



# Meadow Pointe CDD News

February 2009

Paid for by Property  
Owners

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

---

## CDD Meeting Notes

**Capital Improvement Project:** The CDD Board has obtained the services of an architect and has directed the district engineer to study the feasibility of converting the two open air racquetball courts into one enclosed racquetball court and a fitness facility and adding restrooms and possibly an office. The goals are to expand the fitness facility, convert an underused facility into one that is useful year around, and to reduce the clubhouse traffic so that meetings and parties can be conducted without interruption. The current courts are not suitable for playing racquetball due to lack of air circulation and high heat and humidity. The fitness room and offices in the clubhouse are too small. The courts have amounted to an attractive nuisance with frequent vandalism. The FY09 budget provides \$339,000 for capital improvements. This money has accumulated over the last two years due to several onetime sources of revenue, rollover of capital improvement funds from previous years, and close scrutiny of spending in other areas of the budget. The CDD was able to program this expenditure without raising the assessment this FY.

Dennis Smith, Supervisor, MP CDD

---

## 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.

---

## Parking On Streets In Pasco County Is Prohibited

We remind our residents that parking on streets (without a parking permit) is prohibited. We ask 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). Note: Meadow Pointe CDD residents may obtain a parking permit at Meadow Pointe Clubhouse for a fee of \$30. The permit request must be made four days before needed. The entire fee goes to Pasco County.

Note: The cost of the Pasco Parking Permit has increased to \$ 30.

---

## Meadow Pointe Community Fair

The Meadow Pointe Community Council will be hosting its annual Community Fair on Saturday, March 28th from 10am to 2pm at the MP1 clubhouse. This FREE event showcases the products and services of Meadow Pointe residents as well as those residents of our surrounding communities. Stop by to see what your neighborhood businesses have to offer. A free raffle will be held and vendor food samples will be plentiful. Snacks and beverages will be available for purchase. For more information, contact the MPCC at [mp1cc@yahoo.com](mailto:mp1cc@yahoo.com) or Dennis Costa at 907-1237.

---

**Get Ready for the Spring Garage Sale on Saturday, April 18th!**

**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.

**Attention Pet Owners**

It has been reported to Pasco County Animal Control that there are person(s) placing food tainted with antifreeze outside of their home. This is called baiting. One known beloved pet has been poisoned due to this inhumane act. Please be sure to have your pet restrained at all times to prevent this from happening to your family member.

Pasco County Code of Ordinances Chapter 14 Section 14-97 states, "It is illegal to allow any dog or pot bellied pig to roam at large. All dogs and pot bellied pigs 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.

Concerned MPI Resident & Pet Owner

**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.



**February Home and Garden Tips**



- Transplant cold hardy shrubs, trees to same soil level. Do no pruning - plant will shed what it cannot 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.
- Fertilize St. Augustine grass with 16-4-8 fertilizer (read label on bag for amount) either February or March. Use a weed and feed product only in the Spring and Fall.
- St. Augustine lawn - Use insecticide every two months to prevent infestation and severe damage from grubs, etc.
- Fertilize trees, shrubs and fruit trees once every 6-8 weeks. A balanced 6-6-6 fertilizer does a good job. Read instructions on fertilizer bag for amount.
- Home-made pruning paint recipe (2 ounces of any latex paint plus 1 tablespoon generic, Listerine type, mouthwash). Mix thoroughly. Paint on cut area with brush. Food coloring can be used in mixture to change paint color. Because cutting branches from a tree trunk leaves large unprotected areas, it is a good idea to paint those areas.
- Prune back all plants that received frost damage.

**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**

**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).

**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!**

Looking for volunteers to start a Pasco Adopt-A-Pond program in our Community. Send inquiries to Lutfi Jadallah at ljjadallah@aol.com or 991-7511. Check the county web site at www.adoptapondpasco.org. Adopt-A-Pond is a community-based program to have a better understanding on how to reduce storm water pollution, improve pond environments and water quality. No fees required.

**Activities**

**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](mailto:crop4life@tampabay.rr.com) and, Melanie at 973-2995 or imprest@verizon.net

**Meadow Pointe Connection** - Heather at 994-4225 or hojo@exploregace.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.

**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

**Moms Club (N of CLR)** – Jamie Childers at 994-0785 or mvpmomsclubmp.org and **Moms Club (S of CLR)** – Kristy Dorfner at 991-7406 or momsclubwcs@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

**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 (February 04, 18). 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 [mpccl1@yahoo.com](mailto:mpccl1@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

**February Meetings**

02/02 Resident Meeting	MP Clubhouse	7:00pm
02/05 MP CDD/ARC	MP Clubhouse	6:30pm
02/09 MP Deed Restriction	MP Clubhouse	7:00pm
02/19 MP CDD/ARC	MP Clubhouse	6:30pm
02/23 MP Deed Restriction	MP Clubhouse	7:00pm

\*\*\*\*\*

**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 29, 2009	February 05, 2009
February 12, 2009	February 19, 2009
February 26, 2009	March 05, 2009

For AR questions call Supervisor Kelly Rodriguez (current AR Committee) at 991-7955.

**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  
VALENTINES  
DAY*

