



INCLUDED IN THIS MONTHS NEWSLETTER

- Phone List & Financials | Page 2
- From the Architectural Review Board | Page 3
- Monthly Calendar | Page 4

Volume 16, Issue 9
September 2025

From the Property Manager

There's always something exciting going on in our community—and this month is no exception! From opportunities to get involved to celebrations and fun events, here's what's coming up!

Volunteer Opportunities – Get Involved!

Ever wondered how the HOA really works? Want to play a bigger part in shaping our community? We're currently looking for volunteers to join the **Finance Committee**, **Disciplinary Committee**, and the **Architectural Board**.

Each committee serves an important purpose, and we need dedicated volunteers to keep them going strong.

What you need to know:

- You must be a homeowner (listed on the deed) in good standing.
- To join the Architectural Board or Disciplinary Committee, you cannot have a spouse or immediate family member on those committees or the Board of Directors, and you cannot be employed by LPEE.

It's a great way to learn the *ins and outs* of HOA operations, meet neighbors, and make a positive impact!

Monthly Birthday Celebrations Are Back!

We're bringing back a favorite tradition—**monthly birthday parties at The Hideout!** On the last Tuesday of every month, we'll be celebrating all the birthdays from that month.

Are you a **September baby**? Join us on **Tuesday, September 30th at 6pm** so we can celebrate YOU!

Disney Trivia Night

Mark your calendars! Our next **Trivia Night** is scheduled for **Friday, September 12th at 8:30pm**, and this time it's **Disney-themed!** From classic animated films to park trivia, get ready to put your Disney knowledge to the test. The always-lovely **Kaitlyn** will be our emcee for the night. Don't miss the fun!

Kori Brown, CAM

Upcoming Events...

Trunk -or- Treat

Saturday, October 25th

4:30pm-6pm

See page 5 for more details!

The Hideout's Annual Halloween Party

Friday, October 31st

7:30pm-12am

See page 3 for more details!

LPEE Semi-Annual Yard Sale

Saturday, October 25th

8am-3pm

LAKE PADGETT ESTATES EAST

Community Connection

Lake Padgett Estates East P.O.A

INCOME/EXPENSE STATEMENT JULY

Income		
ASSESSMENTS-OPERATING	57,175.63	399,553.63
ARCHITECTURAL FEE	27.90	407.90
ARC FINES	4,661.00	8,824.75
ASSESSMENTS-RESERVES	13,500.00	94,500.00
GUEST FEE	45.00	460.00
ADMINISTRATIVE INCOME	0.00	74.00
LATE FEES	739.00	3,152.00
INT. INCOME-MEMBERS	156.95	232.89
MISCELLANEOUS INCOME	450.00	4,363.63
USAGE FEE-RESTAURANT	905.00	905.00
AFFILIATED MEMBER DUES	1,609.00	13,623.00
REIMB- LOUNGE UTILITIES	891.67	6,241.69
REIMB-LOUNGE LIAB INS	1,083.33	7,583.31
REIMB - WORK COMP INS	333.33	2,333.31
ID CHARGE	10.00	80.00
CELL TOWER INCOME	2,942.85	20,469.36
TENNIS ACADEMY	1,495.00	11,585.00
POOL INCOME	0.00	150.00
INT INCOME-OTHER	16.12	126.05
INT INCOME-RESERVES MMA	381.20	2,223.24
INT INCOME-RESERVE CD'S	668.82	5,096.12
LOUNGE-SALES	16,338.04	117,461.70
LOUNGE-TEMP MEMBERSHIP	390.00	2,820.00
LOUNGE SALES-FUNCTION	131.00	656.00
LOUNGE-VENDING INC	186.00	1,826.24
LOUNGE-ROOM RENTAL	210.00	1,275.00
Total Operating Income	104,346.84	706,023.82
Expenses		
LOUNGE EXPENSE	11,045.77	89,486.75
ADMINISTRATIVE	6,483.79	163,384.15
BUILDING	-5,181.33	53,854.51
GROUND'S	5,565.00	51,371.75
PAYROLL	30,509.34	224,260.96
RECREATION	1,248.85	22,515.29
UTILITIES	6,283.97	54,401.42
OTHER	0.00	430.82
RESERVES	27,203.02	122,370.59
TOTAL EXPENSE	83,158.41	782,076.24
RESERVES REIMBURSEMENT	13,500.00	102,959.96
NET INCOME/LOSS	21,188.43	-76,052.42

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	
frontier.com.....	800-921-8101
Spectrum, cable	
brighthouse.com.....	833-267-6094
Waste Connections, trash	
progressivewaste.com.....	727-849-3333
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: 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.***

From the Architectural Committee

Freshening Up Our Community, One Project at a Time!

As we head into a new season, the Architectural Committee would like to remind everyone that we're here to help keep our community beautiful and cohesive. Whether you're thinking about painting your home, replacing your roof, adding a fence, or making any exterior changes, remember to submit a modification request before starting your project.

Our goal is to make the process as simple and smooth as possible. You can even stop by Sherwin-Williams to view the HOA's approved colors in person!

By following the guidelines and getting your projects approved in advance, we can all help protect property values and keep Lake Pageant Estates East looking its very best.

If you have any questions or need help with a modification form, feel free to reach out — we're happy to assist!

Finding Paint Colors Made Easy!

You can now view the new pre-approved house paint schemes at [SherwinWilliams.com/HOA](https://www.sherwinwilliams.com/HOA) (<https://www.sherwinwilliams.com/hoa>) by selecting our state, city, and neighborhood. Please note: even if you choose a pre-approved color scheme, a modification form must still be submitted to the office.

❖ SPOOKTACULAR NEWS FROM THE ARCHITECTURAL BOARD! ❖

Get ready, neighbors—the **Best Decorated House Competition** is making its grand return this year, and we're kicking things off in the most frightfully fun way... **Halloween style!**

On **Tuesday, October 21st**, the Architectural Board will be cruising through the community, keeping an eye out for the most creative, spooky, and decked-out Halloween displays. From glowing pumpkins and ghostly graveyards to cobweb castles and haunted doorways—we want to see your best work!

Prizes will be awarded to the **Top Three Spooktacular Homes**, so break out those skeletons, witches, and jack-o'-lanterns—it's time to show off your Halloween spirit.

Will your house be the one that makes everyone stop and stare?

Start planning now, because the competition will be *fang-tastic!*

The Hideout's Annual Halloween Party!

Get ready for a night of frightful fun at **The Hideout!**

When: Friday, October 31st

Time: 7:30 PM – Midnight

Come dressed in your **spookiest, silliest, or most creative costume** and join the fun! Our judges will be on the prowl, and the **Top 3 Best Dressed** will take home a prize.

From creepy cocktails to monster mash-ups, it's going to be a Halloween night you won't want to miss!

Mark your calendars and prepare for a ghoulishly good time!

SEPTEMBER 2025

Sun	Mon	Tues	Wed	Thu	Fri	Sat
	1 LABOR DAY PICNIC 12PM OFFICE CLOSED	2 Arc Meeting 6:30PM	3 Disciplinary 6:30PM	4	5	6
7	8 Board Meeting 6:30PM	9	10 BINGO! 6:30PM	11	12 DISNEY TRIVIA @ THE HIDEOUT 8:30PM	13
14	15	16 Arc Meeting 6:30PM	17 Disciplinary 6:30PM	18 Finance 6:00PM	19	20
21	22 Board Meeting 6:30PM	23	24	25	26 TRIVIA NIGHT @ THE HIDEOUT 8:30PM	27
28	29	30 SEPTEMBER BIRTHDAY CELEBRATION @ THE HIDEOUT 6PM				

Trunk or Treat - With a Twist!

Get ready for a spook-tacular evening! This year's **Trunk or Treat** will feature something new – a **Pumpkin Decorating Contest!** ✨

- Bring your most creative pumpkin—carved, painted, stickered, or decked out however you like (just make sure it's finished before entry).
- Prizes will be awarded for **1st, 2nd, and 3rd place!**
- **When:** October 25th
🕒 **Time:** 4:30 – 6:00 PM
- **Where:** Trunk or Treat (decorate your car, truck, golf cart & join the fun!)

Don't miss out on the tricks, treats, and pumpkin masterpieces. It's going to be a frightfully fun night!

OCTOBER 2025

Sun	Mon	Tues	Wed	Thu	Fri	Sat
			1 Disciplinary 6:30PM	2	3	4
5	6	7 Arc Meeting 6:30PM	8 BINGO! 6:30PM	9	10	11
12	13 Board Meeting 6:30PM	14	15 Disciplinary 6:30PM	16 Finance 6:00PM	17	18
19	20	21 Arc Meeting 6:30PM	22	23	24	25
26	27 Board Meeting 6:30PM	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: 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.....Sirita Tilke

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**

Resident Discussion Form

For General Questions, Concerns, Complaints, or Requests Related to Architectural or Building & Grounds Issues

Resident Information

Name: _____

Address: _____

Phone Number: _____

Email Address: _____

Type of Submission (check all that apply):

- ☐ General Question
☐ Concern or Complaint
☐ Maintenance Issue
☐ Accounting
☐ Building & Grounds
☐ Other: _____

Subject / Brief Title: _____**Please describe your request or concern in detail:**

(Include dates, locations, or specific areas of concern if applicable)

Are photos or supporting documents included?

- ☐ Yes (please attach)
☐ No

Have you previously submitted this issue?

- ☐ Yes
☐ No

If yes, when? _____

Preferred Response Method:

- ☐ Email
☐ Phone
☐ No response needed

Signature: _____

Date: _____



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

September 10th at 6:30pm



Night

\$10 for 10 games
Play for a chance to win!