



## CDD Meeting Notes

### Budget & Assessment for FY 2011

During the June 3, CDD meeting, the Board of Supervisors approved a draft budget for FY 2011 (October 2010 - September 2011). For the third year in a row, the residential assessment will not increase. The final budget for FY 2011 will be adopted after a public hearing is held September 2nd at 6:30 pm in Clubhouse One. Property owners will receive the "Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Velorem Assessments" commonly referred to as the "TRIM" notice mid-August. Please note that the CDD assessment indicated on the TRIM is an estimate, however, the assessment cannot exceed the amount stated on the TRIM notice. Supervisor and current CDD chairman Dennis Smith has been instrumental in keeping the Meadow Pointe budget on track.

### More Improvements Being Investigated for MP1

Now that our new fitness center is complete, the Meadow Pointe (1) CDD is turning its sights to looking at even more improvements for our community. We have had several requests, and are currently looking into constructing a wall on the tennis courts behind the volleyball courts that can be used for both tennis and lacrosse practice. A water park is also being considered for the future.



### MP1 Back-to-School Splash

Don't miss this Family Fun event at the Clubhouse I pools on **Saturday, August 14, from 5:30 to 9:00 pm**. Come enjoy food, pool games, music, etc. at this end-of-the-Summer family extravaganza! Only 300 tickets will be available at a cost of \$5 (cash preferred) on a first come, first serve basis. **Tickets go on sale for MP1 residents Sunday August 1. Other MP residents can buy tickets starting Tuesday, August 3.** A ticket includes admission and a meal! Children under 14 must be accompanied by an adult

*(Rain date is Saturday, August 21)*

## Meadow Pointe Ponds *Information & Improvements*



Within our CDD, 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.

### Taking Care of Our Ponds

The Board of Supervisors has begun a program to make improvements to the community stormwater ponds in an effort to comply with federal and state water quality standards. The improvements will be phased in over the next several years. It is important for residents to understand that the ponds are designed to treat and store stormwater runoff draining from the streets and lots, and that they are not natural lakes or ponds. Since the CDD owns these ponds, it is responsible for the quality of the water flowing from the outfall structures into wetlands and other downstream water bodies.

### Pollutants In the Ponds

The major pollutants that exist in the ponds come from the treatment (pesticides, herbicides, and fertilizers) of the community green space

(residential yards and CDD common areas), and over treatment of these areas magnify the pollution problem. Commercial lawn care services should be implementing the use of eco friendly products and procedures to address these water quality concerns to comply with new state regulations.

### Plants Help Improve the Water Quality

The CDD will install aquatic plants in the pond flat areas around the outfall structures and around the pond perimeter. These plants will absorb some of the pollutants, as well as, help stabilize the pond slopes. The plantings also should attract/promote wildlife such as birds and fish. The plants include juncus effuses, cordgrass, pickerelweed, arrowhead, and water lilies. Pictures of these plants are available at the clubhouse and can be found on line. Residents are reminded that the ponds are not meant to be open lakes free of vegetation.

### Fishing in Meadow Pointe 1

Fishing is permitted at the two ponds at Clubhouse I and the pond at Pinedale Park, as well as property owners who own property on a pond can use their own property and the adjacent easement area to the waters edge to fish. Trespassing on the property surrounding all other ponds in Meadow Pointe 1 is prohibited.

*Please remember, it is not recommended to swim or eat the fish caught from these ponds, due to the pollutants draining into the ponds.*

## 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

*Volunteer Needed!*

#### Grasslands

Susan Walsh-Boyle 994-1790

#### Hammocks

Erick 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

## Information for All

### Welcome Dawn Wetherby!

Although we were sad to say goodbye to Victoria Gilpin after many years, we are excited to introduce Dawn Wetherby as our new office manager. A cheerleading enthusiast, Dawn previously coached at Wiregrass High, and volunteered in the community for over 10 years for the Wesley Chapel Athletic Association (WCAA). Be sure to introduce yourself next time you're at the fitness center!

### New Homeowners

If you have recently purchased a home in Meadow Pointe, the **Meadow Pointe Community Council has a Welcome Bag for you.** To receive your welcome bag, bring proof of your new address to the Clubhouse. You can request a copy of your Meadow Pointe Deed Restrictions if you did not receive one at your closing. For more information, contact the clubhouse at 973-1671 or clubhouse1@meadowpointecdd.com. Don't forget to check out the MP1 website for all kinds of useful information.

### Water

*Meadow Pointe 1 residents should all be on reclaimed water*

**Reclaimed water** Info: 996-7341 or 800-368-2411 (ext. 8131, 8145, 8041) or email [utilcustserv@pascocountyfl.net](mailto:utilcustserv@pascocountyfl.net)

Addresses ending in:

- 0-1: Tuesday/Friday
- 2-3: Thursday/Sunday
- 4-5: Monday/Friday
- 6-7: Tuesday/ Saturday
- 8-9: Wednesday/Sunday

Watering times:  
12:01 AM - 8:00 AM or  
6:00 PM - 11:59 PM

*Watering is prohibited between the hours of 8:00 AM and 6:00 PM.*

### Discontinuance of Resident Cards

Residents can now show a photo ID with an address in Meadow Pointe I, III or IV as proof of residency. Facility use cards will be issued for residents between the ages of 14 and 17 whose parent or guardian has signed a waiver of liability for use of the fitness room and racquetball court. Those minors will be permitted to use the facilities only when accompanied by the parent or guardian.

### Fall Garage Sale

The Meadow Pointe CDD Community Garage Sale will be held on **Saturday, October 9th** from 8 – 2. Residents in all eleven (11) villages are invited to participate, and there is no cost.

### School Volunteers!

If you are planning on volunteering for any reason next year at your child's school (e.g., chaperone, classroom/Media helper, Field Day helper, tutoring/mentoring, etc.), Pasco County requires you to complete an application each year. A link is available at [www.sandpinepta.org](http://www.sandpinepta.org).

### A New Meadow Pointe Magazine

A new publication is being produced for all of Meadow Pointe which will be delivered to your door monthly. If you have any stories you'd like included in this free publication, contact Cindi Matter at [info@7oaksnews.com](mailto:info@7oaksnews.com).

### School Starts Aug. 16!

A reminder to all drivers! Pasco County schools start on Monday, August 16th. Please watch out for children walking or biking to school.

### Mailbox and Post Information

This is a reminder to all residents to: (1) Clean, paint, and maintain your mailbox post. (2) Clean and maintain your white mailbox. (3) Replace missing house numbers on your mailbox post.

The two approved paint colors (Home Depot's Behr #4670 & 4850—now available in quart cans) for mailbox posts can also be purchased at the Fitness Center office. Bring proof of Meadow Pointe I residency and \$10. White (only) mailbox may be purchased at home centers. *Note: To purchase a new mail post or to have your post cleaned/painted for a donation, call Dennis Costa at 907-1237 or [mp1cc@yahoo.com](mailto:mp1cc@yahoo.com).*

### Your MP1 Community Council Needs YOU!

The community council is a group of volunteers that work to make our community a better place to live. Activities include: hosting the annual community fair (March 27, 2010), mail post replacement and/or painting, village entrance decorating at Christmas and working with the CDD board. We are looking for volunteers to fill the vacancies in a few of our villages. We meet once a month for an hour (August 2, September 6) to discuss new projects and activities in and around our community. We welcome more than one volunteer from a village as the more involvement we get the more productive we can be. Contact us at [mp1cc@yahoo.com](mailto:mp1cc@yahoo.com) for more details. We look forward to hearing from you.

### MP1 Holiday Craft Fair

The Community Council will be hosting a holiday craft fair early November. If interested in being a vendor, contact Dennis Costa at [mp1cc@yahoo.com](mailto:mp1cc@yahoo.com).

## Architectural Review

**Changes to your property:** Meadow Pointe I is a deed restricted community and before making any changes to the exterior of your property (painting, roofing, building construction, etc.) you need to submit an Architectural Review form (available at the clubhouse, or online at [www.meadowpointecdd.com](http://www.meadowpointecdd.com)). A wide variety of approved paint colors, as well as roofing colors can be found at the Clubhouse.

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

Submittal Cut Off	Board Meeting
July 29	Aug. 5
Aug. 19	Aug. 26
Aug. 26	Sept. 2
Sept. 9	Sept. 16
Sept 30	Oct. 7

For AR questions call Supervisor Pat Asklar at 973-7943.



## Calendar of Events

### August 2010

- 2 Resident Meeting\* (7 pm)
- 4 Blue Bag Recycling
- 5 CDD/ARC Meeting\* (6:30 pm)
- 9 Deed Restriction\* (7 pm)
- 14 **Pool Party! (5:30-9 pm)**
- 18 Blue Bag Recycling
- 23 Deed Restriction\* (7 pm)
- 26 CDD/ARC Meeting\* (6:30 pm)

### September 2010

- 1 Blue Bag Recycling
- 2 CDD/ARC Meeting\* (6:30 pm)
- 6 Resident Meeting\* (7 pm)
- 13 Deed Restriction\* (7 pm)
- 15 Blue Bag Recycling
- 16 CDD/ARC Meeting\* (6:30 pm)
- 27 Deed Restriction\* (7 pm)
- 29 Blue Bag Recycling

\*The meetings mentioned above are held at Meadow Pointe 1 Clubhouse



## Home & Garden Tips

### August

- **Shut off automatic sprinklers during rainy season—water only as needed**
- **Lightly prune poinsettias.** Pruning after August will result in small flowers or none at all.
- **Remove old flowers** and seed heads from crape myrtle, annuals, and perennials to encourage blooming.
- **Prune rose bushes** to enhance fall bloom. Remove dead and dying twigs. Spray roses for black spot disease. Triforine (Funginex) is an effective fungicide for black spot and powdery mildew disease.
- **Palm care**—apply magnesium sulfate (Epsom salts) to palms to correct yellowing of folded fronds.
- **Control of scales, mites** with homemade insecticidal soap—2½ tablespoons liquid dish detergent plus 2½ tablespoons vegetable oil in 1 gallon water. Spray mixture on tops and underside of leaves.

### September

- **Fertilize lawn** in September or October. Use 16-4-8 fertilizer or weed and feed product for St. Augustine grass. Inspect lawn for insect pests, fungus, etc.
- **Inspect sprinkler system** for broken, clogged or misdirected sprinklers.
- **Divide herbaceous perennials** and bulbs. Give plenty of space for future growth.

## Get Involved!

### 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).

### Evening Book Club

Joan Abrams at 907-8329 or [Ah2f97@tampabay.rr.com](mailto:Ah2f97@tampabay.rr.com).

### Meadow Pointe Connection

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

### Moms Club (North of CLR)

Jamie Childers at 994-0785 or [mvpmmomsclubmp.org](http://mvpmmomsclubmp.org).

### Moms Club (South of CLR)

Joyce Hepscher at 420-8102, [joycehep@gmail.com](mailto:joycehep@gmail.com).

### Pickleball League

Contact Renee Glassman at 907-7521 or [rglassman@tampabay.rr.com](mailto:rglassman@tampabay.rr.com).

### Swimming Lessons

Kids USA hold swim classes at Clubhouse I (May – Sept.). Call Alan at 991-6258 or register at [www.swimkidsusa.com](http://www.swimkidsusa.com).

### 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.

### YogaHottie Yoga Club

Free Yoga class at the MP1 Clubhouse. For more info, 838-8452, or [kgarvin1@msn.com](mailto:kgarvin1@msn.com).

### 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) 8 AM – 5 PM  
Operations Manager: Keith Fisk

### Clubhouse Hours

Everyday from 8 AM – 9:30 PM

### Pool hours

10am-Dusk

### Newsletter Articles / Activities

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

*Note: Sorry, no advertising*



## MEADOW POINTE

28245 COUNTY LINE ROAD  
WESLEY CHAPEL, FL 33543

## MP1 Web Site

There are several Meadow Pointe websites online, but [www.meadowpointecdd.com](http://www.meadowpointecdd.com) is specifically set up for Meadow Pointe 1 residents with a plethora of information about our community. 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. Browse through the FAQ to find all kinds of information. You can find it here.

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



## 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		
Pasco County Road Issues	813-996-7341 ext. 8110	Wiregrass Ranch High School	813-346-6000