



#### INCLUDED IN THIS MONTHS NEWSLETTER

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Volume 15, Issue 7  
July 2024

LAKE PADGETT ESTATES EAST

# Community Connection

## Exciting Changes Coming Soon...

### New Playground

One of the most anticipated additions is our brand new playground. Designed with children of all ages in mind, this playground will feature modern equipment and a safe, fun environment for families to enjoy. Construction is set to begin shortly, and we can't wait to see our young residents playing and making memories in this new space.

### Updated Tap Cards

To improve security and ease of access to our facilities, we are updating our tap card system. The new tap cards will offer enhanced security features and better integration with our community management system. Details on how to obtain and activate your new tap card will be provided soon. We appreciate your cooperation during this transition and believe this upgrade will greatly benefit all residents.

### New Software Program: AppFolio

We are excited to introduce AppFolio, a new software program designed to streamline our property management processes and improve communication with residents. AppFolio will offer an easy-to-use interface for managing your account, submitting Architectural requests, and staying informed about community news and events.

### Online Payments with Cadence Bank

We are pleased to announce that homeowners can now make payments online through the new Cadence Bank platform. This secure and convenient option allows you to manage your payments from the comfort of your home. To access the homeowners landing page and get more information on this new platform, please visit: <https://cadencebank.com/commercial/industry-specialization/association-services/associationservices-homeowners>

These updates reflect our ongoing commitment to improving the quality of life in our community. We believe these changes will provide enhanced convenience, security, and enjoyment for all residents. Thank you for your continued support and cooperation as we implement these exciting improvements.

If you have any questions or need further information, please don't hesitate to contact the office at: 813-996-4441.

*Kori Brown*, CAM

manager@lpeepoa.com

## Upcoming Events...

### Labor Day Picnic

Monday, September 2nd

12pm-5pm

### Trunk -or- Treat

Saturday, October 26th

4:30pm-6pm

## BOARD OF DIRECTORS 2024

President.....	Richard Ellis
Vice President.....	Mike Place
Treasurer.....	Debbie Moltisanti
Secretary.....	Anthony DiChristopher
Members at Large.....	Lisa Kovach
	Michael Kocsis
	Sirita Tilke

## OFFICE STAFF

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

Bookkeeper..... Nabil Hafez  
bookkeeper@lpeepoa.com

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

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



## LOCAL/LONG DISTANCE TOWING & TRANSPORT

**George Csanadi**  
**813-713-4233**  
George@GCSTransport.com

## MOST WANTED TELEPHONE DIRECTORY

LPEEPOA OFFICE.....	813-996-4441
LPEE Office Fax.....	813-996-3842
Lounge.....	813-996-3884
Shay's Place.....	813-388-6166

## Local Utilities

<u>Frontier, cable</u>	
frontier.com.....	800-921-8101
<u>Spectrum, cable</u>	
brighthouse.com.....	833-267-6094
<u>Waste Connections, trash</u>	
progressivewaste.com.....	727-847-9100
<u>Pasco Utilities, water</u>	
pascocountyfl.net.....	813 235-6012
<u>Withlacoochee Electric</u>	
wrec.net.....	813-979-9732
<u>Pasco County Dump</u>	
pascocountyfl.net.....	727-861-3006

## County Departments

All Department links: [pascocountyfl.net](http://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

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

## Lake Padgett Estates East P.O.A INCOME/EXPENSE STATEMENT, MAY 2024

INCOME		
41010 ASSESSMENTS	47,683.75	238,098.31
41040 ADVERTISING INCOME	0.00	0.00
41050 ARC FEE	200.00	900.00
41055 ARC FINES	200.00	(235.00)
41060 ASSESSMENTS RES	10,583.25	52,916.69
41090 GUEST FEE	385.00	1,250.00
41100 ADMINISTRATIVE INCOME	0.00	0.00
41101 LATE FEES	565.00	2,245.00
41104 INT INC MEMBERS	0.00	20.90
41107 MISC INCOME	839.00	18,126.00
41110 USAGE FEES RES	400.00	2,000.00
41120 AFF MEM DUES	1,612.00	7,384.00
41365 REIMB LGE UTILITIES	891.67	4,458.35
41375 REIMB LGE INS	1,083.33	5,416.65
41380 REIMB WORK COMP INS	333.33	1,666.65
42117 CELL TOWER	750.00	12,058.47
42118 TENNIS ACADEMY	815.00	5,765.00
42119 POOL INCOME	150.00	150.00
48023 INTEREST RESERVES	.15	1.15
49010 LGE SALES	21,004.41	90,505.67
49020 LGE GUEST FEE	450.00	1,480.00
49060 FUNCTION SALES	210.00	980.00
49075 LGE VENDING INCOME	0.00	194.00
49080 ROOM RENTAL	330.00	1,230.00
<b>TOTAL INCOME</b>	<b>88,485.89</b>	<b>446,611.84</b>
EXPENSES		
59110-59430 LGE EXPENSES	17,540.47	71,713.01
70020-79680 ADMINISTRATIVE	9,811.80	78,900.48
80020-80635 BUILDING	3,642.10	23,895.26
81010-81635 GROUNDS	7,561.10	32,884.59
82010-82090 PAYROLL	24,578.12	129,938.63
83020-83635 RECREATION	25,204.39	32,622.76
84010-84060 UTILITIES	5,521.20	24,561.26
85010-85030 ARC EXPENSES	0.00	0.00
<b>TOTAL EXPENSE</b>	<b>93,859.18</b>	<b>394,515.99</b>
RESERVE REIMBURSEMENT	10,583.25	70,079.09
<b>NET INCOME/LOSS</b>	<b>(15,956.54)</b>	<b>(17,983.24)</b>

## *Neighborhood Corner...*

### LOCAL SERVICES & CONTACTS

If you are interested in listing your services (such as babysitting, lawn mowing, etc.) within the community, please contact us via [general@lpeepoa.com](mailto:general@lpeepoa.com) or call (813) 996-4441 and let someone in the office know so we can publish your details here in the newsletter.

### Aurelia's Pup Care

**Aurelia West**  
Dog Sitter/Walker  
**813-892-8829**

Land O' Lakes, FL

Jenwest.jw@gmail.com

### What would you like to see in the Community Connection?

Do you have any ideas for the newsletter? Are there any articles or content you would like to see in the next issue? Would you like to write an article of your own?

All suggestions are welcome! Just shoot an email over to [general@lpeepoa.com](mailto:general@lpeepoa.com). I'd love to discuss your ideas!

- Kori Brown, your newsletter  
editor



# JULY 2024

Sun	Mon	Tues	Wed	Thu	Fri	Sat
	1	2	3 Disciplinary 6:30PM	4 Office Closed	5	6
7	8 Board Meeting 6:30PM	9 Food Truck 5-8	10	11	12	13
14	15	16	17 Disciplinary 6:30PM	18 Finance 6:00PM	19	20
21	22 Board Meeting 6:30PM	23 Food Truck 5-8	24	25	26	27
28	29	30	31			

## From the Architectural Administrator

Maintaining the aesthetic and structural integrity of our community is a shared responsibility. One key aspect of this upkeep involves managing mildew, which can quickly mar the appearance of properties if not addressed promptly. To help homeowners stay in compliance with the Deed Covenants and Restrictions (DCRs), here are some essential tips on how to tackle mildew effectively.

Mildew not only affects the visual appeal of our community but can also cause structural damage over time if left unchecked. It thrives in damp, shaded areas and can often be found on mailboxes, roof eaves, siding, and other exterior surfaces. Regular maintenance is crucial to prevent mildew from becoming a serious problem.

### Guidelines for Mildew Prevention and Removal

- 1. Regular Inspections:** Make it a habit to inspect your property periodically. Look for signs of mildew, especially after wet or humid weather conditions.
- 2. Cleaning Solutions:** A simple bleach solution is highly effective in removing mildew. Mix one part bleach with three parts water, and use a spray bottle to apply it to affected areas. Allow it to sit for a few minutes before scrubbing with a brush and rinsing thoroughly with water.
- 3. Mailboxes:** These are often overlooked but can quickly accumulate mildew. Clean your mailbox regularly using the bleach solution. Ensure it is completely dry before replacing mail to prevent damage to your correspondence.
- 4. Roof Eaves and Siding:** These areas are particularly prone to mildew due to their exposure to the elements. Use a long-handled brush or a pressure washer on a low setting to clean these surfaces. Be careful not to damage the paint or material of your home.
- 5. Preventive Measures:** Consider applying a mildew-resistant paint or coating to susceptible areas. This can significantly reduce the frequency of mildew buildup and make cleaning easier.
- 6. Landscaping:** Trim back trees and shrubs to allow more sunlight to reach your home. Mildew thrives in shady, damp conditions, so increasing sunlight and airflow around your property can help keep it at bay.

By following these guidelines, homeowners can ensure they stay in compliance with the community's DCRs regarding mildew maintenance. Regular cleaning and preventive measures will not only keep your property looking its best but also contribute to the overall well-being of our community. Failure to address mildew issues promptly can result in violations and potential fines. Let's work together to maintain the beauty and integrity of our neighborhood by staying vigilant and proactive in our mildew management efforts.

For any questions or additional support, please feel free to contact the office. We appreciate your cooperation and commitment to keeping our community pristine.

## Filed a Hail Claim?

Denied or Under-Paid?

Free claim review

Deadline to fix it = 4 December 2024  
(no new hail claims)



Ask An Adjuster

Call David Underwood, Public Claims Adjuster

Cell: 813-503-9333, License #W887484

email [DavidU@AskAnAdjuster.com](mailto:DavidU@AskAnAdjuster.com)

Schedule your free review at [www.AskAnAdjuster.com/DavidU](http://www.AskAnAdjuster.com/DavidU)



# BOLT

TENNIS ACADEMY

LAKE PADGETT ESTATES EAST



**SUMMER PROGRAM 2024**

**MAY 27TH - AUGUST 9TH**

**4-5 YRS (RED BALL)  
•FRIDAYS•**

**6-10 YRS (ORANGE & GREEN)  
•MONDAYS &  
WEDNESDAYS•**

**4:30 PM - 5:30 PM**

DOWNLOAD THE BOUNX APP



**813-909-5388**

**REGISTER FOR  
SUMMER CLASSES  
USING THE  
bounx APP!**  
SPORT

## Interested in a Committee?

Your Association is looking for volunteers to help with our committees!

If you enjoy finances you may be interested in joining the Finance Committee meetings on the third Thursday of each month.

If the upkeep of the homes in this neighborhood is important to you then come join the Architectural Board, meetings are on the first and third Tuesday of each month.

Other committees that are in need of volunteers are: Disciplinary, which meets the first and third Wednesday of each month and Governing Documents, meetings are TBD at this time. The Disciplinary Committee provides homeowners with their Due Process hearing when it comes to architectural violations/fines or incidents violating our Rules & Regulations of the clubhouse. The Governing Documents Committee will be reviewing our documents and updating them per Florida State Statutes 720 or per changes we have implemented here at LPEE (i.e. new rules for our tap card system).

A little volunteering will go a long way!

Call the office at 813-996-4441 if you have any questions.



**Shay's Place**

813-388-6166

Mon: CLOSED

Tues: CLOSED

Wed-Thu: 4:30pm - 9:30pm

Fri: 4:30-10pm

Sat: 12pm - 10pm

Sun: 12-9pm

## AUGUST 2024

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





*The Community Connection* is designed and printed by LPEEPOA staff for our residents and home owners. If you would like to submit articles, please email to:

[newsletter@lpeepoa.com](mailto:newsletter@lpeepoa.com)

LPEEPOA does not endorse the companies or individuals advertising in The Community Connection.

**Monthly Advertising Rates & Sizes**

Business Card	\$12.00
1/4 Page	\$25.00
1/2 Page	\$50.00
Full Page	\$75.00

*Discounts may apply for prepaid commitments of 3 months or more.*

*All ads and articles are due on the 15th of each month.*

# BINGO NIGHT

AUGUST 14 @ 6:30PM

\$10 FOR \$10 GAMES

PLAY FOR A CHANCE TO WIN!