



INCLUDED IN THIS MONTHS NEWSLETTER

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Volume 16, Issue 8
August 2025

From the Property Manager

Let's Stay Connected!

We've got a brand new app to help keep you in the loop with everything happening in the neighborhood! Join us on **Team Reach** using the group code **LP EE2025**. You'll get updates on community meetings, trivia nights, Bingo, yoga sessions, and so much more! Planning to rent the clubhouse? You can even check availability right in the app—super easy!

Monday Nights Just Got Tastier!

Feeling those Monday blues? Good news—we've brought back the **Best Food Trucks** every other Monday from **5–8 PM**! Skip the cooking and come grab something delicious.

Some Shade for Sunny Days!

We're excited to share that the **new shade structure** is up at the playground! It's the perfect spot to cool off while the kids play during these hot summer days.

Back-to-School Bash – August 9th @ 12 PM

Grab your **swimsuits** and join us for one last summer splash! We'll have a **bounce house**, **hamburgers**, **hot dogs**, and lots of fun. Let's send summer off with a bang!

Stretch & Breathe with Zen Lyn Yoga

Come unwind with us and enjoy a relaxing yoga session with **Zen Lyn Yoga**:

- **Monday, August 11th at 9:30 AM**
- **Wednesday, August 20th at 6:30 PM**

Don't forget your **yoga mat**, **water**, and a **towel**. Donations are welcome, and guest fees still apply. All experience levels are welcome—just come ready to move and breathe!

Kori Brown, CAM

Upcoming Events...

BACK TO SCHOOL PARTY

Saturday, August 9th

Starting at Noon!

LABOR DAY PICNIC

Monday, September 1st

12pm–5pm

Trunk -or- Treat

Saturday, October 25th

4:30pm-6pm

LAKE PADGETT ESTATES EAST

Community Connection

Lake Padgett Estates East P.O.A

INCOME/EXPENSE STATEMENT JUNE

Income		
ASSESSMENTS-OPERATING	53,309.45	342,378.00
ARCHITECTURAL FEE	60.00	380.00
ARC FINES	1,289.75	4,163.75
ASSESSMENTS-RESERVES	13,500.00	81,000.00
GUEST FEE	85.00	415.00
ADMINISTRATIVE INCOME	0.00	74.00
LATE FEES	509.75	2,413.00
INT. INCOME-MEMBERS	0.00	75.94
MISCELLANEOUS INCOME	1,200.00	3,913.63
USAGE FEE-RESTAURANT	0.00	0.00
AFFILIATED MEMBER DUES	1,260.00	12,014.00
REIMB- LOUNGE UTILITIES	891.67	5,350.02
REIMB-LOUNGE LIAB INS	1,083.33	6,499.98
REIMB - WORK COMP INS	333.33	1,999.98
ID CHARGE	40.00	70.00
CELL TOWER INCOME	2,942.85	17,526.51
TENNIS ACADEMY	1,820.00	10,090.00
POOL INCOME	0.00	150.00
INT INCOME-OTHER	15.60	109.93
INT INCOME-RESERVES MMA	344.68	1,842.04
INT INCOME-RESERVE CD'S	645.35	4,427.30
LOUNGE-SALES	17,429.92	101,123.66
LOUNGE-TEMP MEMBERSHIP	500.00	2,430.00
LOUNGE SALES-FUNCTION	0.00	525.00
LOUNGE-VENDING INC	255.00	1,640.24
LOUNGE-ROOM RENTAL	200.00	1,065.00
Total Operating Income	97,715.68	601,676.98
Expenses		
LOUNGE EXPENSE	14,855.85	78,440.98
ADMINISTRATIVE	5,736.16	156,900.36
BUILDING	9,071.14	59,035.84
GROUND	4,717.30	45,806.75
PAYROLL	30,555.09	193,751.62
RECREATION	1,444.00	21,266.44
UTILITIES	6,068.88	48,117.45
OTHER	0.00	430.82
TOTAL EXPENSE	72,448.42	603,750.26
RESERVES REIMBURSEMENT	13,800.00	89,459.96
NET INCOME/LOSS	25,267.26	-2,073.28

MOST WANTED TELEPHONE DIRECTORY

LPEEPOA OFFICE.....	813-996-4441
LPEE Office Fax.....	813-996-3842
Lounge.....	813-996-3884
Doble Gustazo.....	813-388-5502

Local Utilities

Frontier, cable	
frontier.com.....	800-921-8101
Spectrum, cable	
brighthouse.com.....	833-267-6094
Waste Connections, trash	
progressivewaste.com.....	727-849-3333
Pasco Utilities, water	
pascocountyfl.net.....	813 235-6012
Withlacoochee Electric	
wrec.net.....	813-979-9732
Pasco County Dump	
pascocountyfl.net.....	727-861-3006

County Departments

All Department links: pascocountyfl.net

Animal Control.....	813-929-1212
Sheriff, non-emergency.....	727-847-8102
Pot Hole complaints.....	727 847-2411
Road and Bridge.....	727-847-8143
Code Enforcement.....	727-847-8171
Mosquito Control.....	727-376-4568

Schools and Facilities

Pineview Elementary	
pves.pasco.k12.fl.us.....	813-794-0600
Pineview Middle	
pvms.pasco.k12.fl.us.....	813-794-4800
Land O'Lakes High School	
lolhs.pasco.fl.us.....	813-794-9400
School Board	
pasco.k12.us.fl.....	813-794-2000
School Bus Information	
trans.pasco.k12.fl.us.....	813-794-0400
Imagine School	
imaginelol.org.....	813-428-7444
Land O'Lakes Library	
pascolibraries.org.....	813-929-1214
Recreation Center	
pascocountyfl.net.....	813-929-1220

Myrtle Lake Baptist Church

Main Office.....	813-949-5516
	Ext. 100

***LPEEPOA does not endorse
the individuals volunteering
in The Community
Connection.***

From the Architectural Committee

As we all enjoy the summer sunshine, it's a great time to think about keeping our homes and yards looking their best. The Architectural Committee is here to help homeowners maintain the beauty and harmony of our community.

A few friendly reminders:

☐ Planning an exterior project? Whether you're painting, putting up a fence, replacing a roof, or even installing a new mailbox, a modification form is required before you begin — even if you're using pre-approved materials or colors. This helps us ensure everything meets our guidelines and keeps the neighborhood looking great.

☐ Pre-approved paint colors are available to view at the local Sherwin-Williams store under Lake Pageant Estates East. Using one of these makes approval faster, but forms are still needed for documentation.

☐ Clean and tidy homes make a big difference! Now's a great time to check for things like mildew on driveways, overgrown shrubs, or faded trim. A little upkeep goes a long way.

Our goal isn't to say "no," it's to guide and support your improvements so they add to the value and appeal of your home — and our whole community.

Need a form or have questions? Reach out to the office. We're happy to help!

Finding Paint Colors Made Easy!

You can now view the new pre-approved house paint schemes at [SherwinWilliams.com/HOA](https://www.sherwinwilliams.com/HOA) (<https://www.sherwinwilliams.com/hoa>) by selecting our state, city, and neighborhood. Please note: even if you choose a pre-approved color scheme, a modification form must still be submitted to the office.

SEPTEMBER 2025

Sun	Mon	Tues	Wed	Thu	Fri	Sat
	1 LABOR DAY PICNIC 12PM OFFICE CLOSED	2 Arc Meeting 6:30PM	3 Disciplinary 6:30PM	4	5	6
7	8 Board Meeting 6:30PM	9	10 BINGO! 6:30PM	11	12	13
14	15	16 Arc Meeting 6:30PM	17 Disciplinary 6:30PM	18 Finance 6:00PM	19	20
21	22 Board Meeting 6:30PM	23	24	25	26	27
28	29	30				



Please attend the Board meeting to obtain immediate approval of your application or provide further information needed for its approval. Board meets the 1st and 3rd Tuesday of the month at the clubhouse beginning at 6:30 pm.

Date: _____ Lot #: _____ Phone #: _____
Name: _____ Email: _____
Address: _____

Type	Description of Modification
Addition	Plot plan showing shape and dimensions of lot. Location, type, and dimension of structure being added shall not be nearer than 10' to any lot line and located to the rear of the main building unless variance is granted or unless stated differently in the DCRs. Requires Pasco County permit.
Fence	Plot plan showing location of fence. Fence must be good side out, no more than 6' in height and one foot from lot line unless written permission is granted from adjacent property owners. Type of material, please check one ☒ Wood ☐ Vinyl
Shed or Playset	Plot plan showing location, type of material, and dimension. Shall not be nearer than 10' to any lot line, located to rear of main building, screened from view to the street and adjacent property owners, and upon approval from the ARC or unless stated differently in the DCRs. Shed's requires Pasco County permit.
Painting/Siding	Uniformity and high standards suggest pastel or earth tone color. Sample colors must be included. Colors chosen from our Color Pallets may be approved immediately. Available in Office.
Tree/Landscape	Plot plan showing location of tree to be removed and or landscaping planned. Tree removal must include stump removal. Minimum of three shade trees must remain on lot after tree removal. If less than 3 trees remain, new trees must be planted to equal 3 trees on the lot. May need Pasco County permit.
Driveway	Plot plan showing location and type of material. Shall not be nearer than 10' to any lot line unless stated differently in the DCRs. Requires Pasco County Permit.
Roof/Solar Panels/Windows	Roof replacement, Solar Panels, Replacement windows requires Pasco County permit. Please provide a permit to us prior to commencement. Sample of shingle colors must be included
Pool	Plot plan showing location, type of material and dimension. Shall not be nearer than ten (10) ft. to any lot line and must be located to the rear of the main building. Pasco County permit required.
Screen Room	Plot plan showing location, type of material and dimension. Shall not be nearer than ten (10) ft. to any lot line and must be located to the rear of the main building. Pasco County permit required.
Other	

Modification Request Fee—\$5.00—Effective May 1, 2025

By my signature on this form, I agree to allow a representative of the Architectural Board to verify that this modification has been completed to include permission for that person to access my property in order to verify completion. Modifications not completed on time (see 2nd Page) will require re-submission of modification request form and fee.

Signed _____ Date _____

Office/Committee Use

Date Received: _____ Assessments Current: _____ Application Fee Paid: _____

Included Information: _____

Approved	Disapproved	Signature	Date	

Approved as submitted: _____ Approved as noted: _____

Disapproved for this reason: _____

AUGUST 2025

Sun	Mon	Tues	Wed	Thu	Fri	Sat
					1	2
3	4	5 Arc Meeting 6:30PM	6 Disciplinary 6:30PM	7	8	9 BACK TO PARTY STARTING AT 12PM
10	11 Board Meeting 6:30PM	12	13 BINGO! 6:30PM	14	15	16
17	18	19 Arc Meeting 6:30PM	20 Disciplinary 6:30PM	21 Finance 6:00PM	22	23
24	25 Board Meeting 6:30PM	26	27	28	29	30
31						

POOL HOURS

Monday:	12pm
Tuesday:	9am
Wednesday:	9am
Thursday:	9am
Friday:	12pm
Saturday:	9am
Sunday:	9am

**pool closes 30 minutes
before sunset**

Lounge Hours

Mon - Thur: 4pm - 11pm

Last call: 10:40pm

Friday: 4pm - 2am

Last call: 1:15am

Saturday: 1pm - 2am

Last call: 1:15am

Sunday: 1pm - 10pm

Last call: 9:40pm

**Special August
Offer!**

\$5 OFF

With a purchase of \$25 or more

Present this coupon

**Must be printed to be*



**Expires
August 31,
2025**

BOARD OF DIRECTORS 2025

President.....Mike Place

Vice President.....Anthony DiChristopher

Treasurer.....Debbie Moltisanti

Secretary.....Sirita Tilke

Members at Large.....Lisa Kovach

Michael Kocsis

David Colucci

OFFICE STAFF

Executive Director.....Kori Brown
manager@lpeepoa.com

Bookkeeper.....Stefany Mirabal
bookkeeper@lpeepoa.com

Architectural Administrator..... Lisa Evans
arcadmin@lpeepoa.com

To contact the Board of Directors please email:
general@lpeepoa.com

BOLT

TENNIS ACADEMY

SUMMER PROGRAM 2025

JUNE 2ND - AUGUST 8TH

HIGH PERFORMANCE PROGRAM

M-F 9 AM-1:30 PM

COMPETITIVE JUNIORS

M-F 10 AM-1 PM

ADULT CLASS

WEDNESDAYS 6 PM-7 PM

FOUNDATION CLASSES

GREEN AND ORANGE (6-10 YRS)
MONDAY - THURSDAY 9 AM-10 AM

RED BALL (4-5 YRS)
FRIDAYS 9 AM-10 AM

DOWNLOAD THE BOUNX APP



REGISTER FOR CLASSES
ON THE BOUNX SPORT APP!

BOUNX
SPORT

LOCATION: LAKE PADGETT ESTATES EAST

CONTACT: 813-909-5388



The Community Connection is designed and printed by LPEEPOA staff for our residents and homeowners.

August 13th at 6:30pm



Night

\$10 for 10 games
Play for a chance to win!