



CDD Meeting Notes

2009-2010 Budget adopted

For the second year in a row, MP1 residential assessments will not increase. During the September 3 CDD meeting, the board of supervisors adopted the budget for FY 2010 (October 2009-September 2010). The assessments, which are collected with your property taxes, will be \$486.09. This includes the general fund, trash collection, deed restriction enforcement and architectural review funds.

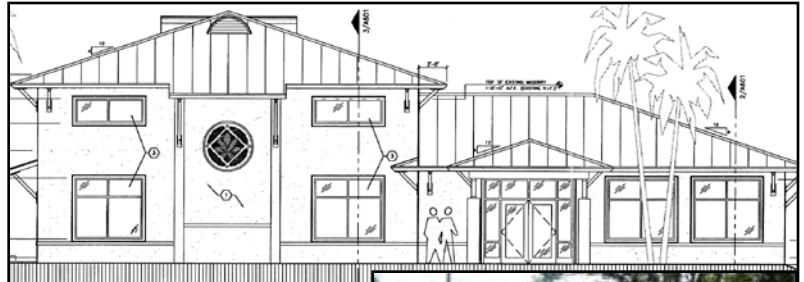
Residential property owners who have not paid off their portion of the bond will be assessed an additional \$504 for their annual debt service payment, making this year's total assessment \$990.09.

The final budget will be posted on our website.

New building update

For the past year, the MP CDD board has been working on expanding our facilities by converting the two open air racquetball courts into one enclosed court, an exercise facility, meeting room, and district office. The building contract was awarded to CRS Building Corporation at the September 3rd CDD meeting. It is anticipated that the new facilities will be completed by the spring of 2010. No disruption to the clubhouse operations, pool, tennis courts, or volleyball courts is expected during construction.

In accordance with our joint use agreements, residents in Meadow Pointe 1, 3 & 4 will be welcome to use the new facility when it's completed.



Plans for the future MP1 fitness facility. The new facility will be built without raising assessments for Meadow Pointe residents.

Our current clubhouse will be used for parties allowing more uninterrupted use for those wanting to rent the space.



FY 2010 CDD Board Meeting Schedule

The Board of Supervisors approved the meeting schedule for the next fiscal year. All

meetings (except those in Jan. and Aug. 2010) will be held on the first and third Thursday of each month at 6:30 pm in the Clubhouse. Check our web site at www.meadowpointecdd.com for exact dates.

—Dennis Smith, Supervisor, MP CDD

MP People

Welcome Pat Asklar

Meadow Pointe CDD welcomes Pat Asklar to the Board to replace Supervisor Mark Foster who stepped down for personal reasons. Pat brings lots of CDD knowledge and experience as a Supervisor to the Board, and we're glad to have her!

Thank You Curt Coy

A special thanks goes out to Curt Coy, who produced the Meadow Pointe newsletter for several years. Curt worked tirelessly to get the newsletter ready for printing every month, and always strived to do a great job. It has been a pleasure working with Curt.

Did you Know...

A Fall Garage Sale!

A great time to clean out the garage! The Meadow Pointe CDD Community Garage Sale will be held on October 10 (Saturday) from 8 am to 2 pm. Residents in all eleven (11) villages are invited to participate and there is no cost.

MP1 Holiday Fair

The Meadow Pointe Community Council will host a Holiday Fair at Clubhouse 1. Jump start your holiday shopping on Saturday, Nov. 7th from 10 am to 2 pm. Interested vendors who have products to sell should contact Dennis Costa at 907-1237 or mp1cc@yahoo.com for booth availability.

Holiday Decorations

It will soon be time is to start thinking about decorating the village entrances for the Christmas season. The CDD provides wreaths for each village entrance, the rest is up to the residents. 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? Contact your village representative today for more information, or to let them know you're available to help. This is your chance to get involved and make your village entrance festive this holiday season.

56 open to Mansfield!

Residents of Meadow Pointe now have an alternative route to get in and out of our community, which should alleviate some of the traffic on County Line Road.

Drivers will encounter a sea of traffic barrels along the stretch on SR 56 from The Shops at Wiregrass to Mansfield and should go slowly when approaching that intersection which has no traffic light, especially at night since there are no street lights.

Several speeding tickets have been issued in the area, so be sure to obey the posted speed limit!

SR 56 is planned to open up to Meadow Pointe Blvd. in November.

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 the Clubhouse. The CDD enforces the deed restrictions. Violations may be reported on a form available at MP Clubhouse.

MP CDD Supervisors

Chairperson

Dennis Smith - 994-9832
dsmith@meadowpointecdd.com

Treasurer

Lutfi Jadallah - 991-7511
ljadallah@meadowpointecdd.com

Vice Chairperson

Pat Asklar - 973-7943
pasklar@meadowpointecdd.com

Assistant Secretary

Kelly Rodriguez - 991-7955
krodriguez@meadowpointecdd.com

Dawn Khalil - 991-4249
dkhalil@meadowpointecdd.com

Meadow Pointe Community Council Village Reps.

Arbors

Dennis Costa 907-1237

Broadlands

Sonya Costner 907-6972

Grasslands

Susan Walsh-Boyle 994-1790

Hammocks

Errick Egeland 727-439-5551

Meadowlands

Diane Hemphill 994-1357

Parkland

Carlotta Bernard 907-5579

Pinedale

Brett Landry 601-2530

Savannahs

Tim Taylor 973-3773

Springs

Mike Rosche 355-1442

Summerbrooke

Mike Smith 991-6998

Woodlands

Jeanne Curtin 973-7887

Contact the above reps, or email
mp1cc@yahoo.com

Meadow Pointe Information

New Homeowners

If you have recently purchased a home in Meadow Pointe, 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 proof of your 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 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, contact Dennis Costa at 907-1237 or mp1cc@yahoo.com.

Garbage Collection

Waste Services of Florida allows six (6) cans, bundles, or items for pick up on garbage day. Tree or shrub waste should be cut into 4-foot lengths and bundled with twine.

Put garbage out the night before collection, and avoid attracting animals by using covered garbage cans. The first Thursday of the month is a special collection for large items. Waste Services will pick up mattresses, appliances (NO TV's), exercise equipment, etc., for an extra charge. For fee rate, or to schedule a pick up, 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. 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.

Parking

Remember, **parking on streets without a parking permit is prohibited by Pasco County.** We ask residents not to block the sidewalk portion of their driveway with a vehicle, so everyone can walk safely on the sidewalks.

Residents may park across the apron portion of their driveways (the area between the sidewalk and the road).

Note: Meadow Pointe CDD residents may obtain a parking permit at the Clubhouse for a fee of \$30. The permit request must be made four days before needed. The entire fee goes to Pasco County.

Clean & Paint Your Mailbox Post

All residents are reminded to maintain their mailbox and post. Use soap, water and a little bleach to clean the post and mailbox. Replace any missing house numbers. The two approved paint colors for mailbox posts can be purchased at Clubhouse I. Bring two small containers, proof of residency, and \$3 (Meadow Pointe III and IV residents can purchase paint for \$6). Mailboxes (white only), and replacement house numbers may be purchased at home centers. For information about getting a new post, contact Dennis Costa at mpcc1@yahoo.com

Note: The Meadow Pointe Community Council volunteers will clean and paint your mailbox post for a donation. For information, contact your village rep (listed on sidebar) or email mpcc1@yahoo.com.

Tree Removal

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

Recycling

Don't throw it away—Recycle it and save our landfills! Meadow Pointe residents have several options to recycle.



Newspapers

Meadow Pointe CDD has two newspaper recycling dumpsters, located near the basketball courts. These dumpsters are for **NEWSPAPERS ONLY.**

Other paper products

Residents wishing to recycle other paper products (telephone books, magazines, cardboard, office paper, cereal boxes, etc.) can drop them off at the dumpster at Sand Pine Elementary.

Glass & Plastic

Regular blue bag recycling is every other Wednesday (October 14, 28, November 11, 25). Items for recycling are #1 and #2 plastic, aluminum and metal cans, and unbroken glass. Purchase blue bags at grocery stores. **REMEMBER to remove and throw away all screw caps from glass and plastic containers before recycling.**

Batteries cell phones & ink cartridges

Our schools collect these and receive cash rewards which go directly back to help our students. If you have spent batteries (AAA, AA, C, D), old cell phones, or used printer cartridges, consider donating them to the schools in our community, you'll be helping both our schools and our landfills!

Electronics

Recycle those old TVs, computers, and other electronics that contain hazardous materials by dropping them off at the East Pasco Household Hazardous Waste Transfer Station at 9626 Handcart Road. Call (352) 521-0500 for more information.

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 an 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 at the MP1 Clubhouse. Do not assume the current color of your house is acceptable.

Property owners should review the AR Application and list of standards, available online at www.meadowpointecdd.com, or at the MP Clubhouse well in advance. Completed applications must be delivered to the MP Clubhouse. The Board cannot consider incomplete applications. Complete applications include all required documents and 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.

Architectural Review Schedule
Meetings at 6:30pm at MP Clubhouse

Submittal Cut Off	Board Meeting
Sept. 24, 2009	Oct. 1, 2009
Oct. 8, 2009	Oct. 15, 2009
Oct. 29, 2009	Nov. 5, 2009
Nov. 12, 2009	Nov. 19, 2009

For AR questions call Supervisor Dawn Khalil at 991-4249.

Deed Restriction Violations

Residents can download the Deed Restriction Violation form from our website www.meadowpointecdd.com, or visit the clubhouse office and fill out the form. Complaints can be anonymous. Call the clubhouse for more information.

Deed Restriction Violation Board (DRVB)

The DRVB meets twice a month to review cases and make recommendations to the Board of Supervisors. Those interested in being a DRVB alternate member, contact Operations Manager Keith Fisk at 973-1671.

Pasco Water Regulations

Pasco potable (drinkable) watering rules

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.

Reclaimed water hours

Info: 996-7341 or 800-368-2411 (ext. 8131, 8145, 8041)

Watering times:
12:01 am to 8:00 am or
6:00 pm to 11:59 pm

Addresses ending in:
0-1: Tuesday/Friday
2-3: Thursday/Sunday
4-5: Monday/Friday
6-7: Tuesday/ Saturday
8-9: Wednesday/Sunday
no address: Friday

What is... The Meadow Pointe CDD?

The Community District Development, (CDD, or "District") is what ensures our community continues to keep its appearance of excellence today and tomorrow. The CDD is an independent, multi-function, special taxing district created by the Pasco County Board of County Commissioners. The District oversees, and is responsible for Meadow Pointe's...

- Recreation facilities/programs
- Common area landscape maintenance/irrigation
- Storm water retention pond maintenance
- Walls, fences, sidewalks and village entrance maintenance
- Streetlights
- Residential property trash collection
- Deed restriction enforcement
- Architectural review for residential properties

The CDD is directed by a board of 5 supervisors who are elected by Meadow Pointe registered voters during a general election (listed on opposite page).

The CDD Board meetings are normally held on the first and third Thursday of each month at 6:30 PM at the Meadow Pointe 1 Clubhouse. All are welcome and encouraged to attend these public meetings. Minutes of these meetings, as well as the CDD budget, and our community newsletters can be found online at www.meadowpointecdd.com

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 CDD 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, (listed as "Resident Meeting" in the Calendar of Events on page 4) or call your village representative for more information. We'd be happy to have you join our group.

Calendar of Events

October

- 1 CDD/ARC Meeting (6:30 pm)
- 5 Resident Meeting (7 pm)
- 10 MP1 Garage Sale (10 am–2 pm)
- 12 Deed Restriction (7 pm)
- 15 CDD/ARC Meeting (6:30 pm)
- 26 Deed Restriction (7 pm)

November

- 2 Resident Meeting (7 pm)
- 5 CDD/ARC Meeting (6:30 pm)
- 7 Holiday Fair (10 am–2 pm)
- 9 Deed Restriction (7 pm)
- 19 CDD/ARC Meeting (6:30 pm)
- 23 Deed Restriction (7 pm)
- 26 Happy Thanksgiving! – Clubhouse is closed

The meetings mentioned above are held at Meadow Pointe 1 Clubhouse

Clubs

Cub Scout Pack 148

All boys entering first through fifth grade. Please visit our website at www.packsonline.com/FL/148

Entrepreneurs Club

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

Evening Book Club

Joan Abrams at 907-8329 or Ah2fl97@tampabay.rr.com

Girl Scouts

Interested in joining? Call Doris 973-1452

Meadow Pointe Connection

Heather at 994-4225 or hojo@exploregrace.com

Moms Club (North of CLR)

Jamie Childers at 994-0785 or mvpmmomsclubbmp.org

Moms Club (South of CLR)

Joyce Hepscher at 420-8102 or joycehep@gmail.com

Pickleball League

To learn more about this game or sign up to play, contact Renee Glassman at 907-7521 or rglassman@tampabay.rr.com

Scrapbooking /Digital Storybooks

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

Transitions Lifestyle Systems

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

Wednesday At One Game Club

Call 383-6676

Wesley Chapel Rotary Club

Friday mornings or Wednesday at noon. Contact Don Bass for further details 569.0000

Keeping Our Community Safe

Economy fuels rise in crime

As more people lose their jobs and savings to the economy, there has been a rise in burglaries, larcenies, and car break-ins, which many believe are tied to the financial gloom.

Consumer desperation, anger, and frustration might also be the root cause of several other trends, police say: an increase in domestic violence, a proliferation of scams, and a greater willingness to buy from pawn shops instead of retail stores—a choice that helps drive the underground economy.

We all need to be on the look out for any suspicious activity in our community. Call the sheriff at 929-1204 if you notice something needing attention.

A Meadow Pointe Scam

There have been many emails recently regarding a possible scam in Meadow Pointe (1-4). A girl posing as an exchange student trying to get college credit is selling education material door-to-door. Her goal is to get into your house, ask you questions which will identify if anyone is home during the week, and then asks to use the bathroom so she can be alone to unlock windows. A man has also been seen taking pictures and notes of cars in driveways of houses. Please watch for suspicious vehicles, trucks, vans. Remember, there is no soliciting allowed in Meadow Pointe, so if someone comes to your home, remind them they are in violation of the law and do not let them inside.

General safety rules

There are simple things we can do to keep our family and property safe.

- 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.
- Make sure your children never leave bikes, skates, skateboards, etc., in the front or side yard. It is amazing how these items go missing!
- 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).
- Keep trimmed, all bushes, shrubs and trees, especially in the front of your house. Criminals can use overgrown landscaping to hide behind.
- Install sensor lighting and landscape lighting on the outside of your house.

Remember, there is no soliciting allowed in Meadow Pointe!

*We wish everyone
a safe Halloween and
a Happy Thanksgiving!*





October

- **Ants or roaches in your house?** Mix 1 teaspoon boric acid powder and 1/4 teaspoon sugar together. Spread evenly onto flat plastic lid (margarine lid). Place where critters are noticed (some out of the way places include under refrigerator or stove). Keep out of reach of children and pets!!! Boric acid powder can be found at gardening centers.
- **Air conditioner filters** need to be cleaned (washable filters) or replaced (single use filters) once every few months. Write it on your calendar so you do not forget. Especially important for those with asthma, allergies or other respiratory problems.
- **Homemade pruning paint recipe** - 2 ounces of any latex paint plus 1 tablespoon Listerine (generic works also) mouthwash. Mix thoroughly. Paint onto cut area with a brush. Food color can be used in mixture to change paint color. Because cutting branches from a tree leaves large unprotected areas that may become diseased, it is a good idea to paint those places with this mixture.
- **Homemade insecticide soap recipe** - 2 1/2 teaspoons liquid dish detergent and 2 1/2 tablespoons vegetable oil in 1 gallon water. Mix well. Spray mixture on tops and undersides of leaves (for control of scales, mites, etc.)
- If you have not **fertilized the St. Augustine grass** in September, be sure to do it in October. Use 16-4-8 fertilizer or weed and feed product.
- **Irrigate according to needs of the plants.** Ornamental plants and fruit trees need only 1 inch of water per week. Lawns need 1/2 to 3/4 inches of water when 30-50% of lawn shows signs of wilt (blue - gray color and folded blades). Place a few shallow cans or glasses in irrigated zone and measure how much water your sprinklers apply in 30 minutes. During dry season, watering the lawn twice per week for 30 minutes (each zone) should be adequate. During rainy season, like now, you may not need to water unless you just spread fertilizer.

Home and Garden Tips



November

- **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.
- **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.
- **Wear those gardening gloves** while gardening.



www.meadowpointecdd.com

There are several Meadow Pointe websites online, but this newly redesigned site is specifically set up for Meadow Pointe 1 residents. Want to know what the MP1 CDD is doing? You can download the minutes to the meetings. Misplaced your Newsletter? They can all be found on this site. Need to contact a Supervisor? Contact information is here. Want an update on our new facility? You can find it here.

If you'd like to see something included, please let us know. Email webmaster@meadowpointecdd.com for any comments or questions.

Meadow Pointe Clubhouse

28245 County Line Road
 Wesley Chapel, FL 33543
 P: (813) 973-1671
 F: (813) 973-7268
 clubhouse1@meadowpointecdd.com
 Office Hours (M-F) 8am-5pm
 Operations Manager: Keith Fisk

**Clubhouse Hours**

Everyday from 8am-8:30pm

Pool hours

10am-Dusk

Newsletter Articles / Activities

This newsletter will now be published every other month. For the Dec/Jan 2010 newsletter, send articles/activities, with contact name, phone, email, and brief information by November 10 to **mp1newsletter@meadowpointecdd.com**. If you have questions, please contact Pat Asklar at 973-7943.

Note: Sorry, no advertising

Important Numbers

Alligator Hotline	866.392.4286	Pasco Sheriff (non-emergency)	813.929.1204
Animal Control	813.929.1212	Pasco County Utilities	800.226.8144 (24-hr emergency—Water & Sewer)
Bright House Cable	813.862.0500	Poison Control	800.222-1222
Dr. John Long Middle School	813.346.6200	Sand Pine Elementary	813.794.1900
Government Center	813.996.7341	Tampa Electric (TECO)	813.223.0800 (Street light out—# on pole and location)
Hartline (HART info line)	813.254-4278	Tax Collector (Mike Olson)	813.235.6020
MP Clubhouse	813.973.1671	TECO People's Gas Co.	813.275.3700
MPII Clubhouse	813.991.5016	Waste Services of Florida	813.788.5556
MPIII Clubhouse	813.383.6676	Wildlife Refuge	813.932.9545 813.920.4130
MPIV Clubhouse	813.973.3003	Wiregrass Ranch High School	813.346.6000
Pasco County Road Issues	813.996.7341 ext. 8110		



MEADOW POINTE

28245 COUNTY LINE ROAD
 WESLEY CHAPEL, FL 33543