



Meadow Pointe CDD News

May 2009

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Owners

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CDD Meeting Notes

Capital Improvement Project: The Board directed the architect to prepare construction plans and the District Engineer to prepare site plans for the capital improvement project being planned. The project will convert the two open air racquetball courts into one enclosed court and an exercise facility and attach a new building at the existing tennis half court that will contain the district office (currently in the clubhouse), rest rooms and a meeting room of approximately 600 square feet. This project will convert little used facilities to provide a larger exercise facility, provide privacy for meetings and parties in the clubhouse and make an additional room available for parties and meetings. Funds accumulated over the past two years and capital improvement funds for the next FY will be used to pay for this project.

Joint meeting with Meadow Pointe II: The Boards of Supervisors of Meadow Pointe CDD and Meadow Pointe II CDD met to discuss common interests. MP CDD asked that the MP II CDD again consider our proposal to enter into a full joint use agreement. Our CDD currently has full joint use agreements with MP III and MP IV CDDs. The MP II CDD stated that they will consider our proposal. The two boards agreed to pursue a proposal by Pasco County to deed the county park site between the Parklands and Morningside villages to the two CDDs to establish a park to be operated jointly by the two CDDs. The lot is approximately 55 acres with over 20 acres of cleared and level uplands. Entrance to the park is from the Morningside village. A committee will be appointed with representatives from both CDDs to work out the details.

Dennis Smith, Supervisor, MP CDD

Meadow Pointe Ponds System

Within our District, the fifty-one (51) engineered stormwater management ponds are intended to treat and store runoff from houses, yards, and streets. The design of these ponds is based on the Southwest Florida Water Management District's wet detention pond method, due to the shallow groundwater table conditions throughout the community. They are not natural lakes and are not typically "spring fed". This is why it is recommended not to swim or eat the fish caught from these ponds, due to the pollutants draining into the ponds.

Estimated seasonal high groundwater elevation (which is determined by soil borings prior to design) is used as a basis of design for the pond, and is considered the highest possible natural groundwater condition that occurs during the peak of the rainy season (wet season). The community typically receives approximately 50" of rainfall per year, with almost half occurring in the three to four months of summer. This results in a reduction of rainfall throughout the rest of the year, with almost no rainfall occurring in the two to three months of spring (the dry season). The groundwater table naturally changes (up to several feet) between the wet season through the dry season, depending on rainfall and climate changes. This is why you see pond water levels change between September and May. It is a natural occurrence and is experienced throughout Florida. Each pond has its own individual design and characteristics, which dictate its own fluctuation in water level.

If you see aquatic vegetation growing in your pond, this is a good thing. More aquatic plants result in better filtration of pollutants and a better quality of water discharging into wetlands from the ponds. The wet detention design method, as mentioned above, is based on natural wetlands and how they function as a treatment system. Over time the ponds will begin to look like the wetland systems that you also see throughout the community (except for the cypress trees which are typically not planted within stormwater ponds).

Ponds can be considered lakes and this is how lots adjacent to ponds got named "lakefront property", but it is important to understand the difference between a stormwater pond and a natural lake. Hopefully this information is helpful in understanding this. The District Engineer provided this information.

Successful Community Fair

Thanks go out to the Meadow Pointe Community Council, Clubhouse Staff, and the Meadow Pointe CDD Supervisors, for making this year's Community Fair a wonderful experience. Fifty vendors participated and over 600 people attended the March 28th event.

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.**

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

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

New Potable (drinkable) Watering Rules For Pasco

1. Residents may water lawns between midnight and 4 a.m. on their watering day.
2. Hand watering landscaping or using micro-irrigation can be done three days a week.
3. Washing cars or pressure washing at home is prohibited. Pressure Washing Companies are exempt.
4. Decorative fountains must be turned off.

Potable Watering Days for addresses ending in:

0-1	Monday	6-7	Thursday
2-3	Tuesday	8-9	Friday
4-5	Wednesday	no address	(Friday)

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.

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.



May Home and Garden Tips



- Prune **POINSETTIAS** to encourage dense, compact plant. Pinch several inches of tip growth off each branch. Repeat this procedure whenever new growth exceeds 12 inches.
- Cut **CHRYSANTHEMUMS** several times throughout growing season. Pinch tips when stems are 6 inches long.
- Watch for signs of turf insects - grubs, chinch bugs, mole crickets, sod webworms. A Florida gardening book can help sort out turf problems.
- Homemade insecticidal soap for control of scales, mites - 2 1/2 tablespoons liquid dish washing detergent and - 2 1/2 tablespoons vegetable oil to 1 gallon water. Spray tops and underside of leaves.
- Water wisely. Lawns need 1/2” to 3/4” of water (each irrigation period) when 30% to 50% of lawn shows signs of wilt (blue-gray color and folded blades).
 - a) April-May lawns should be watered approximately every 4 days.
 - b) Summer lawns should be watered approximately every 7 days.
 - c) Winter lawns should be watered every 7-14 days.
- Raise the lawn mower blade to at least 3 inches or the highest level. A high cut encourages grass roots to grow deeper, shade the root system and holds soil moisture better than a closely clipped lawn.
- Plant mature and/or drought tolerant grasses, ground covers, shrubs and trees. Once established, they do not need water as frequently and usually will survive dry periods without water.
- Ornamental plant and fruit trees need only 1 inch of water per week.

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 4) or email to mp1cc@yahoo.com.

Welcome Gift For New Homeowners

If you have recently purchased a home in Meadow Pointe CDD, the Meadow Pointe Community Council has a Welcome Bag for you. It contains coupons and small gifts from several of our area businesses. To receive your Welcome Bag, bring a copy of any document (showing your closing date and new address) to the Clubhouse. The Welcome Bag will be delivered by one of your Village Representatives. While at the Clubhouse, fill out a New Resident Form (for a resident card) so that you can use the Clubhouse, pools and other amenities. Request a copy of your Meadow Pointe Deed Restrictions if you did not receive one at your closing. For more information, call the Clubhouse at 973-1671.

Activities

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

Wednesday At One Game Club – Call 383-6676

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

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

Looking for new members for a Singles Group and a Walking Club. Call Mel at 388-9135 or mplatt10@tampabay.rr.com

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 Ah2f197@tampabay.rr.com

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

Motorcycle Riding - If interested, contact Michele at 987-1809 or hdmich@aol.com

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

Join the Pickleball League – To learn more about this game or sign up to play, contact 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: mp1news@yahoo.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

Meadow Pointe Community Council Village Reps.

Dennis Costa	907-1237	Arbors
Carlotta Bernard	907-5579	Parkland
Jeanne Curtin	973-7887	Woodlands
Errick 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

Blue Bag Recycling

Regular blue bag recycling is every other Wednesday (May 13, 27). 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!

Mother's Day - May 10th
Memorial Day - May 25th

MP Clubhouse will be open on above listed dates.



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
MP IV Clubhouse	973-3003

May Meetings

05/04 Resident Meeting	MP Clubhouse	7:00pm
05/07 MP CDD/ARC	MP Clubhouse	6:30pm
05/11 MP Deed Restriction	MP Clubhouse	7:00pm
05/21 MP CDD/ARC	MP Clubhouse	6:30pm
05/26 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>
April 30, 2009	May 07, 2009
May 14, 2009	May 21, 2009
May 28, 2009	June 04, 2009

For AR questions call Supervisor Mark Foster (current AR Committee) at 994-8103.

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: Pat Asklar (973-7943) at pbasklar@verizon.net ; dsmith7653@aol.com ; mp1news@yahoo.com

Note: No Advertising for Goods and Services.

