



MEADOW POINTE CDD *Info*

June 2011

Paid for by property owners

www.meadowpointecdd.com

MP CDD Supervisors

Chair

Dennis Smith - 994-9832
dsmith@meadowpointecdd.com

Treasurer

Lutfi Jadallah - 991-7511
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Vice Chair

Pat Asklar - 973-7943
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Assistant Secretary

Kelly Rodriguez - 991-7955
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Dawn Khalil - 991-4249
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Meadow Pointe Community Council Village Reps.

Arbors

Dennis Costa 907-1237

Broadlands

Nancy Deacon Murray

Grasslands

Susan Walsh-Boyle 994-1790

Hammocks

Erick Egeland 727-439-5551

Meadowlands

Diane Hemphill 994-1357

Parkland

Carlotta Bernard 907-5579

Pinedale

Brett Landry 601-2530

Savannahs

Tim Taylor 973-3773

Springs

Mike Rosche 355-1442

Summerbrooke

Mike Smith 991-6998

Woodlands

Jeanne Curtin 973-7887

Contact the above reps, or email
mp1cc@yahoo.com

About the Meadow Pointe 1 CDD

Meadow Pointe Community Development District (CDD or "District") consists of approximately 904 acres. There are eleven (11) villages within the District. All 1,458 residential homes within Meadow Pointe CDD pay a yearly operation/ maintenance assessment for the upkeep of the District.

Commercial properties within the District include Meadow Pointe Academy, the Baptist Church, the 15 acre parcel at Bruce B. Downs and Aronwood, and the entire Publix commercial area (between Williamsburg and SR56 east). All commercial properties pay a portion of the operation/maintenance assessment of Meadow Pointe CDD excluding trash collection and deed restriction/ARC assessments

The CDD is what ensures our community continues to keep its appearance of excellence today and tomorrow. The CDD is an independent, multi-function, special taxing district created by the Pasco County Board of County Commissioners. The District oversees, and is responsible for Meadow Pointe's...

- Recreation facilities/programs
- Common area landscape maintenance/irrigation
- Storm water retention pond maintenance
- Walls, fences, sidewalks and village entrance maintenance
- Streetlights
- Residential property trash collection
- Deed restriction enforcement
- Architectural review for residential properties

The CDD is directed by a board of 5 supervisors who are elected by Meadow Pointe registered voters during a general election (listed on left).

The CDD Board meetings are normally held on the first and third Thursday of each month at 6:30 PM at the Meadow Pointe 1 Clubhouse. All



are welcome and encouraged to attend these public meetings. Minutes of these meetings, as well as the CDD budget, and a link to the community magazine can be found online at www.meadowpointecdd.com.

The Meadow Pointe Community Council?

The Meadow Pointe Community Council (MPCC) is a group of residents from MP1's 11 villages who volunteer an hour per month to add value to their community. Some of our projects include planning and hosting community fairs, decorating the village entrances during the holiday season, cleaning and painting mailbox posts and creating welcome baskets for our new homeowners. The MPCC collaborates with the CDD Board of Supervisors on these and other projects.

One hundred percent of all funds raised by the MPCC are reinvested back into our community. Over the past several years we have purchased lane ropes for the pool, helped update and redecorate the Clubhouse, and most recently, purchased half of the equipment for the workout room. The MPCC meets the first Monday of the month at the MP1 Clubhouse in a relaxed and friendly atmosphere. If you would like to get involved in making a difference in your community just come to our next meeting, listed as "Resident Meeting" on the calendar found at www.meadowpointecdd.com, or call your village representative for more information. We'd be happy to have you join our group.



www.meadowpointecdd.com

Clubhouses

Meadow Pointe 1

973-1671

clubhouse1@meadowpointecdd.com

Pool Hours: 10am - Dusk**MP1 Office Hours:** (*in fitness center*)

Daily 8am-9:30pm

Clubhouse Rental:

For MP1, MP3, MP4

\$35 ending by 8:30pm

\$75 ending after 8:30pm

\$100 Security deposit

For All Others:

\$300 all functions

\$300 Security Deposit

Meadow Pointe 2

991-5016

mpiiclubhouse@verizon.net

Pool Hours: Thur-Tues: 10am - Dusk

Wed: noon - Dusk

MP2 Office Hours: M-F 8am - 5pm**Clubhouse Rental:** (25 capacity)

For MP2 Residents: free

For MP3 & 4 Residents: \$50

For MP1 Residents: \$100

Fitness Center:*

Mon-Fri 5a - 9p,

Sat-Sun: 8am - 9:30pm

The fitness center at MP2 is only available to MP2 residents 18 and older.

**It is required to have a MP2 picture ID to use the pool & clubhouse. Those residents not living in MP2 can purchase an ID for a deposit of \$7.50 for residents over 14. This does not include access to the fitness center.*

Meadow Pointe 3

383-6676

Pool Hours: 9am - Dusk**MP3 Office Hours:** 9am-9pm**Clubhouse Rental:**

For all MP Residents:

\$50 rental fee

\$100 Security deposit

Meadow Pointe 4

973-3003

Pool Hours: 10am - Dusk**MP4 Office Hours:**

Mon-Sat: 8a-8:30p

Sun: 9am-9pm

Clubhouse Rental:

For all MP Residents:

\$25 rental fee

\$100 Security deposit

Meadow Pointe Information

New Homeowners

If you have recently purchased a home in Meadow Pointe, the **Meadow Pointe Community Council has a Welcome Bag for you.** It contains coupons and small gifts from several of our area businesses. To receive your welcome bag, bring proof of your new address to the MP1 Office. The Welcome Bag will be delivered by one of your village representatives. For more information, contact Dennis Costa at mp1cc@yahoo.com.

While at the clubhouse, you can request a copy of your Meadow Pointe Deed Restrictions if you did not receive one at your closing.

Garbage Collection

Waste Services of Florida allows six (6) cans, bundles, or items for pick up on garbage day. Tree or shrub waste should be cut into 4-foot lengths and bundle with twine.

Put garbage out the night before collection, and avoid attracting animals by using covered garbage cans. The first Thursday of the month is a special collection for large items. Waste Services will pick up mattresses, appliances (no TV's), exercise equipment, etc., for an extra charge. For fee rate, or to schedule a pick up, call 788-5556.

Note: Residents may take large household items to the East Pasco Transfer Station. It is located at 9636 Handcart Road in Dade City. They can be reached at (352) 521-0500. Call before going!! Hours of operation are 7am – 4:15pm Monday-Saturday. Hazardous waste items are accepted every Wednesday and there is no charge for this service.

Discontinuance of Resident Cards

Residents can now show a photo ID with an address in Meadow Pointe I, III or IV as proof of residency. Facility use cards will be issued for residents under 18 whose parent or guardian has signed a waiver of liability for use for the fitness room and racquetball court. Ages 14-17 may use the facilities without a parent if a waiver is signed, and ages 8-13 can accompany parent or guardian with a signed waiver.

Architectural Review

Changes to your property:

Before making any changes to your property, consult your Declaration of Restrictions. All residential properties in Meadow Pointe 1 CDD are subject to Chapter 2004-417, Florida Statutes which requires property owners to obtain Architectural Review (AR) for any new building or when making alterations or additions to the exterior of an existing building. This includes repainting and reroofing.

We have simplified the process by having a list of hundreds of paint color combinations, as well as roofing materials to choose from at the MP1 Office. The steps to take for painting or reroofing your house are:

1. Fill out an Architectural Review Form (found at the clubhouse or on our website.) indicating your color choice from the approved list.
2. Submit the form to MP1 for approval
3. After CDD approval, make your house beautiful.

Applications received 7 days before the scheduled meeting will be reviewed.

Architectural Review Schedule

Meetings at 6:30pm at MP Clubhouse

June 2, 16

July 7, 21

August 4, 18

September 1, 15

October 6, 20

November 3, 17

December 1, 15

For AR questions call the MP1 Office at 973-1671.

Mailbox and Post Information

This is a reminder to all residents to: (1) Clean, paint, and maintain your mailbox post. (2) Clean and maintain your white mailbox. (3) Replace missing house numbers on your mailbox post.

The two approved paint colors (Home Depot's Behr #4670 & 4850—now available in quart cans) for mailbox posts can also be purchased at the Fitness Center office. Bring proof of Meadow Pointe I residency and \$10. White (only) mailbox may be purchased at home centers.

Note: To purchase a new mail post or to have your post cleaned/painted for a donation, call Dennis Costa at 907-1237 or mp1cc@yahoo.com.

Mail Post Prices

\$200 Complete mail post –
Painted and installed

\$115 Post only – Painted and installed using existing arms.
Includes painting of the arms.

\$105 Arms only – Painted and installed using existing post.
Includes painting of the post.

To avoid breakage or improper installation, residents cannot purchase and install any of the above items themselves. For more information, call Dennis Costa at 907-1237 or mp1cc@yahoo.com.

Recycling

Don't throw it away—Recycle it and save our landfills! Meadow Pointe residents have several options to recycle.

Glass & Plastic (Blue Bag Recycling)

Regular blue bag recycling is every other Wednesday. Items for recycling are #1 and #2 plastic, aluminum and metal cans, and unbroken glass (NO NEWSPAPER). Purchase blue bags at grocery stores. *REMEMBER to remove and throw away all screw caps from glass and plastic containers before recycling.*

2011 Blue Bag Recycling Dates:

June 8, 22	July 6, 20
August 3, 17, 31	September 14, 28
October 12, 26	November 9, 23
December 7, 21	

Newspapers

Meadow Pointe CDD has two newspaper recycling dumpsters, located near the basketball courts. These dumpsters are for NEWSPAPERS ONLY.

Other paper products

Residents wishing to recycle other paper products (telephone books, magazines, cardboard, office paper, cereal boxes, etc.) can drop them off at the dumpster at Sand Pine Elementary.

Batteries* cellphones* & ink cartridges

Our schools collect these and receive cash rewards which go directly back to help our students. If you have spent batteries (AAA, AA, C, D), old cellphones, or used printer cartridges, consider donating them to the schools in our community, you'll be helping both our schools and our landfills!

**You can now drop off your spent batteries and used cell phones at the Fitness Center office. These will be donated to Sand Pine Elementary and Wiregrass Ranch High School respectively.*

Electronics

Recycle those old TVs, computers, and other electronics that contain hazardous materials by dropping them off at the East Pasco Household Hazardous Waste Transfer Station at 9626 Handcart Road. Call (352) 521-0500 for more information,

CF Light Bulbs

All Home Depot stores recycle unbroken compact fluorescent bulbs (CFL'S), fluorescent tubes, and rechargeable batteries.



MP1 Pool Rules

- No alcohol or glass containers are allowed on MP Park property.
- No street clothes (cut-offs, jeans, etc) or thongs can be worn in the pool.
- Swim Diapers are required for children not potty trained.
- Pools will close due to severe weather. Lifeguards will ask residents to clear the deck within 5 minutes and will advise when pools will reopen.
- Must be a MP1, MP3 or MP4 resident and provide valid identification (driver's license)
- Lifeguards serve for safety, not for babysitting—an adult (18 or older) must accompany children under 14.
- When there is a patron swimming laps in the upper pool, please stay clear of the lap lane in use.
- MP1, MP3 and MP4 residents may bring up to 7 guests (maximum) to the pools. If guests are brought to the pools, resident must stay with guests at all times.
- Must shower before entering pools. Anyone with an infection or communicable disease may not enter the pools. No animals are allowed in the pool area. No bikes, skateboards, or roller blades are allowed in the pool area. We ask that you clean up after yourself (which includes bringing back the pool furniture to its original location).
- No diving (pools are not deep enough). No running in pool area. No horseplay (pushing, shoving, excessive disturbance with pool toys). No climbing or hanging on metal railings or swim lane ropes. Disciplinary procedures are in place. For more information, please check with MP1 Office staff.

Keeping Our Community Safe

We all need to be on the look out for any suspicious activity in our community. Call the non-emergency sheriff at 929-1204 if you notice something needing attention. There are simple things we can do to keep our family and property safe.

- Talk to your neighbors and look out for each other!
- Keep windows & doors locked.
- Keep the garage door closed. Criminals steal items from garages, even when homeowners are home.
- Always keep your car locked while in the driveway or inside the garage. Remove valuables from your car.
- Keep all bushes and shrubs trimmed. Criminals can use overgrown landscaping to hide behind.
- Install sensor lighting and landscape lighting outside your house.

Avoid that Traffic Ticket!

There have been several tickets given recently within Meadow Pointe for drivers failing to come to a COMPLETE STOP before making a right turn on red, and forgetting the speed limit. You can easily avoid these costly mistakes!

Exterior Cleaning Tips

Clean mold and dirt off your mailbox and post with a mixture of 2 – 4 ounces of bleach, 1 tablespoon dish soap and 1 gallon of warm water. Use a rag and scrub brush to clean off all the grime. It may look so good, repainting the post may not be necessary.

For mold on house exterior, use a garden hose and hose end sprayer bottle filled with half bleach and half liquid laundry detergent. Spray solution onto the exterior, let it set for 15 minutes, and then rinse with plain water. If the mold is heavy, a broom or brush may be needed to clean the surface before rinsing with plain water.

Monthly Gardening Tips

You can download monthly household and gardening tips online at our MP1 website, www.meadowpointecdd.com.

Map of Meadow Pointe 1

A printable map of Meadow Pointe 1 can be found on our website www.meadowpointecdd.com/images/MP1Map.pdf

Meadow Pointe Deed Restriction Overview

Every homeowner should have received a copy of their deed restrictions upon purchasing their home. Below is a list of the generic deed restrictions for all homes in Meadow Pointe 1. Please refer to your Declaration of Restriction for complete information. You can obtain a copy at Clubhouse I.

Understanding Deed Restrictions for MP1 CDD

- **Sheds.** Every residential lot is allowed one utility building (shed). These are subject to architectural review by the CDD. (From Paragraph 1)
- **Activity.** No noxious or offensive activity is allowed on any lot (anything that may become an annoyance or nuisance to the neighborhood. (Paragraph 6)
- **Pets.** Only dogs, cats or other household pets are permitted. No more than four (4) pets. They may not be kept, bred or maintained for commercial purposes. (Paragraph 8)
- **Signs.** No sign other than one property "for sale or rent" sign can be displayed on any lot. It can be no bigger than two foot square and must be professionally lettered. No pool signs are permitted. (Paragraph 9)
- **Visible Containers.** Garbage containers and above ground soft water and other tanks cannot be visible from the street or neighboring lots. Use a walled in area or screen with fencing or shrubbery. (Paragraph 10)
- **Fences.** No chain link fencing is permitted. Check the Deed Restrictions for your property for restrictions on where a fence may be placed. (Paragraph 11) Be sure to check county codes before installing a fence.
- **Maintenance.** Every residential lot (occupied or empty) must be kept reasonably clean and free from refuse, debris, unsightly growth (grass, shrubs, exterior home mold) and fire hazard. (Paragraph 14 & 19)
- **Easements.** Drainage, utility and maintenance easements are noted on residential lot survey maps. Within these easements, residents cannot put fences, plantings or anything else that will block access. Residents owning property adjacent to ponds are responsible for mowing to the waters edge. (Paragraph 15)
- **Visible Vehicles.** NO boat, boat trailer, camper, mobile home, travel trailer, van or truck over one ton capacity is permitted on any lot or street, unless inside a garage (or located on a lot so it isn't visible from the street or neighboring lots. (Paragraph 17)
- **Mailbox.** The standard white mailbox can be either vinyl or metal. The approved wood mail post must be painted with the two approved District colors and must be kept clean (free from dirt, mold) and maintained at all times. (Paragraph 18)
- **Visible Items.** No vehicles (striped, wrecked, junked, dismantled or on blocks), no furniture or appliances designed for normal use or operation within (as distinguished from outside of) dwellings are permitted on a lot visible from the street or neighboring lots. (Paragraph 19)
- **Conservation Lots.** There is NO USE of conservation (woods), wetlands, or buffer areas permitted. No activity, clearing, building, playing, planting is permitted. (Paragraph 23)
- **Pond Vegetation.** Owners of lots adjacent to ponds CANNOT remove native vegetation (including cattails) growing within the littoral zones of their retention pond. Removal includes dredging, applying herbicides, and cutting. (Paragraph 28)

Deed Restriction Violations

Meadow Pointe Staff depend on our residents to inform our property manager Keith Fisk, if violations are occurring. Residents can download the Deed Restriction Violation form from our website www.meadowpointecdd.com, or visit the MP1 office and fill out the form. Complaints can be anonymous. Call the clubhouse for more information.

Pasco County Codes

These are some county laws that affect us in Meadow Pointe. For more information, visit <http://portal.pascocountyfl.net>

Parking

Vehicles parked in the street are in violation of Pasco County Code, unless they have a County issued parking permit. Parking permits may be obtained from the Clubhouse for \$30. Other vehicles should be reported to the Pasco County Sheriff's non-emergency number 929-1204.

The CDD requests residents not to block the sidewalk portion of their driveway with a vehicle, so that everyone can walk safely on the sidewalks. Residents may park across the apron portion of their driveways (this is the area between the sidewalk and the road).

Dogs

Pasco County Code requires the removal of feces on any property not belonging to the owner of the animal. To report stray or threatening animals or owners who do not scoop up pet waste, contact Pasco County Animal Control at 929-1212. **It is illegal to allow any dog to roam at large.** All dogs must be kept under "direct control" at all times, both on and off their owners property, by means of a fence, leash, cord, or chain of such strength to humanely restrain the same.

Tree Removal

Before removing trees from your property, please call Pasco Code Enforcement, Landscape Unit at 800-368-2411.

Pasco Water Regulations

Meadow Pointe 1 residents should all be on reclaimed water

Reclaimed water Info: 996-7341 or 800-368-2411 (ext. 8131, 8145, 8041) or email utilcustserv@pascocountyfl.net

Addresses ending in:

0-1: Tuesday/Friday

2-3: Thursday/Sunday

4-5: Monday/Friday

6-7: Tuesday/ Saturday

8-9: Wednesday/Sunday

Watering times:

12:01 AM - 8:00 AM or 6:00 PM - 11:59 PM

Watering is prohibited between the hours of 8:00 AM and 6:00 PM.

MP Ponds Information

Within our CDD, the fifty-one (51) engineered stormwater management ponds are intended to treat and store runoff from houses, yards, and streets. The design of these ponds is based on the Southwest Florida Water Management District's wet detention pond method, due to the shallow groundwater table conditions throughout the community.

Taking Care of Our Ponds

The Board of Supervisors has begun a program to make improvements to the community stormwater ponds in an effort to comply with federal and state water quality standards. The improvements will be phased in over the next several years. It is important for residents to understand that the ponds are designed to treat and store stormwater runoff draining from the streets and lots, and that they are not natural lakes or ponds. Since the CDD owns these ponds, it is responsible for the quality of the water flowing from the outfall structures into wetlands and other downstream water bodies.

Pollutants In the Ponds

The major pollutants that exist in the ponds come from the treatment (pesticides, herbicides, and fertilizers) of the community green space (residential yards and CDD common areas), and over treatment of these areas magnify the pollution problem. Commercial lawn care services should be implementing the use of eco friendly products and procedures to address these water quality concerns to comply with new state regulations.

Plants Improve Water Quality

The CDD will install aquatic plants in the pond flat areas around the outfall structures and around the pond perimeter. These plants will absorb some of the pollutants, as well as, help stabilize the pond slopes. The plantings also should attract/promote wildlife such as birds and fish. The plants include juncus effuses, cordgrass, pickerelweed, arrowhead, and water lilies. Pictures of these plants are available at the clubhouse and can be found on line. Residents are reminded that the ponds are not meant to be open lakes free of vegetation.

Fishing in Meadow Pointe 1

Fishing is permitted at the two ponds at Clubhouse I and the pond at Pinedale Park, as well as property owners who own property on a pond can use their own property and the adjacent easement area to the waters edge to fish. Trespassing on the property surrounding all other ponds in Meadow Pointe 1 is prohibited.

Please remember, it is not recommended to eat fish caught from these ponds, due to the pollutants draining into the ponds.



About Our Fitness Center

The new Fitness Center boasts of an 800 sq ft indoor racquetball court, an 800 sq ft exercise room, as well as a meeting room and office. The fitness center and office hours are 8 AM to 9:30 PM seven days a week. For racquetball reservations, call the MP1 Office at 973-1671 up to 24 hours in advance.

The fitness center meeting room can seat up to 24 people and is available to rent for \$35 (Evening hours are \$75 after 8:30pm). *Note: the Clubhouse can also be rented for the same fee and can hold 49 guests. Contact the MP1 Office for more information.*

Need a Racquetball Partner?

The Meadow Pointe 1 staff will be happy to add you to a list of interested players who want to be paired-up with other Meadow Pointe racquetball players. Contact 973-1671, clubhouse1@meadowpointecdd.com, or stop by the Fitness Center office to be placed on the list.

For Experienced Players

Racquetball Challenge Court Nights are Thursdays from 6 p.m. to closing. A great way to find a racquetball partner, or meet others at your level. Currently we are requesting experienced players, but will soon have an open court for novice players. For more information, contact the fitness center office.

Rules for Use of Fitness Center

- All users must check-in at the front desk, with valid picture ID with address (preferably a driver's license), before entering the facilities.
- No food or drinks (except bottled water in the fitness center) are permitted in the facilities.
- Users must wipe down each piece of equipment in the fitness center when finished using it.
- Limit use of each piece of equipment, when other users are waiting, as follows:
 - » Treadmills, bicycles and elliptical equipment will be relinquished after one hour of use.
 - » Strength equipment will be relinquished after 20 minutes on each piece of equipment.
- Proper attire, including shirts, shorts and sneakers are required at all times in the fitness room.
- When time is up, players must exit the court. If the court is not reserved for the next hour and there are no walk-in players, playing time may be extended up to one hour, at the discretion of CDD staff.





MEADOW POINTE

28245 COUNTY LINE ROAD
WESLEY CHAPEL, FL 33543

813-973-1671

WWW.MEADOWPOINTECDD.COM

A reference guide for Meadow Pointe 1 Residents

Our Meadow Pointe 1 Community

