



Included in this month's Newsletter

- Directory Page 3
- Pool and Lounge Hours Page 4
- Architectural Page 5
- Calendars Page 6 & 7
- Lounge Page 8
- Neighborhood Corner Page 10
- Trunk or Treat Page 11

VOLUME 9, ISSUE 10
October 2018

For The Month of October,

There have been many residents who have spoken to the office as well as attended meetings of the Board of Directors and have requested the Community Newsletter to be printed and mailed. We have been printing Newsletters and had them available for pickup inside the Clubhouse, but many residents were unable to pick them up in a timely manner. After much discussion, the Board of Directors has approved a trial run of the Newsletter to see how receptive the rest of the Community is. The only change is that the Newsletter has been downsized by not including the information about the Board of Directors meetings, which is still available online for homeowner access. The current Newsletter is for Community Information that pertains to all who live in Lake Padgett Estates East. This is to let our residents know important information on projects or events that impact both positively as well as negatively those that live here. For example: a closing of one of the amenities for maintenance or repairs, or if there is an upcoming event for everyone to enjoy. This month's Newsletter has the information on the Community Trunk or Treat event planned by the Youth Fundraising Committee. We welcome any suggestions

on how to improve on the Community Information Newsletter, and hope everyone has a great October.

Robert Stone, CAM

Property Manager
manager@lpeepoa.com

Lake Padgett Estates East POA
P.O. Box 489
Land O Lakes, FL 34639
(813)996-4441 Office

Volunteer of the Month

Thank you, **Sherril Burnite!**
Disciplinary Committee member,
Architectural Administration, and
event volunteer



Lovely Lot

23037 Clearwater Place



more info on page 11! →

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community connection

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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



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manager@lpeepoa.com	
Bookkeeper.....	Kori Emmons
bookkeeper@lpeepoa.com	
Architectural Administrator.....	Chris Cosby
arcadmin@lpeepoa.com	
Lounge	Lynn Lanzone
lounge@lpeepoa.com	
Maintenance	Kyle Brown
maintenance@lpeepoa.com	
Newsletter.....	Kendyl Coplon
newsletter@lpeepoa.com	

To contact the Board of Directors please email:
general@lpeepoa.com

Youth Committee

The purpose of the youth committee is to organize activities for the neighborhood children and families while raising funds for family geared improvements. The current goal is to provide a Solar shade over the playground area. It has also been expressed that homeowners would like to add things like a splash pad area by the pool and additional playground equipment.

We are looking for community businesses/families that would like to help by sponsoring these efforts. If you'd like to sponsor, volunteer or have suggestions please contact the office for more details.

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>	
bighthouse.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: pascocountyfl.net	
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
	Ext. 100
Terry	813-506-0748

Elder Care

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

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: 4 p.m. - 11 p.m.	Last call: 10:40 p.m.
Friday: 4 p.m. - 2 a.m.	Last call: 1:15 a.m.
Saturday: 12 p.m. - 2 a.m.	Last call 1:15 a.m.
Sunday: 1 p.m. - 10 p.m.	Last call: 9:40 p.m.

Now OFFERING!!!

Tennis & Pickleball Classes

at Lake Padgett Estates East

Come & learn the
FUNdamentals
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.

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If you are interested in
advertising with the Community Connection
please contact newsletter@lpeepoa.com!

ACCURATE
SIGNS
On Time

COMPUTER GRAPHICS

813-909-2277

From the Architectural Board

ARCHITECTURAL BOARD – WHAT DO THEY DO?

The Architectural Board is charged with the administration and enforcement of the architectural restrictions as set forth in the Declaration of Covenants, Conditions and Restrictions. The Architectural Administrator's duties are to inspect, photograph, and present violations to the Arc Board and to follow up to insure compliance for due process. The Architectural Board and the Administrator's only duties are to comply with the DCCR's impartially and fairly to ensure that the community standards are maintained.

The Architectural Board works very hard to keep up the standards of the community. There is always going to be those people who will not comply no matter what we do: fining and attorney intervention doesn't always work. Foreclosed properties are always a problem because the homeowners leave and the banks don't want to keep up the property. Investment companies have also purchased many properties in the community. Many homes are now rentals and they don't always want to comply with the DCR's either. We are all trying very hard to make this neighborhood better. And, IT IS WORKING!

This is a deed restricted community, and everyone must abide by the DCRS. If you are planning to do any renovations to the outside of your home (painting, new roof, windows, fencing, etc.) please request a Modification Request Form from the office. Exterior improvements to your home must be approved by the Architectural Board, and some of these may require Pasco County Permits before the work is done.

There are several Violations that continue to remain an on-going problem. For instance: Trash cans! LPEE trash pickup is Tuesdays and Fridays. Please put your trash cans out on Monday nights and Thursday nights, and **remember to put them away!** Article VI, Section 6, Paragraph 4 which states in part: **"All garbage cans shall be screened from view from any street in the subdivision."**

If you have any questions about violations and would like a copy of the Summary of the DCCR's, or you need additional time to complete a project, please contact the office at 813-996-4441 or email the architectural administrator at arcadmin@lpeepoa.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!

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(813) 774-6275
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Scan to Save Contact

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

This is an advertisement, not a solicitation.



Shay's Place

Mon-Thurs:	2pm-10pm
Friday:	2pm-11pm
Saturday:	12pm-11pm
Sunday:	12pm-8pm


- Wings
- Burgers
- Sandwiches
- Chicken tenders
- Fries
- And more!

AT THE CLUBHOUSE, DOWNSTAIRS POOLSIDE


October 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 Arch. 6pm	3	4	5	6
7	8 Board 6:30pm	9	10  7pm	11 Youth Committee 6:30pm	12 Movie Night <i>Hotel Transylvania 3</i> 7pm	13
14	15	16 Arch. 6pm	17 Disciplinary 7pm	18 Finance 6:30pm	19	20
21	22 Board 6:30pm	23	24  7pm	25	26 Movie Night <i>Hocus Pocus</i> 7pm	27
28	29	30	31 Trunk r' Treat 6pm-8pm		Halloween Party 8pm-1am	

November 2018

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

December 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 Arch. 6pm	5	6	7	8  7pm
9	10 Board 6:30pm	11	12	13 Youth Committee 6:30pm	14 Movie Night 7pm	15
16	17	18 Arch. 6pm	19 Disciplinary 7pm	20 Finance 6:30pm	21	22
23	24 BAR CLOSSES 6PM	25 CLOSED	26 Board 6:30pm	27	28 Movie Night 7pm	29
30	31					


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**EMAIL INFO.FITNESS320@GMAIL.COM TO
 RESERVE A SPOT! CLASSES BEGIN OCTOBER 29!**

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 Modifications
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6 WEEKS
 M/W: 10AM OR
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\$65 (12 CLASSES)

*Bring a set
 of
 dumbbells
 and a mat
 or towel.*



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.

**LADIES AND GENTLEMEN
STEP RIGHT UP
FOR ONE NIGHT ONLY
TO THE DEADLIEST FREAK
SHOW ON EARTH!**

Happy Halloween from the Hideout!!!

If you dare, join us for The Hideout's Halloween Freak Show on Friday, October 26th from 8pm to 1am with DJ Clint. Prizes awarded for the Scariest Freaks at the Circus! Let's make this night Carnevil!!

How about them Buccaneers! It's time for a locker room discussion about Sunday's Main Dish menu! The Lounge provides the main dish; the fans bring a side dish to compliment! If you are unable to bring a dish, the side judge will collect a \$5.00 donation. There are quarterly raffles, 50/50 & a whole lot of cheering! And let us not forget Quarterback Lori's fantastic "touchdown" celebration shooters! GO BUCS!

Please check next month's Hideout article for our New Year's Eve plans!

Thank you from the Hideout,
Jerad, Kim, Lori & Lynn



WEDNESDAY 10/10/2018

WEDNESDAY 10/24/2018

WEDNESDAY 11/07/18

Christmas BINGO

SATURDAY 12/08/18

Happy Birthday U.S.M.C.

This November, the lounge will be celebrating the Marine Corps 242nd Birthday and Veterans Day combined. Check next months newsletter for the date and time of our celebration! We ask all Veterans to join us at the lounge to personally say "Thank You" to each and every one of you for your services to your country!

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Angie's list

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21-POINT CLEAN & TUNE

\$29⁹⁵
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MUST PRESENT COUPON AT TIME OF SERVICE
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- 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
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A/C & HEATING

REPAIR

SAVE ON NEXT REPAIR

\$25 OFF

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 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

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Neighborhood Corner...



Welcome New Neighbors!

Mark Lee & Tram T. Cam

Francisca Rodriguez

Raymond & Katrina Banister

Nicole & Robyn Shaw

Would you like to give your neighbors a warm welcome?
Join the **Welcoming Committee!**

The goal of the newly-formed Welcoming Committee is to strengthen the bonds of our community by providing helpful information about the HOA and Land O' Lakes to new homeowners. If you're interested in volunteering, please contact the office at 813-996-4441, or send an email to general@lpeepoa.com.



Attention Neighbors!

We love our pets: however, not everyone loves your pet poo in their yard! Please be considerate of your neighbors and pick up after your animals!

Do you wish to file a complaint to the Architectural Board?

go to www.lakepadgetteast.com/file-a-complaint

LOCAL CONTACTS

Violet Puls - looking to put together a social group for local seniors. Get-togethers, games, etc. If interested, please: (813) 591-6443 or (813) 230-2960

TEEN SECTION

If you are interested in offering your services (babysitting, lawn mowing, etc.) within the community, please contact us via newsletter@lpeepoa.com or call (813) 996-4441 and let someone in the office know so we can publish your details here in the newsletter.

Lake Padgett Estates East

Trunk or Treat



at the LPEE Clubhouse track and field

Wednesday, October 31st
6pm to 8pm

There will be a Costume Contest and
food available for purchase.

All proceeds benefit the Youth Fundraising Committee.

Volunteers needed to run games.

Candy donations welcome!
(please drop off at the office)

Would you like to decorate your car?

Family Name: _____ Number of Cars: _____ Phone Number: _____

All participants who are decorating their car must supply their own candy to hand out.
Decorated cars must arrive by 5pm. Prizes will be awarded to the top 3 cars, winners
announced at the end of the event.

Participating cars must RSVP by October 17th. Drop off this slip at the clubhouse office, or
call the office at (813) 996-4441 with your info.



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

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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SURVEY: NEWSLETTER

CHECK ONE

Do you prefer having the newsletter mailed to you? Or would you rather keep it online to cut the cost of printing?

MAILED:

☐

Please let the board know!

Drop this slip off at the clubhouse, or mail it in to:

PO Box 489

Land O' Lakes FL 34639

ONLINE:

☐

Thank you for sharing your opinion!