



Included in this month's Newsletter

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**VOLUME 10, ISSUE 3**  
**March 2019**

LAKE PADGETT ESTATES EAST

# Community Connection

## *From Your Board President...*

Lake Padgett Members,

I want to thank you for your vote of confidence over the last 4 years that I have served on the Board of Directors. This last year as Board President I have been pleased to see new faces attending the meetings as well as participating in Community Events. I am proud of all the improvements made over the last few years, but a few that stand out, are the improvements to the front entrance landscaping, the upgrades to the clubhouse and maintenance of the grounds. The great support and turnout we have at our twice monthly Bingo games and the overwhelming turnout seen at the 1<sup>st</sup> and 2<sup>nd</sup> Annual Trunk or Treat was especially memorable for me, of which I plan on continuing to be a part of helping in the future. I would like to stress to everyone that being a member of the Board of Directors is not something to be feared, or to feel that it would require all your free time. The staff can always be counted on to help provide you with information or with planning events, but at the same time it is a very important position as it is the Board's responsibility to review improvements, repairs and future plans to make sure the Association's resources are put to the best use benefiting all the members of the Association. It is also very important that when voting for the new candidates to fill the 3 openings this March's Annual election, that you get to know what their intentions and goals are for serving on the board. The board members should always put the best interest of our entire community first. Even with all future elections. In closing, I want to thank all the members and staff for specifically making this last year that I was President of the Board, a pleasure and a success. I hope to see new members running in the future. Thank you.

*Denise DeRemigio*

*Lovely Lot*

23415  
Cherbourg  
Loop



*Volunteer of the Month*

**Kathy Laing**  
Disciplinary Committee, newsletter  
mailing, and event runner

**BOARD OF DIRECTORS ELECTION AND  
ANNUAL MEETING ON MARCH 25TH**

**CANDIDATE BIOS ON PAGES 6 & 7**

**BOARD OF DIRECTORS 2018**

President.....	Denise DeRemigio
Vice President.....	John Volpe
Treasurer.....	Angela Lynch
Secretary.....	Walt Cosby
Members at Large.....	Kimberly Walsh
	Mike Place
	Luke Noss

**OFFICE STAFF**

Executive Director.....	Robert Stone
<a href="mailto:manager@lpeepoa.com">manager@lpeepoa.com</a>	
Bookkeeper.....	Kori Emmons
<a href="mailto:bookkeeper@lpeepoa.com">bookkeeper@lpeepoa.com</a>	
Architectural Administrator.....	Chris Cosby
<a href="mailto:aradmin@lpeepoa.com">aradmin@lpeepoa.com</a>	
Lounge .....	Lynn Lanzone
<a href="mailto:lounge@lpeepoa.com">lounge@lpeepoa.com</a>	
Maintenance .....	Kyle Brown
<a href="mailto:maintenance@lpeepoa.com">maintenance@lpeepoa.com</a>	
Newsletter.....	Kendyl Coplon
<a href="mailto:newsletter@lpeepoa.com">newsletter@lpeepoa.com</a>	

**To contact the Board of Directors please email:**  
**[general@lpeepoa.com](mailto:general@lpeepoa.com)**

**Now OFFERING!!!**

**Tennis & Pickleball Classes**

at Lake Padgett Estates East

Come & learn the  
**FUN**damentals  
 of the game.



Adults & Kids Classes (ages 3 & up)  
 All abilities welcome.

We provide the equipment,  
 fitness and fun!!!

**Call us now**

**813-492-9591**

For more information or to register.

*Free trial classes offered to residents.*

**MOST WANTED TELEPHONE DIRECTORY**

LPEEPOA OFFICE.....	813-996-4441
LPEE Office Fax.....	813-996-3842
Lounge.....	813-996-3884

**Local Utilities**

<u>Frontier, cable</u>	
frontier.com.....	888-921-8101
<u>Spectrum, cable</u>	
brighthouse.com.....	888-289-8988
<u>Waste Connections, trash</u>	
progressivewaste.com.....	727-847-9100
<u>Pasco Utilities, water</u>	
pascocountyfl.net.....	813 235-6012
<u>Withlacoochee Electric</u>	
wrec.net.....	813-979-9732
<u>Pasco County Dump</u>	
pascocountyfl.net.....	727-861-3006

**County Departments**

All Department links: <a href="http://pascocountyfl.net">pascocountyfl.net</a>	
Animal Control.....	813-929-1212
Sheriff, non-emergency.....	727-847-8102
Pot Hole complaints.....	727 847-2411
Road and Bridge.....	727-847-8143
Code Enforcement.....	727-847-8171
Mosquito Control.....	727-376-4568

**Schools and Facilities**

<u>Pineview Elementary</u>	
pves.pasco.k12.fl.us.....	813-794-0600
<u>Pineview Middle</u>	
pvms.pasco.k12.fl.us.....	813-794-4800
<u>Land O'Lakes High School</u>	
lolhs.pasco.fl.us.....	813-794-9400
<u>School Board</u>	
pasco.k12.us.fl.....	813-794-2000
<u>School Bus Information</u>	
trans.pasco.k12.fl.us.....	813-794-0400
<u>Imagine School</u>	
imaginelol.org.....	813-428-7444
<u>Land O'Lakes Library</u>	
pascolibraries.org.....	813-929-1214
<u>Recreation Center</u>	
pascocountyfl.net.....	813-929-1220

**Community Volunteers**

Tim .....	813-447-7960
Rose .....	813-500-2806
Landon .....	813-996-5875
Glen .....	813-929-0361
Donetta .....	813-996-2650

**Myrtle Lake Baptist Church**

Main Office .....	813-949-5516
	<i>Ext. 100</i>

Terry .....	813-506-0748
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**Elder Care**

Francine Fox .....	813-408-3005
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***LPEEPOA does not endorse the individuals volunteering in The Community Connection.***



# Your Home Air Conditioning, Plumbing & Electrical Specialists!

## Call Today! Fixed Today!



### AIR CONDITIONING

- ✓ Full Service A/C, Plumbing & Electrical
- ✓ A/C Emergency Service & Repair
- ✓ A/C Tune-Up & Inspection
- ✓ New A/C System Installation
- ✓ Service and Repair on all brands of A/C Equipment
- ✓ Air Duct Cleaning
- ✓ A/C Maintenance Plan
- ✓ 18 month NO Interest Financing \*WAC

### PLUMBING

- ✓ Plumbing Inspections
- ✓ Stoppages, Leaks, Drain Cleaning
- ✓ Water Heater Repairs & Replacement
- ✓ Water Treatment & Purification
- ✓ Plumbing Maintenance Plan
- ✓ Whole Home Re-pipe



Winner 2012, 2013, 2014, 2015, 2016 & 2017



### ELECTRICAL

- ✓ Electrical Inspections
- ✓ Electrical Panel Upgrades
- ✓ Ceiling Fan Installations
- ✓ LED & Can Lighting
- ✓ Electrical Maintenance Plan
- ✓ Whole Home Generators



### FREE ESTIMATES & 2ND OPINION

- New Air Conditioning System
- Air Quality Inspection
- Ductwork Replacement
- Water Heater Replacement
- Plumbing Whole Home Re-pipe
- Water Treatment & Purification
- Electrical Panel Upgrade
- Whole Home Generators



Must present coupon. Cannot be combined-one per visit.

LPN exp. 11-01-18

## \$25 OFF

**SERVICE REPAIR**  
AIR, PLUMBING OR ELECTRICAL



Must present coupon. Cannot be combined-one per visit.

LPN exp. 11-01-18

## \$39<sup>95</sup>

**AIR CONDITIONING, PLUMBING, OR ELECTRICAL CHECKUP**  
Includes 6 month guarantee



Must present coupon. Cannot be combined-one per visit.

LPN exp. 11-01-18

# 813-365-7016

# www.CornerstonePros.com

Lic: #CFC1428982 #CAC1816647 #EC0001103 Bonded • Insured



## POOL HOURS

Monday:	12pm - dusk
Tuesday:	9am - dusk
Wednesday:	9am - dusk
Thursday:	9am - dusk
Friday:	12pm - dusk
Saturday:	9am - dusk
Sunday:	9am - dusk

## LOUNGE HOURS

Mon - Thur: 4pm - 11pm	Last call: 10:40pm
Friday: 4pm - 2am	Last call: 1:15am
Saturday: 12pm - 2am	Last call: 1:15am
Sunday: 1pm - 10pm	Last call: 9:40pm

## Shay's Place

813-508-8438

Mon & Wed:	4:30pm - 9pm
Thurs & Fri:	4:30pm - 10pm
Saturday:	12pm - 10pm
Sunday:	12pm - 8pm
Tuesday:	CLOSED



**Land O'Lakes**  
**WATER**  
**TREATMENT**

Water Softeners - Iron Filters - Retention Tanks  
Chlorine Pumps - Free Water Testing

**813-996-4479**

[LandOLakesWater.com](http://LandOLakesWater.com)

## Allstar Pool Repair & Service

Serving Land O' Lakes for Over 20 Years

**813-244-7077**

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

**ACCURATE**  
**SIGNS**  
On Time  
COMPUTER GRAPHICS  
**813-909-2277**



## GrandMickey's Pasco Dog Sitting

813 - 431 - 3799

Call for Reservations and Rates  
Here in LPEE!!

**Johanson**  
& Associates, Inc.  
Lic. Real Estate Broker

24140 State Rd. 54, Suite 101, Lutz, FL 33559

**Nancy Johanson**  
REALTOR®

(813) 690-7993 DIRECT  
[Nancy@TeamJohanson.com](mailto:Nancy@TeamJohanson.com)

Visit Us @ [www.NancyJsellsHomes.com](http://www.NancyJsellsHomes.com)







Whether you are looking to sell your home, or purchase your next, call Adrienne Nole at **813-841-5505**, for all of your Real Estate needs!

**Adrienne Nole**  
REALTOR®




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(813) 512-2100  
(813) 774-6275  
AdrienneSellsHouses@gmail.com  
www.ANole.AlignRightRealty.com

Scan to Save Contact

18101 Highwoods Preserve Parkway, Suite 110, Tampa, FL 33647

This is an advertisement, not a solicitation.

## THIS COULD BE YOUR AD!



If you are interested in advertising with the Community Connection please contact [newsletter@lpeepoa.com](mailto:newsletter@lpeepoa.com)!

### "POWER WITHIN" BOOT CAMP

COACH LIZ THAENS

JOIN ME FOR A 6-WEEK BODY BOOT CAMP! HERE'S WHAT YOU WILL GET:

- 12 WORKOUTS
- AN EXCLUSIVE FACEBOOK GROUP WITH CONSTANT SUPPORT AND ENCOURAGEMENT AND ONE ON ONE HELP IF NECESSARY
- A HEALTHIER AND STRONGER YOU AS A RESULT OF YOUR EFFORT!

Monday/Wednesday 6pm

Location: Lake Padgett East Clubhouse

Email [Info.fitness320@gmail.com](mailto:Info.fitness320@gmail.com) to register



**6 WEEK CAMP:**  
**\$65**  
**12 SESSIONS**

**NORTHSIDE**  
LAWN SERVICE, LLC  
**813-404-5674**

Richard Ellis    
[northsidelawnservice@yahoo.com](mailto:northsidelawnservice@yahoo.com)

Maintenance, Landscaping, Irrigation,  
Fertilization/Pest control, Sod, Tree work,  
drainage, Bush hogging and pressure washing

**\*\*Discount for LPEE residents\*\***

# Board of Directors Candidates

## Annual Meeting Date: March 25th

### JOE CREMEANS

Hello to all my Lake Padgett Neighbors,

As a candidate for the Board of Directors, I would like to introduce myself and list a few facts about myself. I have lived in lake Padgett for over 3 years with my lovely Fiancé Danette. My professional life includes service in the US Army Reserves , where I served as a financial management Specialist. My full time employment is in Logistics which I have worked 7 years with the same company. As a resident I have volunteered my time on a number of occasions, including serving on the Finance Committee for 1 year. I have also served on the Disciplinary Committee for 1 year. I am Very family oriented, as the third oldest of 6 siblings I have learned the value of family oriented events. I believe family always comes first, and my purpose for running for the Board of Directors is to keep family a priority in the community. I believe I could have a positive impact on the direction of the Association, and have the best interest for the community in mind.

Joseph Cremeans Jr.

### MIKE DELLA PENNA

I would like to introduce myself, my name is Mike Della Penna, and I have lived in Lake Padgett Estates for 29 years. During those years, my wife Brenda and I raised 4 girls, and enjoyed all the activities offered in this community. I am self-employed in the Floor Coverings Installation Business for the last 30 years. Prior to that I worked for major corporations, the last being the Sherwin Williams Company — in 1988. I graduated with a Bachelor of Science Degree from the University of Tampa in 1977. I am an active member of Our Lady of the Rosary Church. I have always believed that you have to dedicate time to be part of the solution, and with that goal, I have volunteered my time in many different ways and occasions. I believe that my time spent as a member of committees and the Board has given me the experience to continue to make a positive impact on the community. My roles have included time serving on the LPEE Disciplinary Committee for 2 years. I also was elected twice, and served on the LPEE Board of Directors for all 4 of those years. I believe strongly in serving the interest of every homeowner in the community.

Mike Della Penna

### DANIEL FICETOLA

I am a long time resident of Lake Padgett Estates East and I am running for re-election to the Board.

I have previously served on the Building and Grounds Committee, the Architectural Committee, Disciplinary Committee, By-Laws Committee and the Finance Committee. Here is where I have PUSHED to keep our assessments down and to reduce current operating costs.

My goal is to make Lake Padgett Estates East a place we can enjoy and raise our families. I served our country in the United States Marine Corp. I served two tours in Vietnam.

I have extensive knowledge of the history of our community—I only have the best interest of the community at heart. I have no agenda—but to keep our operating costs as low as possible and to serve you. I am asking for your support and vote this March. I have enjoyed being on the Board and serving you.

Thank you, Daniel Ficetola

**SHERRI CONAGE**

My name is Sherri Conage and I would like you to consider me for the position on the Board of Directors for this upcoming year. I would like to tell you a little about myself! My husband Tom and I have been residents of Lake Padgett since 2010. We have been married for 11 wonderful years! I have one grown son Zachary. When we first moved in to this community, we were renting a home. Like most of us, we fell in love with LPEE and decided to establish ourselves as homeowners. We purchased our first home here on Venice Drive and 2 years later we purchased our forever home on St. Augustine Place. Tom says, "No more moving, we are here to stay!" We feel we are so fortunate to have such wonderful amenities that we can enjoy year-round!

I enjoy taking an active part in this community by volunteering wherever I can to make this a great place to live! I am currently a member of the Disciplinary Committee. I have assisted with many Association functions such as Memorial Day, Labor Day and Founder's Day. I enjoy and love to cook so I have volunteered my "culinary" skills for many events such as St. Patrick's, Buc's football, birthday parties, etc.!

My goal for this upcoming year as a LPEE Board Member is to get the membership more involved with the community by participating with committees and Association functions. Getting people to attend board meetings; voice your opinion, give suggestions so we can make changes and improvements to our community.

Thank you for your time and please consider giving me your vote!!

Sherri Conage

**WALT COSBY**

23527 Pine Lake Street  
Land O Lakes, FL 34639  
281-380-4968

I would like to thank you, and I appreciate your taking a minute of your time to read my experience and understand my desire to continue to serve on the Board of Directors for the Lake Padgett Estates East Home Property Owners Association.

I served as a Member at Large for 10 months, and currently as Secretary for the past year. During the past 22 months there have been many improvements. Being a volunteer member of an HOA Board of Directors does come with duties and responsibilities. As a Board Member I found it necessary to become well-versed in the HOA By-laws, Rules and Regulations to better serve each home owner.

Past business experiences include upper management in large corporations pertaining to industrial engineering, automated material handling systems, and sales in various fields. I have an excellent grasp of operating finances and budgeting. My wife and I have been Owner/Operators of small businesses including: two donut shops, remodeling/construction company, commercial/residential landscape and irrigation company, nightclubs/bars (totaling 6). I also was Director of Operations for 2 ½ years at Waterwood National Resort and Country Club, Huntsville, Texas. Due to my varied background in business I desire to continue to be an asset to the HOA as a Member of the Board.

My wife and I moved into Lake Padgett Estates East 3 ½ years ago and we love it here. This is our 'forever home'. We both have taken an active part in the neighborhood and it is my desire to do more. I want to give back to our community and have a positive input for all residents.

Again, I thank you for your time and for your consideration for your vote.

**The deadline to hand in your votes is 6pm, March 25th**

## MANAGER'S REPORT

### LPEEPOA Membership,

The month of March is the most important time of the year for Lake Padgett Estates East POA. It is the Annual Membership meeting, when the homeowner's have the power to elect homeowner volunteers to the Board of Directors. Those that are chosen to hold a seat on the Seven member board will have the power to vote on repairs, events, upgrades, and on the amount of the monthly dues for the next year's budget planning. The Board of Directors have the responsibility to put into motion plans for the future and the potential effect those plans could have on the future property values for all the homes in the community. I stress the importance of the positions on the Board not to scare any homeowner's away from volunteering for a position in the future, but to stress to everyone the importance of looking at the Biographies of the volunteers running for a position on the Board at this year's Annual Membership Meeting. Homeowner's Please take a few minutes fill out the proxy, and the ballot voting for 3 candidates to fill the three Board seats that need to be filled this year. We need enough ballots and proxies to be submitted by homeowners to meet the requirements of a quorum. Votes can only be counted, per state statute, if they are submitted by a homeowner, with only one per property, and are current on their monthly dues. Thank you for your time and attention to this very important issue.

Lake Padgett Estates East POA  
P.O. Box 489

*Robert Stone, CAM*

Property Manager  
manager@lpeepoa.com

Land O Lakes, FL 34639  
(813)996-4441 Office  
(813)996-3842 Fax



**MONDAY - THURSDAY:**

**4 p.m. - 11 p.m.**

**FRIDAY:**

**4 p.m. - 2 a.m.**

**SATURDAY:**

**12 p.m. - 2 a.m.**

**SUNDAY:**

**1 p.m. - 10 p.m.**

# BINGO

**Wednesdays at 7pm**

**UPCOMING DATES**

**March 6th and 27th**

**April 10th and 24th**



# Real Estate in LPEE

## SOLD

Status	Address	Subdivision Name	HTD	Current Price	BE	FB	HB	Yr Built	Pool	SP/SqFt	Close Date
SLD	3742 FOREST PARK PL	LAKE PADGETT ESTAT	1,293	\$197,000	3	2	0	1992	None	\$152.36	02/15/2019
SLD	23047 CLEARWATER PL	LAKE PADGETT ESTAT	1,121	\$145,000	3	2	0	1985	Community	\$129.35	01/25/2019
SLD	4407 VENICE DR	LAKE PADGETT EASY	1,182	\$165,000	3	2	0	1999	None	\$139.59	01/23/2019
SLD	23319 SIERRA RD	LAKE PADGETT ESTAT	1,960	\$258,850	3	2	0	1990	None	\$132.07	01/31/2019
SLD	5138 EAGLE BLVD	LAKE PADGETT PINES	1,403	\$180,000	3	2	0	1997	None	\$128.3	12/10/2018
SLD	23311 CASCADE PL	LAKE PADGETT ESTAT	2,314	\$298,000	3	3	0	2001	Community	\$128.78	11/30/2018
SLD	3838 SAINT AUGUSTINE PL	LAKE PADGETT ESTAT	1,008	\$165,000	3	2	0	1977	None	\$163.69	12/07/2018
SLD	24010 STARLING	LAKE PADGETT PINES	1,311	\$114,975	3	2	0	1986	None	\$87.7	01/30/2019
SLD	3806 KNOLLSIDE CT	PINE LAKE PH 3	1,565	\$221,900	3	2	0	1990	Community	\$141.79	01/30/2019
SLD	5016 SWALLOW DR	LAKE PADGETT PINES	1,463	\$212,000	4	2	0	1987	None	\$144.91	01/28/2019
SLD	23039 BELLFLOWER PL	LAKE PADGETT ESTAT	1,464	\$158,000	3	2	0	1985	Community	\$107.92	12/14/2018
SLD	23752 FOREST VIEW DR	LAKE PADGETT ESTAT	2,132	\$212,000	3	2	1	1981	None	\$99.44	12/07/2018

## UNDER CONTRACT

Status	Address	Subdivision Name	HTD	Current Price	BE	FB	HB	Yr Built	Pool
PND	4304 VENICE DR	LAKE PADGETT ESTAT	1,257	\$165,000	3	2	0	1984	None
PND	23811 FOREST VIEW DR	LAKE PADGETT ESTAT	966	\$159,999	3	2	0	1981	Community
PND	5221 EAGLE ISLAND DR	LAKE PADGETT PINES	2,216	\$310,000	4	2	0	1989	Private
PND	23119 DOVER DR	LAKE PADGETT ESTAT	847	\$135,000	2	2	0	1987	None
PND	4524 PARKWAY BOULEVARD	LAKE PADGETT ESTAT	1,877	\$264,900	3	2	0	1992	Private
PND	4419 LONGSHORE DR	LAKE PADGETT ESTAT	1,058	\$145,000	2	2	0	1984	None
PND	4301 LONGSHORE DR	LAKE PADGETT ESTAT	1,099	\$149,900	2	1	0	1977	None
PND	4845 PARKWAY BLVD	LAKE PADGETT ESTAT	1,845	\$174,900	3	2	0	1986	None
PND	3829 BISCAY PL	LAKE PADGETT ESTAT	1,801	\$239,900	3	2	0	1985	Community

## ACTIVE

Status	Address	Subdivision Name	HTD	Current Price	BE	FB	HB	Yr Bu	Pool
ACT	3753 FOREST PARK PL	LAKE PADGETT ESTAT	1,453	\$195,000	3	2	0	1998	Communit
ACT	3829 BRIARBROOK PL	LAKE PADGETT ESTAT	1,459	\$214,900	3	2	0	1987	Communit
ACT	23545 PINE LAKE ST	LAKE PADGETT	2,563	\$300,000	4	2	0	1990	Communit
ACT	4935 IVY GLEN PL	LAKE PADGETT ESTAT	1,882	\$258,900	3	2	0	1992	Private, C
ACT	3767 PARKWAY BLVD	LAKE PADGETT ESTAT	2,044	\$265,000	4	2	0	1974	Private
ACT	4508 PARKWAY BLVD	LAKE PADGETT ESTAT	2,144	\$205,000	4	2	0	1979	None
ACT	23454 CHERBOURG LOOP	LAKE PADGETT ESTAT	1,956	\$199,900	3	2	0	1985	Private, C
ACT	5402 SWALLOW DR	LAKE PADGETT PINES	2,476	\$284,900	4	2	0	1988	None
ACT	23104 DOVER DR	LAKE PADGETT ESTAT	1,264	\$159,900	2	1	1	1976	Communit
ACT	23133 DOVER DR	LAKE PADGETT ESTAT	1,877	\$264,950	4	2	1	2018	None
ACT	23049 GENEVA RD	LAKE PADGETT ESTAT	2,390	\$311,888	3	2	1	1982	Private, C

### Thinking of Selling?

I'll give you a no cost home evaluation, and room by room review.

### Getting a Tax Refund? Consider *Buying vs Renting*

Ask me about a \$0 down home loan, even if you've had less than perfect credit.

### Looking to Buy?

Get inside information on homes that will be coming on the market, BEFORE they hit the market.

Love where you live, or we'll fix it!

### Katrina Madewell

Keller Williams Realty  
18302 Highlands Preserve Pkwy #110, Tampa FL 33647  
Office: (813) 936-2302  
Cell: (813) 777-1196  
Email: KatrinaMadewell@gmail.com

### Tampa Home Talk

Fridays at 9 AM EST on Money Talk 1010 AM, 99.5 HD(2), or 103.1 FM  
Oak Ridge Professional Park  
23526 State Road 54, Lutz, FL 33559  
Email: tampahometalk@gmail.com  
Website: www.tampahometalk.com



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NOTE: Based on information from  
MFRMLS for the period November 20,  
2018 - February 18, 2019 these listings  
have been sold or listed by various  
members of the MLS.



Licensed, Bonded &amp; Insured - CAC1813676 | CFC1429475



# IERNA'S

## HEATING, COOLING & PLUMBING



PROUDLY SERVING  
**LAKE PADGETT**  
RESIDENTS SINCE 2003

**2017**

Angie's list

SUPER SERVICE

**AWARD**

### A/C & HEATING

#### MAINTAIN

#### 21-POINT CLEAN & TUNE

**\$29<sup>95</sup>**  
\$80 Value

Backed By  
**30-DAY**  
StayRun  
GUARANTEE

#### MUST PRESENT COUPON AT TIME OF SERVICE

Not available for same-day or weekend service. Cannot be combined with any other offer. Price is per unit. System must be in working condition. See dealer for details.

CODE: LPEE1018-CNT

**IERNA'S | 813-948-6355**

### PLUMBING

#### MAINTAIN

#### PLUMBING INSPECTION

##### INCLUDES:

- Inspection of Safety Features
- Dye Testing of All Toilets
- Inspection of All Exposed Piping
- Inspection of All Sink Drains
- Inspection of Emergency Shut-Off Valves & More

**\$99**

#### MUST PRESENT COUPON AT TIME OF SERVICE

Not available for same-day or weekend service. Not a repair service. Cannot be combined with any other offer. Not available on past services. See dealer for details.

CODE: LPEE1018-PMI

**IERNA'S | 813-948-6355**

### A/C & HEATING

#### REPAIR

#### SAVE ON NEXT REPAIR

**\$25 OFF**

#### MUST PRESENT COUPON AT TIME OF SERVICE

Cannot be combined with any other offer. Cannot be applied to Diagnostic Fee, Clean & Tune Service or Drain Service. Discount applied to total repair bill. See dealer for details.

CODE: LPEE1018-ACRP

**IERNA'S | 813-948-6355**

### PLUMBING

#### REPAIR

#### SAVE ON NEXT REPAIR

**up to \$40 OFF**

#### MUST PRESENT COUPON AT TIME OF SERVICE

Cannot be combined with any other offer. Based on 20% discount of total repair bill, up to \$40 maximum. See dealer for details.

CODE: LPEE1018-PMRP

**IERNA'S | 813-948-6355**

### A/C & HEATING

#### REPLACE

#### FREE ULTRA-VIOLET LIGHT

**SAVE \$600**

W/ PURCHASE OF NEW A/C

#### MUST PRESENT COUPON AT TIME OF SERVICE

Cannot be combined with any other offer. Offer valid when purchasing a complete 15+ SEER Bryant comfort system. Cannot be applied to past purchases or estimates. See dealer for details.

CODE: LPEE1018-UVL

**IERNA'S | 813-948-6355**

### PLUMBING

#### REPLACE

#### NEW H.E. WATER HEATER

**SAVE up to \$250**

#### MUST PRESENT COUPON AT TIME OF SERVICE

Cannot be combined with any other offer. Total savings varies on equipment; \$150 savings on standard electric/gas water-heater; \$250 savings on GE Hybrid Heat-Pump water-heater. Cannot be applied to past purchases or estimates. See dealer for details.

CODE: LPEE1018-HEWE

**IERNA'S | 813-948-6355**

# WATER SOFTENER SPECIAL



# SAVE \$500

Soft water is better for your skin, your hair, your laundry and your plumbing. Not to mention you can avoid the limescale and hard water stains on your fixtures and tubs. Treat yourself to the luxurious feeling of soft water and save money.

PROMO CODE: **CPN-WTRSFT-500OFF**

**SCHEDULE A FREE ESTIMATE TODAY.**

NO HIGH PRESSURE SALES - NO OBLIGATION TO BUY



www. **Ierna Air** .com

**EMERGENCY HOTLINE 813-995-7586**

# Neighborhood Corner...

## LOCAL CONTACTS

GENERAL SECTION	TEEN SECTION
<p>If you are interested in offering your services (babysitting, lawn mowing, etc.) within the community, please contact us via <a href="mailto:newsletter@lpeepoa.com">newsletter@lpeepoa.com</a> or call (813) 996-4441 and let someone in the office know so we can publish your details here in the newsletter.</p>	<p><b><u>MAKENNA MAY, BABYSITTING</u></b></p> <p>Straight A senior at Sunlake High School, CPR certified and has her own vehicle. References if needed.</p> <p>813-743-2198</p>



Mark Barreto & Melissa Torres  
 Patrick & Madonna Wysocki  
 Shayma Tareq Ghalib  
 Inez Snider

## From the Architectural Admin

### Lake Padgett Estates East is a Deed Restricted Community.

#### What does that mean to you?

A deed-restricted community is one in which a homeowners' association outlines and enforces rules. Those rules can regulate the way the neighborhood or subdivision looks and the way the properties in it can be used. Ideally, the HOA is there to ensure the neighborhood stays in good shape, which helps keep home values where they should be. The LPEE Architectural Boards purpose is to maintain the aesthetics of the community. There are 1,125 homes in our neighborhood.

The Architectural Board members have been driving the neighborhood and have noticed many homes, fences, and driveways with a lot of green and black mold and mildew. It is that time of year. A good pressure wash, or the products sold that you spray and rinse, will get rid of this ugly problem. Pressure washing can make your house, fence, and driveway look new again.

This is in violation of the Declaration of Covenants, Conditions and Restrictions of Article 6, Section 5, Paragraph 2 which states in part: **"All lots, together with the exterior of all improvements (if any) located thereon, shall be maintained in a neat and attractive condition by their respective owners. Such maintenance shall include, but not limited to, painting, repairing, replacing, and caring for roof, gutters, downspouts, building surfaces, trees, shrubs, walks, and other exterior improvements."**

There have been many neighbors helping other neighbors. This is what helps make our neighborhood stronger. Is there something you can do to help someone?





*The Community Connection* is designed and printed by LPEEPOA staff for our residents and home owners. If you would like to submit articles, please email to:

[newsletter@lpeepoa.com](mailto:newsletter@lpeepoa.com)

LPEEPOA does not endorse the companies or individuals advertising in *The Community Connection*.

#### Monthly Advertising Rates & Sizes

Business Card	\$25.00
1/4 Page	\$50.00
1/2 Page	\$100.00
Full Page	\$150.00

*Discounts may apply for prepaid commitments of 3 months or more.*

*All ads and articles are due on the 15th of each month.*

Lake Padgett Estates East POA, INC  
P.O. Box 489  
Land O'Lakes, FL 34639

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# March 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 Arch. 6pm	6 BINGO 7pm	7	8	9
10	11 Board 6:30pm	12	13	14	15	16
17 	18	19 Arch. 6pm	20 Disciplinary 6:30pm	21 Finance 6pm	22	23
24 31	25 ANNUAL MEETING 6:30pm	26	27 BINGO 7pm	28 Condo 7:30pm	29	31