



Meadow Pointe CDD News

July 2008

Paid for by Property
Owners

CDD Meeting Minutes For June 5, 2008

Resident Dawn Khalil, has volunteered to create a Meadow Pointe CDD website. Ms. Khalil attended the meeting and told the Board that the cost for hosting the website would be \$60/year, with an additional cost of \$10/year for the domain name. The name of the website would be www.meadowpointecdd.com. Supervisors agreed to the cost and website name.

The Board agreed to complete the trimming of oak trees around the Clubhouse Park site. Keith Fisk (Operations Manager) has had eight trees trimmed, with fourteen more trees to be trimmed. The cost of trimming is \$300 per tree (total \$6600). The trees have never been (thinned) trimmed.

Tracy Robin (District Council) will be attending either the June 19 or July 3 CDD meeting. He will discuss Deed Restriction # 17, and will clarify the meaning of the word "remain" within the body of this restriction.

Patricia Asklar, Supervisor

Meadow Pointe Community Development District

What Is A Community Development District (CDD)

The Meadow Pointe Community Development District (the District) is an independent, multi-function special taxing district that was created on October 8, 1991 by the Pasco County Commission, pursuant to Chapter 190 of the Florida Statutes. The Meadow Pointe CDD allows the community to offer a higher standard of infrastructure, amenities and landscaping, while providing residents with the assurance that community maintenance standards will continue.

The District is directed by a board of five supervisors, elected by the majority vote of the homeowners within the District. A District Manager (John Ricciardi from Severn Trent) oversees the day-to-day operations of the Meadow Pointe CDD. Our Operations Manager, Keith Fisk, is responsible for the on-site operation and maintenance of Meadow Pointe CDD.

Conservation/Wetlands Protected Trees Encroachment Over Private Property Lines In Meadow Pointe CDD

If conservation trees are encroaching over private property, the resident should contact Keith Fisk (Operations Manager) and ask to have the encroachment problem checked.

1. The Operations Manager will visit resident's property and tell the resident to go ahead and trim the encroaching tree.
2. IF the Operations Manager has concerns about the scope of trimming needed, he will ask SWFWMD (Southwest Florida Water Management District) to visit the resident's property (usually within 2 weeks).
3. SWFWMD will notify the Operations Manager of the decision in writing. The Operations Manager can then give a copy of the SWFWMD letter to the resident.
4. With approval from SWFWMD, the resident can then trim the tree or hire a service. All debris should be bundled and placed at the curb on garbage days.
5. If branches, debris, or trees fall onto resident's property from conservation area, it is the resident's responsibility to cut up and dispose of everything.
6. Trees cut down (and falling) in the conservation should be left there.
7. The District is responsible for removing diseased/damaged trees that have been identified by the District and SWFWMD as a danger to residents and their property.
8. Even if SWFWMD approves a tree removal in the conservation/wetlands area, the cost of the removal is not SWFWMD responsibility.

Change Of Meeting Time - The Meadow Pointe CDD meeting for Thursday, July 3, will start at 2pm.

Garbage Collection

Waste Services of Florida (788-5556) allows six (6) cans, bundles, or items for pick up on garbage day. Cut tree/shrub waste into 4 ft. lengths and bundle with twine. Avoid attracting animals by using covered garbage cans. Put garbage out the night before collection. **(Special collection for large items** – First Thursday of every month, Waste Services will pick up TV's, mattresses, appliances, exercise equipment, etc., for an extra charge. For fee rate, to schedule a pick up, or for more information, call 788-5556).

Note:

Residents may take large household items to the East Pasco Transfer Station. It can be located at 9636 Handcart Road in Dade City. They can be reached at (352) 521-0500. PLEASE 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.**

Pasco County Meals On Wheels

1. Nutritious Meals Are Delivered To The Home
2. Meals Are Available For Anyone Of Any Age
3. Hot Or Frozen Meals Are Available

There is a one-time registration fee of \$10 for individuals and \$15 for a couple. The cost is \$5 per meal. Contact Debbie Hutchinson (Nutrition Program/MOW Supervisor) at (727) 834-3341

Meadow Pointe Reclaimed Water Hours

Information - 996-7341 or
800-368-2411 (ext. 8131, 8145, 8041)

Watering times: 12:01am to 8:00am or
6:00pm to 11:59pm

Addresses ending in: 0-1: Tuesday/Friday
2-3: Thursday/Sunday
4-5: Monday/Friday
6-7: Tuesday/ Saturday
8-9: Wednesday/Sunday

Meadow Pointe CDD Pond Policy

On September 7, 1999, the Meadow Pointe CDD Board approved a motion opening ponds 1, 2, and 25: the two ponds at Clubhouse I and the pond at Pinedale Park. Trespassing on the property surrounding all other ponds in Meadow Pointe CDD is prohibited (except for maintenance and District personnel). "Property owners who own property on a pond are permitted to use their own property and the adjacent easement area to the waters edge." Pond property homeowners are NOT allowed to use the easement area that falls outside of these parameters.

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

Architectural Review

Changes to your property: Before making any changes to your property, consult your Declaration of Restrictions. All residential properties in Meadow Pointe (I) 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 any existing building. This includes painting/repainting and roofing.** All paint colors must be selected from the approved color palette and roofing materials from the approved list, available at the Design Center in MP Clubhouse. **Do not assume the current color of your house is acceptable.** Property owners should review the AR Application and list of standards, available at MP Clubhouse well in advance. They contain specific instructions. Completed applications must be delivered to MP Clubhouse. The Board will not consider incomplete applications. *Complete* applications include all required documents and all information necessary to evaluate the application against the standards established by the CDD Board of Supervisors. Once the application is *complete*, it will be acted upon in accordance with the published schedule, based upon the date of receipt of all required documents and information.

Meadow Pointe is a Deed Restricted Community! All homeowners/residents must follow the **Declaration of Covenants and Restrictions**, which every homeowner should have received upon purchasing their home. You may obtain a copy at MP Clubhouse. The Community Development District enforces the Deed Restrictions. Violations may be reported on a form available at MP Clubhouse.



July Home and Garden Tips



- Irrigate according to needs of the plants. Ornamental plants and fruit trees need only 1 inch of water per week. Lawns need 1/2 to 3/4 inches of water when 30% to 50% of lawn shows signs of wilt (blue-gray color and folded blades). Place a few shallow cans or glasses in irrigated zone and measure how much your sprinklers apply. Adjust your timer schedule if necessary.
- Fertilize St. Augustine grass this month with 16-4-8 fertilizer (DO NOT USE A WEED AND FEED PRODUCT - the temperature is too high in the Summer months).
- Spread insecticide granules every 2 months to decrease turf insects like grubs, cinch bugs, etc.
- Air conditioner filters need to be cleaned (washable filters) or replaced (single use filters) once every few months. Write it on your calendar so you don't forget!
- Prune azaleas for the last time this year since flower buds will form soon.
- Mow grass often enough so that no more than 1/3 of the blade height is removed per mowing. Leave clippings on the lawn to recycle nutrients, or use clippings as mulch.
- Cut back poinsettias and chrysanthemums several times through the growing season. Poinsettias - pinch it back a few inches when it is 12 inches or longer. Chrysanthemums -pinch tips when stems are 6 inches long.
- Flowering plants will produce more blooms if old blossoms and seed pods are removed.
- Shut off automatic sprinklers during rainy season - water only as needed.

Meadow Pointe Community Council Village Reps.

Dennis Costa	907-1237	Arbors
Carlotta Bernard	907-5579	Parkland
Jeanne Curtin	973-7887	Woodlands
Errick Egeland	929-6111	Hammocks
Pat Reid	713-5032	Broadlands
Diane Hemphill	994-1357	Meadowlands
Brett Landry	601-2530	Pinedale
Kelly Rodriguez	991-7955	Grasslands
Mike Rosche	355-1442	Springs
Tim Taylor	973-3773	Savannahs
Mike Smith	991-6998	Summerbrooke

Contact the above reps at mp1cc@yahoo.com

Meadow Pointe CDD Resident Cards

Clubhouse staff is still updating resident cards for all Meadow Pointe CDD residents, ages fourteen years and older. Please stop by the clubhouse and fill out a CARD INFORMATION FORM. You will need to bring photo ID, drivers license, or utility bill.

Note: Remember to pick up the new card!

Articles / Activities

For articles/activities, include contact name, time, phone, email and brief information to ALL three of the following email addresses by **noon** on the **10th** of each month:

mp1news@yahoo.com

pbasklar@verizon.net or 973-7943

dsmith7653@aol.com

Activities

Chess Club – Call Wyndell East at 470-1588

Dominos – Call Jamie at 929-4672

Entrepreneurs Club – Charles Nieves 992-5374 or aisystems@att.net or Carmen Carazo 766-6214 or ecnet@comcast.net

Escapades Aqua Aerobic Classes – for more information, contact Ryan at 991-1030

Scrapbooking /Digital Storybooks Club- Karyn at 907-5376 or crop4life@tampabay.rr.com and, Melanie at 973-2995 or imprest@verizon.net

Girl Scouts-interested in joining? Call Doris 973-1452

Wednesday At One Game Club – Call 383-6676

Wiregrass Running Club – Call Don Howard at 973-1608 or Tom Ketchum at 907-6184

Meadow Pointe Connection - Heather at 994-4225 or hojo@exploregrace.com

Evening Book Club - Joan Abrams at 907-8329 or Ah2fl97@tampabay.rr.com

Moms Club (N of CLR) – Jamie Childers at 994-0785 or mvpmmomsclubmp.org and Moms Club (S of CLR) - Jeannine Lehmann at 907-8789 or jmlehmann2000@gmail.com

Join the Pickleball League – To learn more about this game or sign up to play, contact Rick and Donna Donald at 313-9265 or rddonald2@verizon.net and, Renee Glassman at 907-7521 or rglassman@tampabay.rr.com

Swim Kids USA – Will have swim classes at MPI (May-September). Call Alan at 991-6258 or register at www.swimkidsusa.com

Meadow Pointe Clubhouse
Operations Manager- Keith Fisk
 Phone: (813) 973-1671 Office Hours
 Fax: (813) 973-7268 (M-F) 8am-5pm
Clubhouse Hours
 Hours: Everyday from 8am-8:30pm
 Pools open: 10am-Dusk
 Address: 28245 County Line Road
 E-mail: MPI@tampabay.rr.com

Meadow Pointe CDD Supervisors

Lutfi Jadallah - Chairperson	991-7511
Bob Koryus - Vice Chairperson	991-4881
Dennis Smith - Treasurer	994-9832
Pat Asklar - Asst. Secretary	973-7943
Ed Zerbe - Asst. Secretary	994-7675

Blue Bag Recycling

Regular blue bag recycling is every other Wednesday (July 9, 23). Items for recycling are #1 and #2 plastic, aluminum and metal cans, and glass (NO NEWSPAPER). Purchase blue bags at grocery stores.

Reminder To Parents

The Pasco County curfew for anyone under 18 years of age is 11pm on weekdays and 12 midnight on weekends. Note: Clubhouse courts and playground are closed at 10 pm.

Paint Your Mailbox Post

To purchase a new mailbox post, call 818-7100, original company providing approved posts for Meadow Pointe CDD. New white mailbox may be purchased at home centers. The two (2) approved paint colors for mailbox posts can be purchased at Meadow Pointe Clubhouse. Bring two small containers, proof of residency, and \$3.00.

Note: The Meadow Pointe Community Council volunteers will clean and paint your mailbox post for a fee. For information, email to mp1cc@yahoo.com.

Important Numbers

Alligator Hotline	866-392-4286
Pasco Animal Control	929-1212
Waste Services	788-5556
Pasco Sheriff (non emergency)	929-1204
Government Center (all Dept.)	996-7341
Pasco County Utilities-(24 hr. emergency - water & sewer)	800-226-8144
Tampa Electric (Street light out - pole location and numbers on pole.)	223-0800
TECO People's Gas Co.	275-3700
Tampa Electric (power outage)	877-588-1010
MP II Clubhouse	991-5016
MP III Clubhouse	383-6676

July Meetings

07/07 Resident Meeting	MP Clubhouse	7:00pm
07/03 MP CDD/ARC	MP Clubhouse	2:00pm
07/14 MP Deed Restrict.	MP Clubhouse	7:00pm
07/17 MP CDD/ARC	MP Clubhouse	6:30pm
07/28 MP Deed Restrict.	MP Clubhouse	7:00pm

Architectural Review (AR) Schedule
(Meetings at 6:30pm at MP Clubhouse)

<u>Submittal Cut-Off</u>	<u>Board Meeting</u>
June 26, 2008	July 03, 2008 2pm
July 10, 2008	July 17, 2008
July 26, 2008	August 7, 2008

For AR questions call Supervisor Ed Zerbe (current AR Committee) at 994-7675.

New Residents

Please visit Meadow Pointe I Clubhouse and fill out a new resident form. Bring proof of residency.

Save All Those Can Tabs for Ronald McDonald House! For more information, or to have someone pick up your collected tabs, contact mp1cc@yahoo.com .

