



Community Connection

LAKE PADGETT ESTATES EAST

INCLUDED IN THIS MONTHS NEWSLETTER

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Volume 16, Issue 12
December 2025

A Sweet Season Ahead: Holiday Happenings and New Year News

Dear Neighbors,

The 2026 Coupon Books will be mailing out later this month, and we're thrilled to share that the annual dues will remain the same for the new year! Our hardworking Finance Committee poured a great deal of time and effort into making this possible, and we're grateful for their success. If you're enrolled in ACH (auto pay set up through the office), you're all set—no action required. For those using Bill Pay through their bank, please take a quick moment to confirm that the payment address is correct so your dues arrive without issue. And as always, the office happily accepts cash, checks, and money orders for anyone who prefers to pay in person.

The holiday spirit is in full swing, and Cookies with Santa is just around the corner! Join us on December 20th from 1:00 p.m. to 3:00 p.m. for a magical afternoon. This year's theme is Candy Land, promising bright colors, sweet treats, and plenty of festive fun for families of all ages.

We're also excited to introduce a brand-new celebration—our Kids' New Year's Eve Party! On December 31st from 10:00 a.m. to noon, little ones can enjoy a cheerful countdown to the new year. Tickets are just \$1 per child and can be purchased in the office. The Youth Committee has planned a joyful morning complete with a sundae bar, balloon drop, and other surprises to help our youngest residents ring in 2026 with excitement.

To keep the celebration going, The Hideout's Annual New Year's Eve Party will begin at 7:30 p.m. Tickets are available in the office and at The Hideout. Your ticket includes a delicious dinner, festive party favors, a champagne toast at midnight, and breakfast to welcome the first moments of the new year. It's always a wonderful night filled with laughter, music, and great company.

Coming Soon...

The 2026 budget has been approved! Homeowners can expect to receive their new coupon books for the upcoming year very soon. Thank you for your patience as we complete this process

Upcoming Events...

LP&E KIDS NEW YEARS EVE PARTY

*Wednesday, December 31st
10am-12pm*

More information on Page 7

THE HIDEOUT'S ANNUAL NEW YEARS EVE PARTY

*Wednesday, December 31st
7:30pm-1am*

Lake Padgett Estates East P.O.A

INCOME/EXPENSE STATEMENT OCTOBER

Income		
ASSESSMENTS-OPERATING	57,141.23	560,472.91
ARCHITECTURAL FEE	35.00	520.00
ARC FINES	697.00	13,147.75
ASSESSMENTS-RESERVES	13,500.00	135,000.00
GUEST FEE	15.00	645.00
ADMINISTRATIVE INCOME	0.00	74.00
LATE FEES	670.00	4,672.00
INT. INCOME-MEMBERS	82.40	315.29
MISCELLANEOUS INCOME	811.78	6,735.14
USAGE FEE-RESTAURANT	750.00	2,155.00
AFFILIATED MEMBER DUES	2,887.00	19,667.00
REIMB- LOUNGE UTILITIES	891.67	8,916.70
REIMB-LOUNGE LIAB INS	1,083.33	10,833.30
REIMB - WORK COMP INS	333.33	3,333.30
ID CHARGE	30.00	150.00
CELL TOWER INCOME	2,942.85	28,547.91
TENNIS ACADEMY	1,475.00	19,495.00
POOL INCOME	0.00	300.00
INT INCOME-OTHER	50.15	238.24
INT INCOME-RESERVES MMA	378.85	3,385.27
INT INCOME-RESERVE CD'S	675.17	7,894.68
LOUNGE-SALES	18,662.72	175,571.45
LOUNGE-TEMP MEMBERSHIP	345.99	3,933.09
LOUNGE SALES-FUNCTION	103.00	1,189.00
LOUNGE-VENDING INC	0.00	2,676.64
LOUNGE-ROOM RENTAL	710.00	2,465.00
Total Operating Income	104,271.47	1,012,333.67
Expenses		
LOUNGE EXPENSE	14,068.62	132,957.99
ADMINISTRATIVE	11,970.30	203,969.59
BUILDING	6,098.23	69,004.52
GROUNDS	865.00	66,243.51
PAYROLL	30,732.79	330,725.04
RECREATION	1,886.10	34,400.68
UTILITIES	5,988.04	62,132.43
OTHER	0.00	567.32
TOTAL EXPENSE	71,609.08	900,001.08
RESERVES REIMBURSEMENT	13,500.00	143,459.96
NET INCOME/LOSS	19,162.39	-31,127.37

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

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.**

HAPPY HOLIDAYS FROM THE ARCHITECTURAL COMMITTEE

The Architectural Committee is embracing the holiday season with a bit of cheerful competition! Throughout the month of December, committee members will be driving through the community in search of the most beautifully decorated homes. We will be selecting this year's winner on December 20th, and signs will be placed in the top three yards on December 21st. We can't wait to see the creativity, sparkle, and festive spirit our residents bring to their homes this season.

As we prepare to welcome a new year, the Committee will also be turning its attention to several property maintenance areas that are important for the overall appearance and care of our community. Cooler weather provides the perfect opportunity for outdoor projects, making it an ideal time to refresh and repair your home and yard.

We encourage all residents to take a moment to assess their properties for issues that may need attention. Common concerns include pressure washing homes, driveways, fences, and mailboxes. Recently, we have seen a noticeable increase in mailbox violations, particularly involving mildew, faded or chipped paint, and general disrepair. Addressing these items early helps keep our community looking clean and well-maintained.

Additionally, with our abundance of mature trees, it's essential to ensure they are healthy and stable. Trees leaning from past storms or showing signs of decline can pose a risk to surrounding homes and properties. A quick evaluation now can prevent problems later.

If you are planning any updates or improvements to your property, modification forms are available in the office. There is a \$5 fee to submit the form for review.

Let's begin the new year with a fresh start—one that reflects pride in our homes and contributes to a beautiful, thriving community for everyone.



Happy New Year



SLOW DOWN, SAVE A LIFE: LET'S TAKE ACTION ON SPEEDING

Speeding has become an ongoing concern throughout our neighborhood, posing a serious safety risk to residents, children, and pets. Despite reminders to follow the posted speed limits, excessive speeding continues to be an issue on several of our main and side streets.

In order to address this problem effectively, we encourage all residents to contact the Pasco County Commissioner's office to share your concerns. The more voices they hear from our community, the more likely we are to see meaningful action—such as increased patrols, additional signage, or traffic-calming measures.

Your participation can make a real difference. Please take a few minutes to reach out to our county commissioner and express how speeding has affected safety and quality of life in our neighborhood. Together, we can advocate for a safer and more mindful community for everyone.

Ron Oakley

Roakley@mypassco.net

352-521-4111

Elected 2016—Expires 2028

*Seth Weightman

Sweightman@mypassco.net

352-521-4111

Elected 2022—Expires 2026

Kathryn Starkey

Kstarkey@mypassco.net

727-847-8109

Elected 2012—Expires 2028

Directly Represents our Area

Lisa Yeager

Lyeager@mypassco.net

727-847-8100

Elected 2024—Expires 2026

Jack Mariano

Jmariano@mypassco.net

727-847-2411 ext. 7164

Elected 2004—Expires 2028

JANUARY 2026

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

DECEMBER 2025

Sun	Mon	Tues	Wed	Thu	Fri	Sat
1	2	Arc Meeting 6:30PM	3	4	5	6
7	8	Board Meeting 6:30PM	9	10	11	Holiday Trivia at the Hideout 8:45pm-11pm
14	15		16	Arc Meeting 6:30PM	17	18
21	22		23	24	25	26
28	29		30	31		

Events:

- Mon 2:** Arc Meeting 6:30PM
- Tues 3:** Disciplinary 6:30PM
- Thurs 11:** Holiday Trivia at the Hideout 8:45pm-11pm
- Fri 18:** Finance 6:00PM
- Sat 19:** Cookies with Santa 1-3PM
- Sat 26:** Building & Grounds Closed
- Sat 31:** Kid's NYE Party 10am-Noon
December Birthday Celebration at the Hideout 6pm-7pm
The Hideout's NYE Party 7pm-1am

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

Football Season is Here!

**Catch Every
Buccaneers Game at
The Hideout!**

Bring a side dish and eat for free—or come hungry and chip in to dig into the feast. Enjoy game-day vibes with **quarterly prizes**, a **50/50 raffle**, and plenty of team spirit.

Go Bucs!

BOARD OF DIRECTORS 2025

President.....	Mike Place
Vice President.....	Anthony DiChristopher
Treasurer.....	Debbie Moltisanti
Secretary.....	Danny Ficetola
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

Ring in the New Year With Us! What to Expect on New Year's Eve

We have an exciting lineup planned for December 31st, with celebrations for both families and adults to enjoy as we welcome 2026 together!

Children's "Ball Drop" Celebration | 10:00am—12:00pm

We're thrilled to host our first-ever New Year's Eve Ball Drop for the children! This fun-filled morning event will take place at the clubhouse and includes:

- Chicken tenders provided as the main dish
- Potluck-style lunch—We kindly ask attendees to bring a side dish to share. *More details and suggested side items are available on the Facebook Event Page*
- Interactive entertainment throughout the event
- A special crowning of our New Year's King and Queen
- A festive countdown to "midnight" at noon, complete with a balloon ball drop

Tickets

- \$1 per child if purchased in advance at the office
- \$2 per child at the door on the day of the event
- If you plan to attend, please RSVP through the event posted on Facebook so we can prepare for all our little partygoers!

The Hideout's Annual New Years Eve Party | Starts at 7:00pm

Tickets

- \$25 per couple
- \$15 per individual
- Available for purchase at The Hideout and the Office.



Your ticket includes a full night of festivities:

- Dinner
- Entertainment and Party favors
- Champagne toast at midnight
- Breakfast served after midnight

The Importance of Volunteering for Committees in LPEE

As we move into a new year, we are looking to expand several of our community committees—and we encourage residents who are passionate about maintaining and improving our neighborhood to consider volunteering. Serving on a committee is a meaningful way to stay involved, share your expertise, and help support the smooth and fair operation of our community.

We currently have openings on the Architectural Committee, Finance Committee, and Disciplinary Committee. While all three play important roles, we have an especially strong need for dedicated volunteers on the Disciplinary Committee.

The Disciplinary Committee is essential in upholding the standards outlined in our DCRs and Rules and Regulations. This committee reviews and decides on recommendations from both the Board and the Architectural Committee regarding fines or suspensions when violations occur. Their work ensures that decisions are fair, consistent, and in the best interest of the entire community. Without a full and active Disciplinary Committee, our ability to enforce community guidelines becomes significantly limited.

The Architectural Committee continues to review modification requests and support residents in maintaining the charm and aesthetics of our neighborhood. The Finance Committee diligently monitors the financial health of the community, helping ensure responsible budgeting and long-term stability. Each committee provides an opportunity to contribute in a meaningful way, collaborate with fellow residents, and positively influence the community's future.

In addition to committee openings, the Board of Directors will have four seats open for election in March 2026. Beginning in January, we welcome any resident interested in running for the Board to complete an Intent to Run form and submit a brief bio. This information will be shared with the community to help residents learn more about each candidate—their background, priorities, and the values they hope to bring to the Board.

If you have the time and interest, we warmly encourage you to get involved. Whether through committee service or Board leadership, your participation plays an important role in shaping the future of our community. To learn more or to sign up, please contact the office—we'd be happy to help you find the best place to serve.



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

