destroyed. These vicious acts have cost the POA over \$1500 in repairs and clean-up.

Be vigilant and report any vandalism or suspicious behavior, to the Sheriff's office, as you see it. Do not wait one or two days to report it to law enforcement authorities. You can make an anonymous report. Do not call the clubhouse attendant. Do not call Frank, the Stagecoach maintenance man. Do not call Craig, the Security Patrol coordinator. **Call the Sheriff's non-emergency number yourself immediately 929-1204.**

The time frame of the report greatly affects the speed in which a deputy is dispatched and arrives on Stagecoach property. A speedy phone call and report is the key element to apprehending and/or arresting the culprit.

## Stagecoach Community Yard Sale

Saturday November 14  
Starts 7:00am - 12 noon



Start organizing your unwanted items now  
Contact Tricia at [sethmom72@yahoo.com](mailto:sethmom72@yahoo.com)  
if you have any questions

## POA FINING POLICY

If you have received a covenants violation letter imposing a fine, see pages 3 and 4 to review the Fining Policy as stated in the Stagecoach POA Rules and Regulations.

## COMMUNITY NEWS

### **\$\$ From the New Treasurer \$\$**

Our Board treasurer, Ken Koran, has moved out of the Stagecoach community. The Board has appointed me as his replacement. I will serve out the remaining of Ken's term as treasurer. Mark Hardy was appointed as my replacement on the Board. As your treasurer, I monitor the financial reports from the management company. At this time, we are on target in our projected budget.

Michael Cien, Treasurer

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

#### More Security Patrol Members Needed

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!



#### New Signs for Cars on Security Patrol

New Sheriff's signs for the cars on security patrol were introduced in June. These signs look like the Sheriff's badge and all security patrols in Pasco County will have these signs. It represents consistency with the Sheriff's

office and the various neighborhood patrols throughout Pasco County

**Reporting Crimes and Vandalism : Please read this!**

Our Stagecoach neighborhood is not exempt from crime and vandalism. We have youths from here, Santa Fe, and everywhere else coming into our neighborhood to ruin, deface, and damage our property. We also have career criminals who prey on our neighborhood annoying the homeowners, burglarizing our homes, stealing our property, and prowling overnight searching for unsecured property and unlocked vehicles. The list goes on!

For some reason, homeowners are hesitant to CALL THE SHERIFF when something isn't right. They choose to call the Rec Center, the Stagecoach maintenance man, or me instead of the Sheriff. Valuable time is lost when the first call is not to the Sheriff. Everyone knows, with the current budget cutbacks in Pasco County, that the Deputies are stretched. That can't be our concern when a crime or potential crime is occurring in Stagecoach. When something doesn't look right, in the neighborhood, **CALL THE SHERIFF AND REPORT THE INCIDENT. The non emergency number is 929-1204. Of course if it is an emergency, call 911.**

When you call, provide the dispatcher with as much detailed information as possible. If a deputy is available, they can respond quickly. If the Sheriff's deputies are all busy, they should be the ones to PRIORITIZE THE IMPORTANCE OF THE CALL. Immediate reporting may allow deputies to respond before the incident is over and the individuals have left the scene. After you have contacted the Sheriff, then contact the Rec Center or appropriate individual to let them know what has occurred.

**Watch for:**

- Break-ins of abandoned homes (being used for parties or sleeping quarters)
- Youths drinking alcoholic beverages in cars at the Rec Center parking lot. That is illegal
- People in the park or parking lot after 9:00 p.m. (the park closes at 9 p.m.)
- Any suspicious activity

**Sheriff's Website**

Remember to view the Sheriff's new website, there is valuable and interesting information posted there. <http://www.pascosheriff.com/webapps/index.pgm> The website contains just about anything you might want to know about what is going on in Pasco law enforcement (i.e. the most recent crime stats and arrests, criminal records, and more).

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

**STAGECOACH COMMUNITY  
EVENTS**

**LADIES NIGHT OUT!**

The September and October dates for our evening of good food, fun, and laughs have not been confirmed. 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.



***With Sincerest and Heartfelt Thanks***

*Our resident Stagecoach maintenance man, Frank Mc Vay, wishes to express his sincere thanks for the support, prayers, and condolences he received from Stagecoach residents during the illness and passing of his beloved wife, Carol. Carol was very active during her ten years of residence in Stagecoach. She participated in community events and served as a volunteer on several committees.*

## FINING POLICY

This policy is part of the Rules and Regulations of Stagecoach Property Owners Association Inc. (the "Association"), and addresses the procedure for fining owners, tenants, guests and other persons who violate the Declaration, the Articles of Incorporation, the By-Laws, or Rules and Regulations of the Association.

Fines are an alternative to other means of enforcement provided for in the Declaration and By-laws. Fines will be adopted in accordance with the following procedures:

1. The Board of Directors or its appointed agents are charged with determining whether there is probable cause that any of the provisions of the Declaration, the Articles, the By-laws, or the Rules and Regulations of the Association regarding the use of the lot, common areas, or Association property are being or have been violated.

2. A Fining-Hearing Committee (the "Committee") of three (3) persons, which shall consist of members of the homeowners association, shall be appointed by the Board of Directors who are not officers, directors or employees of the association or the spouse, parent, child, brother or sister of any officer, director or employee of the association.

3. In the event that the Association receives a complaint, or a violation is otherwise determined to have occurred, the Board of Directors (the "Board") or its agents will notify the alleged violator(s), and in appropriate cases, will provide an opportunity for such violation to be corrected within a reasonable time.

4. If the violation has not been corrected, or in the case of a second violation, or in the case of a violation of such a serious nature that the Board determines it does not warrant an opportunity for the alleged violator to correct it, the Board may adopt a proposed fine, up to the maximum amount allowed by law. A fine may be imposed based upon each day that a continuing violation continues. The fine will not become final until a hearing has been held.

5. Prior to imposing a fine, a hearing must be held to afford the alleged violator an opportunity to be heard on the issue. The alleged violator shall be notified by regular and certified mail, of a hearing to be held to afford the alleged violator an opportunity to be heard on the issue. At least fourteen (14) days notice of the hearing must be given.

6. If the Board has not directly appointed a Chairman, or if the Chairman is absent, the Committee shall appoint a Chairman, and shall conduct hearings in accordance with the following rules, in addition to such other rules and procedures as may be established by the Committee, to hear any charges and defenses. The hearing may be audio or video-recorded in the same manner and under the same rules that lot owners are permitted to audio or video-record meetings of the Board.

- a. The Committee shall first summarize the basis for the proposed fine, and to present any witnesses or documents in support of the proposed fine. Written affidavits shall be permitted, and the hearing need not be conducted according to technical rules relating to

such evidence. Any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule, which might make improper the admission of such evidence over objection in civil actions. The rules and privileges relating to court proceedings shall only be effective to the extent that they are required by law to be recognized at the hearing, and irrelevant and unduly repetitious evidence shall be excluded.

b. Each party shall have three rights: to be represented by counsel; to call and examine witnesses; to introduce exhibits; to cross-examine opposing witnesses on a any matter relevant to the issues even though that matter was not covered in the direct examination; to impeach any witness regardless of which party first called him to testify; and to rebut the evidence against him.

c. The Committee will immediately following the conclusion of the hearing, prepare a written summary of the information to the Association whether or not the alleged violator appeared before the Committee and the Association shall notify the alleged violator. A fine of \$50.00 will immediately be assessed against the alleged violator after the hearing date if the alleged violator does not appear, payable to Stagecoach Property Owners Association. The alleged violator will have ten (10) days from the date of the letter to correct the violation. If not corrected by then, a fine of \$10.00 per day, beginning the 11th day will be assessed, up to the maximum fine of \$1,000.00. If the alleged violator does appear at the hearing, the Committee will advise the Board of the outcome of his testimony and the Board will make a decision whether or not to fine the alleged violator. An unpaid fine shall be shown on the account history for the owner's property.

d. Any violator will be responsible for interest, costs and attorneys' fees incurred in the enforcement of the fine, including costs and attorney's fees in connection with any correspondence or hearings, provided that the Committee upholds the fine, in whole or in part.

**Newsletter Volunteers**

**Editor** : Dr. Georgiana Cien

**Volunteers:**

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

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