



Included in this month's Newsletter

- Architectural | Page 4
- **Board Letter of Intent Form | Page 5**

VOLUME 13, ISSUE 1
January 2022

Lake Padgett Estates East Community Connection

MANAGER'S REPORT

To all of the Membership,

Happy New Year. Hoping that 2022 will be a better year for everyone. As it is January, it is time to start thinking about the upcoming annual membership meeting and the election to the Board of Directors. The volunteers that take time out of their schedules to sit on the Board of Directors are a requirement to keep the Association operating. The Board looks over the property and its condition to make plans on what repairs and upgrades are needed or wanted. Setting goals for the Association is the difference between the community becoming stagnant and house prices dropping and the community thriving and house prices growing. Are there updates that should be made? Are their improvements that need to be planned for? These are key questions that the Board members have to keep in mind every meeting. Poor planning results in budget short falls, and larger increases to the monthly dues than may have been necessary. Having a long-term goal gives the Association time to save for larger expenses keeping dues affordable. At times being on the Board can feel like a thankless job, but the value and importance of that position cannot be measured. The Board members meeting on the second and fourth Monday of each month at 6:30. Most of the meetings I am able to keep at an hour in length. The monthly time requirement for the Board members is about 3 hours a month. If you want to consider a run, please complete a Intent to Run form, you can always withdraw your name if you change your mind.

The intent to run forms for the March 28th, 2022 Board of Directors are available in the office, on the Association's Facebook page, on the Newsletter and the website. All intent to run forms must be submitted by 6:00 pm February 14th, so that there is time to prepare the mailing to be sent to all the property owners to exercise their right to vote.

Thank you and have a great and safe New Year.

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

JANUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
2	3	4 Architectural Board 6PM	5	6	7	8
9	10 Board of Directors 6:30PM	11	12	13	14	15
16	17	18 Architectural Board 6PM	19 Disciplinary 7PM	20	21	22
23	24 Board of Directors 6:30PM	25	26	27	28	29
30	31	1	2	3	4	5

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

- Kendyl, your newsletter editor

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

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

Are you interested in running a community water aerobics program at the pool? Call the office at 813-996-4441 for details!



Shay's Place



Mon: 4:30pm - 9:30pm
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!*

*Ashtin
Breana
Tuyen*

From the Architectural Board

The Architectural Review Board would like to thank all of the homeowners that have worked hard this past year to upgrade and improve their homes. New Roofs, painting, windows and landscaping have all been noticed and appreciated. The neighborhood is looking very nice.

Please remember that external changes to your property must have an Architectural Board Request for Exterior Modifications. You can come by the office and get one, or go to the website and print it out. Website is <https://www.lakepadgetteast.com> Click on the Forms and Documents. On the left side you will see Forms. The 3rd line item down is the Modification Form. Please note the \$20.00 Modification fee. You can apply for more than 1 item, and the fee will only be a \$20.00 charge. Several of the items MUST HAVE A PASCO COUNTY PERMIT, so please be sure to turn this into the office with your Modification Form.

The rainy season for our area is June through September, so this is a great time of year to do some external cleaning around your property: Pressure washing the driveway, the decorative stones around your flower beds, your mail boxes, sides of your homes (seems we never walk around that side of the house), the fences and the eaves. Check out that chimney too. If you have any questions or suggestions, please send an email to arcadmin@lpeepoa.com

REMEMBER: Christmas decorations need to be taken down by January 17, 2022.

Here is wishing everyone a very happy and prosperous 2022!

**Don't forget!
January 17th is
the deadline for
removal of
Christmas lights
and decorations.**



LAKE PADGETT ESTATES EAST PROPERTY OWNERS' ASSOCIATION, INC.
POST OFFICE BOX 489 • LAND O' LAKES, FL 34639 • PHONE (813) 996-4441 • FAX (813) 996-3842

Intent to Serve

Any property owners interested in running as a candidate for one of the Four (4) Board of Director seats up for election, must submit their Intent to serve packet, in writing, to the office on or before **6:00 p.m., Monday, February 14th, 2022**. After this date, no other names can be accepted. In addition, please be advised, that a provision in the Florida Statutes requires that a certified statement that the newly elected Board Member has read all the governing documents of the Association and they will uphold such documents responsibly and faithfully to the best of their ability OR they must attend a New Board Member Certification Course. Either Certificate must be completed and submitted within 90 days of being elected. If you wish to be considered a candidate for election, please fill in the blanks below and return it to the office by 6 p.m., Monday, February 14th, 2022 with a brief description of yourself, your experience or education and why you are running for the Board of Directors. All information must be received on time to be mailed out to the residents in time for the election.

Please enter my name as a candidate for the Board of Directors for election at the Annual Meeting scheduled for 6:30 p.m. Monday, March 28th, 2022.

Name _____

Lot Number _____ Phone Number _____

Address of Home _____

Mailing Address _____

(if different than the address of your house here in Lake Padgett Estates East)

Signature _____ Date _____

**AGAIN, YOUR INTENT TO SERVE MUST BE RECEIVED
by 6:00PM on Monday, February 14th, 2022**

You can hand deliver to the Clubhouse at: 4553 Savannah Way, Land O'Lakes, FL 34639

Mail via USPS to: PO Box 489 Land O'Lakes, FL 34639

or e-mail to: manager@lpeepoa.com



MONDAY - THURSDAY:
FRIDAY:
SATURDAY:
SUNDAY:

4 p.m. - 11 p.m.
4 p.m. - 2 a.m.
12 p.m. - 2 a.m.
1 p.m. - 10 p.m.



**POKER
THURSDAYS**

**EVERY MONDAY
AND
WEDNESDAY AT
7PM**



9							1	6
3	8							
				8	5	7		
6				2	9			
				1		9		4
2			7					
		8	5		3			
		2			4			
						6		

#205963

Difficulty: easy

		1					6	
2	3			4			8	
5	8			2				
					6			
				9		6		5
	6							1
3			2		4		7	
	2			7	8		9	

#133047

Difficulty: moderate

4		8						3
3						2		
							6	8
			6	2	3			
1	8							
					4		7	
	1		8	7				
							8	9
	6				2	1		4

#138812

Difficulty: hard

NEW YEAR'S GOALS for 2022

What are some goals you hope to accomplish this new year?

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____



© 2020 Mylmarks LLC. All Rights Reserved.

For more resources, visit www.mylmarks.com/ Border by Creative Clips Clipart by Krista Wallden, <http://www.teacherspayteachers.com/Store/KristaWallden>



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.

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

PRSR STD
US POSTAGE
PAID
LUTZ FL.
PERMIT NO 66

DATED MATERIAL

**FLEET WASHING &
PROPERTY MAINTENANCE**

**PRESSURE WASHING
EXPERTS AND EXTERIOR
CLEANING JOBS**

**CALL TODAY FOR FREE
ESTIMATES & FAST
SERVICE**

813-846-6384

REDFURN



**REDFURN
CORPORATION**

Jamal Redfurn & Bev

redfurnfleetmngmt@yahoo.com

MisterReallyClean.com