



# Meadow Pointe CDD News

December 2008

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Owners

[www.meadowpointecdd.com](http://www.meadowpointecdd.com)

## Holiday Clubhouse Hours

**Christmas** - close at 3 pm on December 24th (Wednesday) and all day December 25th (Thursday).

**New Years** - close at 3 pm on December 31st (Wednesday) and all day January 1st (Thursday).

## CDD Meeting Notes

**New Supervisors Elected:** During the General Election, three new supervisors were elected to the Board of Supervisors. They are Mr. Mark Foster, Ms. Dawn Khalil, and Ms. Kelly Rodriguez. They replace Ms. Pat Asklar, Mr. Ed Zerbe, and Mr. Bob Koryus. In the October 2008 newsletter, an article was included outlining Pat Asklar's service to the community. The Board and staff would like to recognize the service of Ed Zerbe and Bob Koryus. Ed was instrumental in making improvements to the village entrances and landscaping throughout the community, worked closely with the county to ensure code enforcement, and also worked diligently to establish and update the color palette for the Architectural Review policy. Bob served for an extended period of time as the Architectural Review Committee and worked hard to improve the appearance of the common areas. We thank them for their service to our community and look forward to their continued service in other capacities.

Dennis Smith, Supervisor, MP CDD

## 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.

## Welcome Gift For New Homeowners

If you have purchased a home in Meadow Pointe CDD during November or December, the Meadow Pointe Community Council has assembled a gift for you. Please stop by the Meadow Pointe Clubhouse to pick up a Welcome Bag full of maps, coupons and small gifts from area businesses, clubs, and organizations. To receive the bag, bring a copy of any document showing your closing date.

- While at the Clubhouse, fill out a New Resident Form (for a resident card) so that you can use all the amenities. Bring proof of residency.
- Request a copy of the Meadow Pointe Deed Restrictions if you do not have a copy.

For more information, call the Clubhouse at 973-1671.

### 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).

### Decorate The Village Entrances For Christmas

The Meadow Pointe Community Council invites residents to take part in decorating your Village entrances in December by hanging lights and other decorations and/or making a small donation for the purchase of decorations. Meadow Pointe Staff will also hang four wreaths at every Village entrance (these were purchased by the Meadow Pointe CDD). To volunteer, please call any Village Representative now (numbers are on page 5). **DECK THE HALLS WITH BOUGHS OF HOLLY!!!**

**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 mattresses, appliances (NO TV's), 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 is 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.**

**Clubhouse Rental Information**

1. Licensee must be in attendance at all times including the setup and cleanup of the function. All functions, including cleanup must end by 11:00 PM or end of the time specified in agreement.
2. Licensee must be at least 21 years of age.
3. Proof of Residency is required (valid Photo Identification Card) to qualify for Meadow Pointe I and III property owner/resident fees.
4. Absolutely NO religious ceremonies/rituals are permitted during normal operating hours in the clubhouse. For-profit functions require a separate agreement, approved by the Board of Supervisors.
5. The amount of guests may not exceed 49 persons.
6. Absolutely NO alcohol is allowed on CDD Property at any time.
7. There are to be NO exceptions to the above.

**\$35.00 rental fee for functions ending by 8:30 PM.**

**\$75.00 rental fee for functions ending after 8:30 PM.**

**\$100.00 Security Deposit for ALL functions.**

**Note: Provide two checks made payable to MPI CDD (one for rental fee and one for deposit) at time of booking.**

**Welcome to Meetings**

We want to remind residents that all meetings (page 4) are open to everyone. Residents are encouraged to attend.

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We need plastic (8 ounce size) margarine/butter tubs with lids for the mailbox post paints. Please drop off clean containers at Clubhouse I anytime.

Clubhouse Staff

**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.



### December 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.
- Poinsettias and Mums purchased for holiday beautification can be kept outside on the porch (be sure to keep them watered). In February, plant them in the ground and water every other day until well established (takes about 3 weeks). Cut Mum’s old flowers off. Fertilize plants with 6-6-6 balanced fertilizer every two months.
- 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.**

#### 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
		Grasslands
Mike Rosche	355-1442	Springs
Tim Taylor	973-3773	Savannahs
Mike Smith	991-6998	Summerbrooke

**Contact the above reps at [mp1cc@yahoo.com](mailto: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!**

#### No Use Of Conservation/Wetlands (Woods)

A reminder to all residents, SWFWMD (Southwest Florida Water Management District) will place fines on the District if there is any disturbance to conservation/wetlands. This includes walking through, playing, clearing, planting, building forts or structures, etc. parents, please inform your children about this issue.

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

### Activities

**Entrepreneurs Club** – Charles Nieves 992-5374 or [aisystems@att.net](mailto:aisystems@att.net) or Carmen Carazo 766-6214 or [ecnet@comcast.net](mailto:ecnet@comcast.net)

**Scrapbooking /Digital Storybooks Club-** Karyn at 907-5376 or [crop4life@tampabay.rr.com](mailto:crop4life@tampabay.rr.com) and, Melanie at 973-2995 or [imprest@verizon.net](mailto:imprest@verizon.net)

**Meadow Pointe Connection** - Heather at 994-4225 or [hojo@exploregrace.com](mailto:hojo@exploregrace.com)

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

**Golfers** - Join Established League. For more information, contact Frank at 294-0988 or [fciscoz3@msn.com](mailto:fciscoz3@msn.com).

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

**Evening Book Club** - Joan Abrams at 907-8329 or [Ah2fi97@tampabay.rr.com](mailto:Ah2fi97@tampabay.rr.com)

**Moms Club (N of CLR)** – Jamie Childers at 994-0785 or [mvpmomclubmp.org](http://mvpmomclubmp.org) and

**Moms Club (S of CLR)** - Jeannine Lehmann at 907-8789 or [jmlehmann2000@gmail.com](mailto:jmlehmann2000@gmail.com)

**Wednesday At One Game Club** – Call 383-6676

**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](mailto:rddonald2@verizon.net) and Renee Glassman at 907-7521 or [rglassman@tampabay.rr.com](mailto: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**

Dennis Smith	994-9832
Lutfi Jadallah	991-7511
Mark Foster	994-8103
Kelly Rodriguez	991-7955
Dawn Khalil	991-4249

**Blue Bag Recycling**

Regular blue bag recycling is every other Wednesday (December 10, 24). 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.**

**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

**December Meetings**

12/01 Resident Meeting	MP Clubhouse	7:00pm
12/04 MP CDD/ARC	MP Clubhouse	6:30pm
12/08 MP Deed Restriction	MP Clubhouse	7:00pm
12/18 MP CDD/ARC	MP Clubhouse	6:30pm
12/22 MP Deed Restriction	MP Clubhouse	7:00pm

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

<b><u>Submittal Cut-Off</u></b>	<b><u>Board Meeting</u></b>
November 27, 2008	December 04, 2008
December 11, 2008	December 18, 2008
January 01, 2009	January 08, 2008 <u>2pm</u>

**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 **10<sup>th</sup>** of each month: Pat Asklar (973-7943) at [pbasklar@verizon.net](mailto:pbasklar@verizon.net) ; [dsmith7653@aol.com](mailto:dsmith7653@aol.com) ; [mp1news@yahoo.com](mailto:mp1news@yahoo.com)

**Note: No Advertising for Goods and Services.**

