



Meadow Pointe CDD News

November 2008

Paid for by Property
Owners

www.meadowpointecdd.com

CDD Meeting Notes

Community Council Donation: The Meadow Pointe Community Council has donated \$3,500 to the CDD to purchase a commercial treadmill and recumbent exercise bike to replace two aging pieces of equipment in our exercise room. Total cost of the equipment is \$6,339. The remaining balance will be taken from the CDD asset replacement fund. The Board of Supervisors thanks the Community Council for this donation.

2009 Swim Lessons: The Board approved a contract for SwimKids USA to provide swim lessons at our pool next summer. The terms of the contract are the same as the terms for this year. SwimKids will be permitted to use one lane of the lap pool on Mondays thru Thursdays from 9:30 am thru 7:00 pm. SwimKids will pay the CDD \$2,000.

Dennis Smith, Supervisor, MP CDD

What is the MEADOW POINTE COMMUNITY COUNCIL?

Meadow Pointe CDD is made up of 11 villages with 1458 homes. The Meadow Pointe Community Council (MPCC) is a group of residents from these 11 villages who volunteer an hour per month to add value to their community. Some of our projects include planning and hosting the annual community fair, decorating the village entrances during the Christmas holiday season, cleaning and painting mailbox posts and creating welcome baskets for our new homeowners. The MPCC collaborates with the 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 a treadmill and exercise bike for the workout room.

The MPCC meets monthly at the Clubhouse in a relaxed and friendly atmosphere. If you would like to get involved in making a difference in your community just come to the next meeting on December 1st at 7 pm, or call your village representative for more information. We'd be happy to have you join our group.

Christmas Is Coming

It is time to start thinking about decorating the village entrances for the Christmas season. Last year, some of the entrances looked all merry and bright and others looked like Charlie Brown's Christmas.

Would you like to be part of the team that decorates your village this year? Here's how.

- Help hang the lights and other decorations.
- Make a small donation for the purchase of decorations.
- Or both

The CDD provides four wreaths for each village entrance. The rest is up to us. So **Come All Ye Faithful** villagers and let's make Meadow Pointe a **Winter Wonderland** this Christmas season!

We will start decorating the weekend after Thanksgiving. Don't wait! Contact your village representative today for more information or to let them know you're available to help. They're **making a list and checking it twice!** This is your chance to **deck the halls with boughs of holly**, and make your village entrance festive this holiday season.

Assessments

The Meadow Pointe CDD Non Ad Valorem Assessment for 2009, on the Pasco County Tax Notice includes:

- The yearly A Bond Payment (until 2012) - \$504
- Repair & Maintenance Budget - \$368.05
- Yearly Trash Collection - \$101.13
- Deed Restriction/ARC Budget - \$17.08

The Meadow Pointe CDD budget year runs from October 1 to September 30. Meadow Pointe Non-Ad Valorem Assessment is included at the bottom of the Pasco County Tax Notice. Taxes and Assessments are paid from November – March (4% savings if paid in November).

Paper Products Recycling

Meadow Pointe CDD has two newspaper recycling dumpsters, located near the basketball courts. These dumpsters are for NEWSPAPERS ONLY. Note: Residents wishing to recycle other paper products (telephone books, magazines, cardboard, office paper, cereal boxes, etc.) can drop them off at Land O Lakes Recycling, 5710 Land O Lakes Blvd (SR 41), near LOL high school. It is accessible 24 hours a day. For more information, call 996-5530.

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.**

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.

Residents Report Deed Restriction Violations

Meadow Pointe Staff and Board Supervisors do not drive through our eleven villages and look for deed restriction violations. We depend on our residents to inform Keith Fisk and staff, if violations are occurring. Residents must visit the Clubhouse office and fill out a Deed Restriction Violation Form (address of residence and information about violation). Residents filling out a form do not have to put their name on the complaint. Keith visits each site to determine if there actually is a violation, sends a Written (first) Notice to the property owner (to explain the nature of violation, corrective action, and date when the corrective action must be completed). Most property owners correct the violation quickly. However, some property owners do not come into compliance in a timely manner. Therefore, several more steps in this process may have to be taken by the District. All residents should understand that the entire process might take several weeks before resolution. Residents can visit the Clubhouse and read the entire Rule 1.15 (Enforcement of Deed Restrictions).

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

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.



November Home and Garden Tips



- Reduce irrigation frequency, as weather cools, to once every 7 to 10 days. Check to see that sprinklers are working properly.
- Plant containerized roses. Buy roses grafted on Fortuniana or Dr. Huey rootstocks and plant them at the same depth as they were in containers. Remember, roses are a challenge to the Florida gardener. It is a good idea to start out with one or two to see how things go.
- Plant cold-hardy landscape plants. Fall is for planting. Cold-hardy trees and shrubs establish well during cooler months.
- Divide and reset perennials and bulbs such as day lilies, gerbera daisies and caladiums.
- Wear those gardening gloves while gardening.
- Carpet-grass is similar to crabgrass. Since its growth is similar to St. Augustine grasses, it often goes unnoticed. At this time of year, it can be treated with environmentally friendly **ARM & HAMMER DRY LAUNDRY DETERGENT** (3 scoops thoroughly dissolved in 1 gallon of water). I used a one gallon sprayer to apply the product to carpet-grass, clover, and some other lawn weeds in the yard. Within 2 to 3 hours of spraying, all the above weeds began to wilt and die. After 2 days, all that was left of the weeds was a dark brown patch. The good news is the St. Augustine wasn't harmed. Retreatment will be required when new growth occurs. **Caution: Use this treatment on a small patch first to be sure you understand the impact on your lawn. You may not have as much St. Augustine as you think.**
- Fertilize plants and trees with a balanced fertilizer (6-6-6, 8-8-8) about every 2 months.

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!

New Residents

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

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

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

Transitions Lifestyle Systems classes (weight and body fat loss) - Call Tina at 230-9245

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

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 (November 12, 26). Items for recycling are #1 and #2 plastic, aluminum and metal cans, and glass (**NO NEWSPAPER**). Purchase blue bags at grocery stores. **REMEMBER** to remove and throw away all the screw caps from glass and plastic containers, before recycling!

Paint Your Mailbox Post

To purchase a new mailbox post, call 818-7100, original company providing approved posts for Meadow Pointe CDD. A 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 donation. For information, phone (reps. numbers listed on page 3) or email to mpcc1@yahoo.com.

Please VOTE in the General Election on November 4, 2008, at Clubhouse 1. Note: CLUBHOUSE WILL BE CLOSED FOR NORMAL USE ON ELECTION DAY. For candidate information, visit www.pascovotes.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

November Meetings

11/03 No Resident Meeting
 11/06 MP CDD/ARC MP Clubhouse 6:30pm
 11/10 MP Deed Restriction MP Clubhouse 7:00pm
 11/20 MP CDD/ARC MP Clubhouse 6:30pm
 11/24 MP Deed Restriction MP Clubhouse 7:00pm

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

<u>Submittal Cut-Off</u>	<u>Board Meeting</u>
October 30, 2008	November 06, 2008
November 13, 2008	November 20, 2008
November 27, 2008	December 04, 2008

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

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

Note: No Advertising for Goods and Services.

