<u>Included in this month's Newsletter</u>

- Directory Page 3
- Neighborhood Corner Page 6
- Bingo Page 8

VOLUME 10, ISSUE 1 January 2019

MANAGER'S REPORT

2019,

As we begin 2019, I want to remind all members that the Association is your tool to make positive changes in your community. Unfortunately no everyone feels the same about how a neighborhood should look or how it should run, and when only a few of the residents are active in the management of the community, it can have a very negative impact on the community as a whole. Whether the community becomes overly strict, or overly lax in the enforcement of its deed restrictions, is up to the residents themselves. If you feel the neighborhood has gone too far one direction or the other, it can only be changed by participation of residents. That is why I want to remind everyone that in March is the Annual Membership meeting, and a chance for each and every one of the residents to apply to be on the Board of Directors. For those that can't be a member of the Board, please take the time to review those applicants that will be running to fill the 3 seats that will be up for election. Speaking of elections, I want to thank Denise DeRemigio our current President and Angela Lynch our current Treasurer who have both reached their maximum of 4 consecutive years on the Board for all

their time and energy in making the community the best that they could. Thank you LPEE, and have a great New Year.

Robert Stone, CAM Land O Lakes, FL 34639

Property Manager manager@lpeepoa.com

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



Yolunteer of the Month

(813)996-3842 Fax

Hailey Sheridan

Founder of the Welcoming Committee

SEE YOU IN 2019!



VOLUME 10, ISSUE 1 Page 2

Your Home Air Conditioning, Plumbing & Electrical Specialists!



AIR CONDITIONING

- ✓ Full Service A/C. Plumbing & Electrical
- √ A/C Emergency Service & Repair
- ✓ A/C Tune-Up & Inspection
- ✓ New A/C System Installation
- ✓ Service and Repair on all brands of A/C Equipment
- ✓ Air Duct Cleaning
- ✓ A/C Maintenance Plan
- √ 18 month NO Interest Financing *WAC

PLUMBING

- ✓ Plumbing Inspections
- √ Stoppages, Leaks, **Drain Cleaning**
- ✓ Water Heater Repairs & Replacement
- ✓ Water Treatment & Purification
- ✓ Plumbina Maintenance Plan
- ✓ Whole Home Re-pipe

AWARD





ELECTRICAL

- ✓ Electrical Inspections
- ✓ Electrical Panel Upgrades
- ✓ Ceiling Fan Installations
- ✓ LED & Can Lighting
- ✓ Electrical Maintenance Plan
- ✓ Whole Home Generators



FREE ESTIMATES & 2ND OPINION

- New Air Conditioning System
- Air Quality Inspection **Ductwork Replacement**
- Water Heater Replacement
- Plumbing Whole Home Re-pipe
- Water Treatment &
- Purification Electrical Panel

Upgrade Whole Home Generators exp.



AIR CONDITIONING, PLUMBING, ... OR ELECTRICAL CHECKUP Includes 6 month guarantee



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Page 3 COMMUNITY CONNECTION

BOARD OF DIRECT	ORS 2018
President	Denise DeRemigio
Vice President	
Treasurer	
Secretary	Walt Cosby
Members at Large	
	Mike Place
	Luke Noss
OFFICE CTA	DE
OFFICE STA	
Executive Director manager@lpeepoa.com	Robert Stone
Bookkeeperbookkeeper@lpeepoa.com	Kori Emmons
Architectural Administrator	Chris Cosby
arcadmin@lpeepoa.com	
Lounge	Lynn Lanzone
lounge@lpeepoa.com	•
Maintenance	Kyle Brown
maintenance@lpeepoa.com	
Newsletternewsletter@lpeepoa.com	Kendyl Coplon
To contact the Board of Direc general@lpeepo	ctors please email: a.com

Now OFFERING!!!

Tennis & Pickleball Classes

at Lake Padgett Estates East

Come & learn the **FUN**damentals of the game.



Adults & Kids Classes (ages 3 & up) All abilities welcome.

We provide the equipment, fitness and fun!!!

Call us now **813-492-9591**

For more information or to register.

Free trial classes offered to residents.

MOST WANTED TELEPHONE DIRECTORY

LPEEPOA OFFICE	813-996-4441
LPEE Office Fax	813-996-3842
Lounge	813-996-3884

Local Utilities

2004.04	
<u>Frontier, cable</u>	
frontier.com	888-921-8101
<u>Spectrum, cable</u>	
brighthouse.com	888-289-8988
Waste Connections, trash	
progressivewaste.com	727-847-9100
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:	nascocountyfl net
Animal Control	
Sheriff, non-emergency	
Pot Hole complaints	
Road and Bridge	
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
<u>School Board</u>	
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

Community Volunteers

Tim	813-447-7960
Rose	813-500-2806
Landon	813-996-5875
Glen	813-929-0361
Donetta	813-996-2650
Myrtle Lake Ba	aptist Church
Main Office	813-949-5516
	Ext. 100
Terry	813-506-0748
Elder Care	:

Francine Fox 813-408-3005

LPEEPOA does not endorse the individuals volunteering in The Community Connection. Page 4 COMMUNITY CONNECTION

POOL HOURS

Monday: 12pm - dusk

Tuesday: 9am - dusk

Wednesday: 9am - dusk

Thursday: 9am - dusk

Friday: 12pm - dusk

Saturday: 9am - dusk

Sunday: 9am - dusk

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



GrandMickey's Pasco Dog Sitting

813 - 431 - 3799

Call for Reservations and Rates
Here in LPEE!!

Recently on the news and social media, there have been reports of coyote sightings in the area.

Below is some information from Florida Fish & Wildlife to help keep your family (including the furry ones!) safe.

Coyotes in Florida

Coyotes live in urban, suburban and rural areas throughout Florida.
Follow these tips to avoid conflicts.







KEEP PETS IN ENCLOSED AREAS. WALK DOGS ON A SHORT LEASH.











Page 5 COMMUNITY CONNECTION



THIS COULD BE YOUR AD!



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





Richard Ellis in porthsidelawnservice@yahoo.com

Maintenance, Landscaping, Irrigation, Fertilization/Pest control, Sod, Tree work, drainage, Bush hogging and pressure washing

Discount for LPEE residents

Page 6 COMMUNITY CONNECTION

Neighborhood Corner...

LOCAL CONTACTS

GENERAL SECTION

TEEN SECTION

VIOLET PULS, SENIOR SOCIAL GROUP

Violet is looking to put together **a social** group for local seniors. Get-togethers, games, etc. If interested, please call: (813) 591-6443 or (813) 230-2960

MAKENNA MAY, BABYSITTING

Straight A senior at Sunlake High School, CPR certified and has her own vehicle. References if needed. 813-743-2198

If you are interested in offering your services (babysitting, lawn mowing, etc.) within the community, please contact us via newsletter@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!

Vickie Mitchell
Joshua & Victoria Hobbs
Susie Saxe
Aimee & Travis Camacho-Olmstead
Joshua Worsham
William Cardona
James & Dorothy Butler
Else White
Barry Brewer
Brittany Pyros
Kristen & Ryan Yaldor

Would you like to give your neighbors a warm welcome? Join the **Welcoming Committee!**

Youth Committee

The purpose of the youth committee is to organize activities for the neighborhood children and families while raising funds for family geared improvements. The current goal is to provide a Solar shade over the playground area. It has also been expressed that homeowners would like to add things like a splash pad area by the pool and additional playground equipment.

We are looking for community businesses/families that would like to help by sponsoring these efforts. If you'd like to sponsor, volunteer or have suggestions please contact the office for more details.

Page 7 COMMUNITY CONNECTION



The 2018 Coupon Books have been mailed! Please contact the office at 996-4441 if you have not yet received yours.

Annual Meeting Notice - Run for the Board!

The Annual Meeting of the Lake Padgett Estates East Property Owners Association will be held on **Monday, March 25th 2019** at **6:30 p.m.** in the Clubhouse.

Any Homeowner interested in running for the LPEEPOA Board of Directors must notify the office in writing by 6 p.m. on February 22nd, 2019. In addition to the notice of intent, please include a one page biography introducing yourself to the homeowners. The biography is then included in the mailing with the election ballot.

Please keep in mind, that in order to be eligible to serve on the Board, you must be an owner of record (name on the deed and filed with Pasco County), and a member in good standing with no delinquent assessments.

From the Architectural Admin

Holidays were filled with everyone rushing to get everything done: shopping for that special gift for a special person, baking, decorating, and not slowing down and taking a few minutes for yourself. We spent a very enjoyable evening driving through the neighborhood and appreciating all of the beautiful Christmas decorations. I hope that you, too, took a few minutes to drive around and enjoyed the great decorations. To those that decorated, thank you!

Looking back and reviewing 2018. As I drove through all of Lake Padgett Estates East I was very impressed with the positive changes that occurred during the year. Many of the homes have received new roofs, painted to either refresh the existing colors, or changing to new colors, pressure washed to remove the mold and mildew from their homes and driveways, fencing repaired or replaced and beautiful landscaping. There has been a large increase in the Exterior Modification Forms.

If you are planning on doing any renovations to the exterior of your home, please request a Modification Request Form. Many of the improvements or changes to your property need to have a Pasco Count Permit. The company doing the improvements will usually obtain this for you, the property owner. The Architectural Board requires that there is a copy of this Permit, along with the signed and approved Modification Request Form to be put into your files.

There are still some violations that need attention paid to them. As we go into 2019 it is with positive thoughts that the improvements done in 2018 will continue on through 2019.

There are many new home owners and we welcome you to the neighborhood. All homeowners receive a summary copy of the DCR's and the Bylaws. But, most don't read it. Our neighborhood is a deed restricted community. Over the next few months we will be covering the Violations.

The Architectural Board works very hard to keep the standards of the community. The purpose is to maintain the aesthetics of the community. The goal is to achieve compliance—not to assess fines. There is always going to be those people who will not comply, no matter what we do: fining and attorney intervention doesn't always work.

If you have any questions, or would like more information regarding any of the violations, please do not hesitate to contact me. The best way is via email at: arcadmin@lpeepoa.com.

Page 8 COMMUNITY CONNECTION





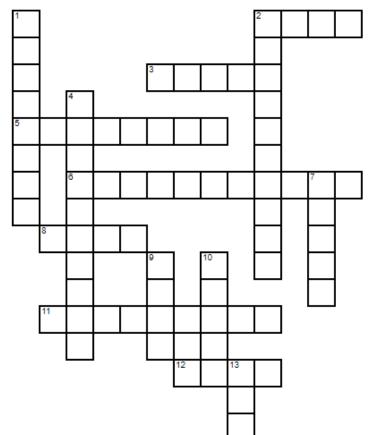






COMMUNITY CONNECTION Page 9

New Years Crossword



- 2. Auld ____ Syne
- 3. The first month of the year is named after this Roman god.

ACROSS

- 5. Festival with Catholic roots that continues the holiday fun.
- 6. It's important to appreciate other cultures, not them.
- 8. Auspicious food to eat at the Lunar New Year.
- 11. We're running a photo scavenger hunt over on this social media platform.
- 12. Happy New ____

DOWN

- 1. The round pastry popular this time of year in New Orleans.
- 2. One of the most common New Year's resolutions.
- 4. Konmari was the hot trend of 2016.
- 7. The motto of Mardi Grad is Laissez le bon rouler.
- 9. A failure to ____ is a ____ to fail (same word).
- 10. The next leap year is ____ years away.
- 13. Tool used to bind a book.

GREAT NEW YEAR'S RESOLUTION IDEAS

- * Get Fit and Healthy
- * Lose Weight
- * Drink More Water
- * Quit Smoking
- * Spend Less Money
- * Be More Positive
- * Pay Off Debts
- * Get Organized
- * Have more Patience
- * Go on a Vacation
- * Spend less time on the Phone
- * Drink Less Soda
- * Eat Less Fast Food
- * Get More Sleep
- *Volunteer More
- * Get a Hobby
- * Advance Career
- * Quit Procrastinating
- *Watch Less TV
- * Keep New Year's Resolution

Thekeeperofthecheerios.com



Page 10 COMMUNITY CONNECTION

Real Estate in LPEE

SOLD

Status	Address	Subdivision Name	HTD	Current Price	BE	FB	НВ	Yr Bullt	Pool	Close Date	SP/SqFt
SLD	3753 HILLVIEW CT	LAKE PADGETT	1,568	\$222,600	3	2	0	1990	Community	10/05/2018	\$141,96
SLD	3733 SAINT AUGUSTINE PL	LAKE PADGETT ESTAT	1,308	\$189,000	3	2	0	1992	Community	10/26/2018	\$144.5
SLD	3712 PARKWAY BLVD	LAKE PADGETT ESTAT	1,765	\$235,700	4	2	0	1973	Private	10/07/2018	\$133.54
SLD	4324 VENICE DR	LAKE PADGETT ESTAT	1,048	\$153,000	3	2	0	1995	Community	10/01/2018	\$145.99
SLD	5253 MERLIN CT	LAKE PADGETT PINES	1,516	\$245,000	3	2	0	1987	Private	11/01/2018	\$161.61
SLD	5425 EAGLE BLVD	LAKE PADGETT PINES	1,733	\$221,500	3	2	0	1994	None	11/15/2018	\$127.81
SLD	5138 EAGLE BLVD	LAKE PADGETT PINES	1,403	\$180,000	3	2	0	1997	None	12/10/2018	\$128.3
SLD	23311 CASCADE PL	LAKE PADGETT ESTAT	2,314	\$298,000	3	3	0	2001	Community	11/30/2018	\$128.78
SLD	5323 SWALLOW DR	LAKE PADGETT PINES	2,557	\$324,000	4	3	0	1992	Private	10/05/2018	\$126.71
SLD	23924 FOREST PL	LAKE PADGETT ESTAT	2,276	\$245,000	3	3	0	1983	Community	11/13/2018	\$107.64
SLD	3849 E FOREST PARK PL E	LAKE PADGETT ESTAT	1,360	\$173,000	3	2	0	1986	Community	10/11/2018	\$127.21
SLD	23214 SAINT GEORGE PL	LAKE PADGETT ESTAT	2,090	\$235,000	4	3	0	1994	Community	09/26/2018	\$112.44
SLD	3838 SAINT AUGUSTINE PL	LAKE PADGETT ESTAT	1,008	\$165,000	3	2	0	1977	None	12/07/2018	\$163.69
SLD	23325 SHINING STAR DR	LAKE PADGETT ESTAT	1,833	\$230,000	3	2	0	1984	Community	10/17/2018	\$125.48
SLD	3745 KNOLLSIDE CT	PINE LAKE	2,037	\$259,900	3	2	0	1990	Community	10/19/2018	\$127.59
SLD	20514 SIERRA RD	LAKE PADGETT ESTAT	1,910	\$246,000	4	2	0	1901	Community	00/25/2010	\$120.20
SLD	3752 MERIDEAN PL	LAKE PADGETT ESTAT	1,446	\$200,000	3	2	0	1995	None	10/09/2018	\$138.31
SLD	23039 BELLFLOWER PL	LAKE PADGETT ESTAT	1,464	\$158,000	3	2	0	1985	Community	12/14/2018	\$107.92
SLD	4526 BURLINGTON RD	LAKE PADGETT ESTAT	1,802	\$163,000	3	1	1	1983	Community	10/25/2018	\$90.46
SLD	23752 FOREST VIEW DR	LAKE PADGETT ESTAT	2,132	\$212,000	3	2	1	1981	None	12/07/2018	\$99.44
SLD	23458 CHERBOURG LOOP	LAKE PADGETT ESTAT	2,041	\$249,000	4	2	1	1985	Community	11/11/2018	\$122

CONTRACT NDER

Status	Address	Subdivision Name	HTD	Current Price	BE	FB	НВ	Yr Built	Pool	Close Date	SP/SqFt
PND	4407 VENICE DR	LAKE PADGETT EASY	1,182	\$160,000	3	2	0	1999	None		
PND	4524 PARKWAY BOULEVARD	LAKE PADGETT ESTAT	1,877	\$264,900	3	2	0	1992	Private		
PND	23936 FOREST PLACE	LAKE PADGETT ESTAT	1,092	\$139,000	2	2	0	1978	None		
PND	4500 PARKWAY DLVD	LAKE PADGETT ESTAT	2,144	\$205,000	4	2	0	1979	None		
PND	5016 SWALLOW DR	LAKE PADGETT PINES	1,463	\$215,000	4	2	0	1987	None		

CTIVE

Status	Address	Subdivision Name	HTD	Current Price	BE	FB	НВ	Yr Built	Pool	Close Date	SP/SqFt
ACT	23119 DOVER DR	LAKE PADGETT ESTAT	847	\$155,000	2	2	0	1987	None		
ACT	4301 LONGSHORE DR	LAKE PADGETT ESTAT	1,099	\$149,900	2	1	0	1977	None		
ACT	23319 SIERRA RD	LAKE PADGETT ESTAT	1,960	\$267,000	3	2	0	1990	None		
ACT	4419 LONGSHORE DR	LAKE PADGETT ESTAT	1,058	\$155,000	2	2	0	1984	None		
ACT	24010 STARLING	LAKE PADGETT PINES	1,311	\$169,900	3	2	0	1986	None		
ACT	23454 CHERBOURG LOOP	LAKE PADGETT ESTAT	1,956	\$239,900	3	2	0	1985	Private, Co		
ACT	5402 SWALLOW DR	LAKE PADGETT PINES	2,476	\$294,900	4	2	0	1988	None		
ACT	23238 CHELSEA LOOP	LAKE PADGETT ESTAT	2,044	\$290,000	4	2	0	1974	Private, Co		
ACT	5406 SWALLOW DR	LAKE PADGETT PINES	1,516	\$234,000	3	2	0	1989	None		
ACT	3806 KNOLLSIDE CT	PINE LAKE PH 3	1,565	\$219,900	3	2	0	1990	Community		
ACT	4845 PARKWAY BLVD	LAKE PADGETT ESTAT	1,845	\$174,900	3	2	0	1986	None		
ACT	3829 BISCAV PL	LAKE PADGETT ESTAT	1,801	\$239,900	3	2	0	1985	Community		
ACT	23310 DOVER DR	LAKE PADGETT ESTAT	1,418	\$214,900	3	2	0	1986	None		
ACT	23104 DOVER DR	LAKE PADGETT ESTAT	1,264	\$164,900	2	1	1	1976	Private, Co		
ACT	23133 DOVER DR	LAKE PADGETT ESTAT	1,877	\$274,900	4	2	1	2018	None		
ACT	23049 GENEVA RD	LAKE PADGETT ESTAT	2,390	\$313,900	3	2	1	1982	Private, Co		

KW NEW TAMPA

idge Professional Park State Road 54, Lutz, FL 33559 tampahometalk@gmail.com

have been sold or listed by various

members of the MLS.

302 Highwoods Préserve Pkwy #110, Tampa, FL 33647 fice: (013) 935-2302 slt (013) 777-4196 nall: KatrinaMadewell@gmall.com 113 HOME TAIK at 9 AM EST on Money Talk 1010 AM, 99.5 HD(2), or

MFRMLS for the period June 23, 2018 - December 20, 2018 these listings NOTE: Based on information from guaranteed. Parties are advised to

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Love where you live, or we'll fix H

I'll give you a no cost home evaluation, and room by room review. Thinking of Selling?

Getting a Tax Refund? Consider Buying vs Renting

Ask me about a \$0 down home loan, even if you've had less than perfect credit

Looking to Buy?

Get inside information on homes that will be coming on the market, BEFORE they hit the market.

Page 11 **COMMUNITY CONNECTION**

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COOLING

Angies list SUPER SERVICE AWARD

A/C & HEATING

MAINTAIN

21-POINT CLEAN & TUNE



95 \$80 Value

MUST PRESENT COUPON AT TIME OF SERVICE

Not available for same-day or weekend service. Cannot be combined with any other offer. Price is per unit. System must be in working condition. See dealer for details

CODE: LPEE1018-CNT

IERNA's 813-948-6355

PLUMBING

MAINTAIN

PLUMBING INSPECTION

- INCLUDES:
- Inspection of Safety Features
- Dye Testing of All Toilets Inspection of All Exposed Piping
- Inspection of All Sink Drains
- Inspection of Emergency Shut-Off Valves & More

MUST PRESENT COUPON AT TIME OF SERVICE

Not available for same-day or weekend service. Not a repair service. Cannot be combined with any other offer. Not available on past services. See dealer for details

CODE: LPEE1018-PMI

IERNA's 813-948-6355

A/C & HEATING

REPAIR

SAVE ON NEXT REPAIR

MUST PRESENT COUPON AT TIME OF SERVICE

Cannot be combined with any other offer. Cannot be applied to Diagnostic Fee. Clean & Tune Service or Drain Service. Discount applied to total repair bill. See dealer for details.

CODE: LPEE1018-ACRP

IERNA's 813-948-6355

PLUMBING

REPAIR

SAVE ON NEXT REPAIR

MUST PRESENT COUPON AT TIME OF SERVICE Cannot be combined with any other offer. Based on 20% discount of total repair bill, up to \$40 maximum. See dealer for details.

CODE: LPEE1018-PMRP

IERNA's 813-948-6355

A/C & HEATING

REPLACE

FREE ULTRA-VIOLET LIGHT

W/ PURCHASE OF NEW A/C

MUST PRESENT COUPON AT TIME OF SERVICE

Cannot be combined with any other offer. Offer valid when purchasing a complete 15+ SEER Bryant comfort system. Cannot be applied to past purchases or estimates. See dealer for details.

CODE: LPEE1018-UVL

IERNA's 813-948-6355

PLUMBING

REPLACE

NEW H.E. WATER HEATER

MUST PRESENT COUPON AT TIME OF SERVICE

MUST PRESENT LOUP ON A TIME OF SERVING Cannot be combined with any other offer. Total savings varies on equipment; \$150 savings on standard electric/gas water-heater, \$250 savings on GE Hybrid Heat-Pump water-heater. Cannot be applied to past purchases or estimates. See dealer for details.

IERNA's 813-948-6355



Soft water is better for your skin, your hair, your laundry and your plumbing. Not to mention you can avoid the limescale and hard water stains on your fixtures and tubs. Treat yourself to the luxurious feeling of soft water and save money.

PROMO CODE: CPN-WTRSFT-5000FF

SCHEDULE A FREE ESTIMATE TODAY.

NO HIGH PRESSURE SALES - NO OBLIGATION TO BUY

brvant Heating & Cooling Systems

EMERGENCY (HOTLINE)

813-995-7586



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
 \$25.00

 1/4 Page
 \$50.00

 1/2 Page
 \$100.00

 Full Page
 \$150.00

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

DATED MATERIAL

PRSRT STD US POSTAGE PAID LUTZ FL PERMIT NO 66

January 2019												
Sun	Mon	Tue	Wed	Thu	Fri	Sat						
	BAR: 2PM-6PM New Years Eve Party 7:30pm-1am	1 CLOSED	2 Arch. 6pm	3	4	5						
6	7	8	9 7pm	10 Youth Committee 6:30pm	11	12						
13	14 Board 6:30pm	15 Arch. 6pm	16 Disciplinary 7pm	Finance 6:30pm	18	19						
20	21	22	23 3 7pm	24	25	26						
27	28 Board 6:30pm	29	30	31								