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VOLUME 13, ISSUE 7
July 2022

LAKE PADGETT ESTATES EAST

Community Connection

MANAGER'S REPORT

Members of Lake Padgett Estates East,

It is July and summer is in full swing. The pool is open, and there have been more residents using the pool than the last couple summers, and hopefully you are one of those taking advantage of the amenities you have access to as a resident of Lake Padgett Estates East. Remember, the state requires the pool be closed 30 minutes before sunset, and please remember to be considerate to everyone at the pool so that everyone has fun. Whenever there is a storm, you can stay in the water if it is raining, but if lightning can be seen or thunder heard, the state requires the pool to close until 30 minutes have passed without any further lightning or thunder.

As the rainy season starts, please remember that grass and weeds are going to be growing quickly. So, keep your yards cut and flower beds weeded. Also, with the rains comes the mold and mildew on mailboxes, fences, driveways, and houses, so take a couple hours and clean them before they get so bad that it takes a full day of pressure washing to get them clean.

It is still early, but if there is anyone interested in volunteering to help organize and work any upcoming events like Trunk-or-Treat or Founders Day, call the office to get more details. All help is greatly appreciated. As always, follow the Association's Facebook page, website and the Newsletters for events, updates and announcements.

Thank you.

Robert Stone, CAM

Property Manager
manager@lpeepoa.com

Lake Padgett Estates East POA
P.O. Box 489
Land O Lakes, FL 34639
(813)996-4441 Office
(813)996-3842 Fax

JULY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	1	2
3 Independence Day Picnic 12PM	4  OFFICE CLOSED	5	6	7	8	9
10	11 Board of Directors 6:30PM	12	13	14	15	16
17	18	19 Finance 6:30PM	20 Disciplinary 7PM	21	22	23
24	25 Board of Directors 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: 12pm - 2am
 Last call: 1:15am
 Sunday: 1pm - 10pm
 Last call: 9:40pm

Shay's Place



Mon-Tue: **CLOSED**
 Wed-Thu: 4:30pm - 9:30pm
 Fri: 4:30-10pm
 Sat: 12pm - 10pm
 Sun: 12-9pm

813-388-6166

Neighborhood Corner...

LOCAL SERVICES & CONTACTS

Mary Zipp

babysitting & dogsitting

**adult, not teenager*

813-433-4440

If you are interested in listing your services (such as babysitting, lawn mowing, etc.) within the community, please contact us via 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.



Welcome New Neighbors!

Are you interested in running a community water aerobics program at the pool?

Call the office at 813-996-4441 for details!



**Attention
Neighbors!**

We love our pets: however, not everyone loves your pet poo in their yard! Please be considerate of your neighbors and pick up after your animals!

Fourth of July

WORD SCRAMBLE

WFORRIESK

PEIEDDEENCNN

DAREPA

EFOMEDR

FGLA

NPCCII

URMSEM

EIBTLR

ERACMA

NITEUD STTSEA

JUYL

SASTTE

RTILEVOONU

PTTOIARCI

RASTS



MONDAY - THURSDAY:	4 p.m. - 11 p.m.
FRIDAY:	4 p.m. - 2 a.m.
SATURDAY:	12 p.m. - 2 a.m.
SUNDAY:	1 p.m. - 10 p.m.



**Every Tuesday at
6PM-8PM at the
Hideout
(gift card prizes go
to winners!)**

**POOL
TOURNAMENTS
EVERY MON. AND WED.
AT 7PM**



THIS COULD BE YOUR AD!

If you are interested in advertising with the Community Connection please contact general@lpeepoa.com!

Real Estate in LPEE

SOLD

Status ↑	Current Price	Close Date	Address	HTD	BE	FB	Built	Pool	Subdivision Name
SLD	\$485,000	05/13/2022	23515 SIERRA RD	2,184	4	2	1993	Private, Commun	LAKE PADGETT ES
SLD	\$420,000	05/12/2022	23217 SIERRA RD	1,736	3	2	1989	Community	LAKE PADGETT ES
SLD	\$330,200	04/19/2022	4311 LONGSHORE DR	1,239	3	2	1999	Community	LAKE PADGETT ES
SLD	\$346,000	04/22/2022	4905 GULFSTREAM PL	1,470	3	2	1984	Community	LAKE PADGETT ES
SLD	\$377,000	05/10/2022	23739 FOREST VIEW DR	1,204	3	2	1987	Community	LAKE PADGETT ES
SLD	\$400,000	04/26/2022	23154 SAINT GEORGE PL	1,376	3	2	1993	Community	LAKE PADGETT ES
SLD	\$427,500	04/22/2022	4563 PARKWAY BLVD	1,592	3	2	1992	Private, Commun	LAKE PADGETT ES
SLD	\$415,000	04/29/2022	23458 CHERBOURG LOOI	2,370	4	2	1985	Community	LAKE PADGETT ES

UNDER CONTRACT

Status ↓	Current Price	Close Date	Address	HTD	BE	FB	Built	Pool	Subdivision Name
PND	\$410,000		4742 VICTORIA RD	1,565	3	2	1984	Private, Commun	LAKE PADGETT ES
PND	\$410,000		23652 SHINING STAR DR	1,924	3	2	1993	Community	LAKE PADGETT ES
PND	\$399,000		3712 PARKWAY BLVD	1,765	4	2	1973	Private, Commun	LAKE PADGETT ES
PND	\$175,000		23117 DOVER DR	1,034	2	1	1976	Community	LAKE PADGETT ES
PND	\$397,000		4552 PARKWAY BLVD	1,897	3	2	1991	Community	LAKE PADGETT ES
PND	\$390,000		23013 GENEVA RD	2,075	4	2	1973	None	LAKE PADGETT ES

ACTIVE

NONE



Katrina Madewell

Team Leader
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Email: km@TampaHomeTalk.com

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5020 W Linebaugh Ave #100, Tampa, FL 33624

Tampa Home Talk
Fridays at 8AM & 9AM EST on Money Talk 1010 AM | 103.1 FM |
Oak Ridge Professional Park
23526 State Road 54, Lutz, FL 33559
Email: radio@TampaHomeTalk.com
Website: www.TampaHomeTalk.com



Thinking of Selling?

Ask me about my **INSTANT CASH OFFER - FAST CLOSING** program vs a Full Service Listing. I'll give you a home valuation for your specific home with its unique features and benefits. My Room by Room review will help you get Top Dollar when you sell in any market. Text me to start the conversation (813) 777-1196

NOTE Based on information from MFRMLS for periods of approximately the 25th of the prior month and 45 days prior, these listings have been sold or listed by various members of the MLS. All content displayed within this page is deemed reliable, but not guaranteed. Users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS.



Lake Padgett Estates East POA, INC
P.O. Box 489
Land O'Lakes, FL 34639

PRSRT STD
US POSTAGE
PAID
LUTZ FL
PERMIT NO 66

DATED MATERIAL

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

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.