



# Meadow Pointe CDD News

January 2009

Paid for by Property  
Owners

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

## CDD Meeting Notes

**Election of Officers for the next year:** The Board elected the following officers for the next year. Chair, Dennis Smith; Vice Chair, Mark Foster; Treasurer, Lutfi Jadallah.

**Community Fair:** The Board approved a plan for the Community Council (CC) and the Community Development District to organize and conduct an annual Community Fair, with the date to be determined. Any profits derived from the event will be used to enhance the CDD properties, as decided jointly by the Board and the CC.

**Utility Vehicle:** The purchase of a John Deere utility vehicle to replace the current vehicle was approved. Cost of the vehicle is \$9375.

**Trash Receptacles:** The purchase of six attractive and sturdy trash receptacles to be placed along County Line Road was approved. Cost, including shipping, is \$2,694. It is hoped that the placement of the receptacles will decrease the amount of litter, thereby enhancing the attractiveness of the community.

Dennis Smith, Supervisor, MP CDD

## You May Be Watering Your Yard With Potable (Drinkable) Water

When the villages in Meadow Pointe CDD were being built, most of the homes had irrigation systems (sprinklers) installed. These systems were connected to Pasco County Reclaimed (reuse) Water lines. However, for the first few years, Pasco County did not have the reclaimed water system in place. Pasco was using potable (drinking) water through our reclaimed water lines.

When Reclaimed water became available to our residents, Pasco County required homeowners to disconnect their home irrigation line from the potable water line and reconnect their irrigation line to Pasco PURPLE reclaimed pipe (inside the purple boxes). This had to be done to prevent reclaimed water from mixing with potable water.

Some of the Meadow Pointe CDD homeowners never reconnected their irrigation to reclaimed water. Pasco County Water staff is currently checking every home irrigation system to make certain all are connected to reclaimed water. Note: All homeowners who still have an irrigation system connected to potable water are in violation of code, and are subject to a fine. For more information, call 996-7341 and ask for Reclaimed Water.

## Newspaper Recycling

Two NEWSPAPER ONLY dumpsters are located near the basketball courts at Meadow Pointe CDD Park.

### 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).

### The Annual Community Fair Is Coming

A firm date has not been set for the Meadow Pointe Community Fair, but we are looking at a late March or early April time frame. For more information, contact Dennis at [mp1cc@yahoo.com](mailto:mp1cc@yahoo.com).

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**A big THANK YOU goes to Keith Fisk and the Meadow Pointe CDD office/maintenance staff, for jobs well done throughout 2008!**

### 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.**

### Welcome Gift For New Homeowners

The Meadow Pointe Community Council has assembled a gift for new homeowners in our District. Please stop by the Meadow Pointe Clubhouse to pick up a Welcome Bag full of goodies. 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.

### 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, III and IV 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.**

### 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.



### January Home and Garden Tips



- Transplant cold hardy shrubs, trees to same soil level. Do no pruning - plant will shed what it can not support.
- Prune deciduous (leaf-losing) fruit trees and ornamental plants. Good time to prune Crape Myrtle.
- Plant shade-tolerant ground cover under trees (jasmine, ivies, mondo grass).
- Prune roses before February 15th. Roses older than 1 year require a major pruning every year. Remove 1/3 to 1/2 top growth and any unproductive growth. Strip all leaves from remaining bush to rid plant of latent disease and insects.
- Plants & lawns have reduced water needs in winter. About 1/2 - 3/4 inch of water every 7 - 10 days or longer is sufficient for established lawns & landscape plants.
- Plant deciduous fruit trees (ones that lose their leaves in winter). Certain varieties of apples, blackberry, figs, peaches, pears and persimmons do well in central Florida. Contact County Extension Office for dependable varieties.

#### Meadow Pointe Community Council Village Reps.

Dennis Costa	907-1237	Arbors
Carlotta Bernard	907-5579	Parkland
Jeanne Curtin	973-7887	Woodlands
Erick Egeland	727-439-5551	Hammocks 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!**

#### Crime Prevention

- Keep windows and doors locked.
- Keep the garage door closed. Criminals do drive around and steal items from inside garages, even when homeowners are home.
- ALWAYS KEEP YOUR CAR LOCKED while in the driveway or inside the garage. Remove purses, computers, cell phones and other valuables from your car. Criminals look inside of cars!
- Keep the garage entry door locked (the door from the garage into the house).

If you see suspicious vehicles or persons in your neighborhood, please call Pasco Sheriff non-emergency (929-1204) to report it. Note: Let your neighbors know, too!

**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 [Ah2fl97@tampabay.rr.com](mailto:Ah2fl97@tampabay.rr.com)

**Moms Club (N of CLR)** – Jamie Childers at 994-0785 or [mvpmomsclubmp.org](http://mvpmomsclubmp.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	- Chairperson	994-9832
Lutfi Jadallah	- Treasurer	991-7511
Mark Foster	- Vice Chairperson	994-8103
Kelly Rodriguez	- Asst. Secretary	991-7955
Dawn Khalil	- Asst. Secretary	991-4249

**Blue Bag Recycling**

Regular blue bag recycling is every other Wednesday (January 07, 21). 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

**January Meetings**

01/05 Resident Meeting	MP Clubhouse	7:00pm
01/08 MP CDD/ARC	MP Clubhouse	6:30pm
01/12 MP Deed Restriction	MP Clubhouse	7:00pm
01/15 MP CDD/ARC	MP Clubhouse	6:30pm
01/26 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>
January 01, 2008	January 08, 2008
January 08, 2008	January 15, 2008
January 29, 2009	February 05, 2009

For AR questions call Supervisor Dennis Smith (current AR Committee) at 994-9832.

**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.**



**Happy New Year**

