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VOLUME 10, ISSUE 2
February 2019

LAKE PADGETT ESTATES EAST
Community Connection

MANAGER'S REPORT

Happy February Members,


The month of February may be the shortest in days, but in the office it is one of the busiest as we prepare for the Association's Annual Membership Meeting on March 25th. This year we have three Board of Director's seats up for election, and two of the seats will be vacant and one member can run for reelection. I do want to take a moment again to thank both Denise DeRemigio and Angela Lynch for their four years of service to the Board. The Board positions may not be physically demanding, but they are the most important part of the Association. It is their responsibility to decide what repairs or upgrades are needed to be done and when they are scheduled. For any members that can make the time to attend the Board meetings at 6:30 pm on the second and fourth Mondays of each month, I strongly encourage you to submit your name as a candidate for the Board of Directors. It is quite often that a member will comment to me about a repair or upgrade they feel would be a great benefit to the Association's members, and some of them have been approved by the Board, while others have been postponed because of budgetary concerns or have been denied because they didn't fit within the goals of the Association as a whole. That is why all seven members of the Board of Directors are important, all it takes is for one Board member to suggest a change or alternative means of achieving a goal to begin a discussion and possibly change a majority no vote to a unanimous yes. Thank you for taking your time to read the newsletter, and I hope to see each of you involved in a community function in one way or another.

Lake Padgett Estates East POA
P.O. Box 489
Land O Lakes, FL 34639
(813)996-4441 Office
(813)996-3842 Fax

Robert Stone, CAM

Property Manager
manager@lpeepoa.com

Lovely Lot



23563 Bellaire Loop

Annual Meeting Notice - Run for the Board!

The Annual Meeting of the Lake Padgett Estates East Property Owners Association will be held on **Monday, March 25th 2019** at **6:30 p.m.** in the Clubhouse.

Any Homeowner interested in running for the LPEEPOA Board of Directors must notify the office in writing by 6 p.m. on February 18th, 2019. In addition to the notice of intent, please include a one page biography introducing yourself to the homeowners. The biography is then included in the mailing with the election ballot.

Please keep in mind, that in order to be eligible to serve on the Board, you must be an owner of record (name on the deed and filed with Pasco County), and a member in good standing with no delinquent assessments.

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

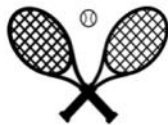
To contact the Board of Directors please email:
general@lpeepoa.com

Now OFFERING!!!

Tennis & Pickleball Classes

at Lake Padgett Estates East

Come & learn the
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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: 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> pascalibraries.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

LPEEPOA does not endorse the individuals volunteering in The Community Connection.

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- ✓ A/C Tune-Up & Inspection
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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

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



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- 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.

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LPN exp. 11-01-18

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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

Monday: 2pm-9pm
 Tuesday: CLOSED
 Wednesday: 2pm-9pm
 Thurs-Sat: 2pm-10pm
 Sunday: 12pm-8pm



Land O'Lakes WATER TREATMENT

Water Softeners - Iron Filters - Retention Tanks
 Chlorine Pumps - Free Water Testing
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LandOLakesWater.com

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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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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!

"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 to register




6 WEEK CAMP: \$65 12 SESSIONS



813-404-5674

Richard Ellis

northsidelawnservice@yahoo.com

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

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

Neighborhood Corner...

LOCAL CONTACTS

GENERAL SECTION	TEEN SECTION
<p><u>VIOLET PULS, SENIOR SOCIAL GROUP</u> Violet is looking to put together a social group for local seniors. Get-togethers, games, etc. If interested, please call: (813) 591-6443 or (813) 230-2960</p>	<p><u>MAKENNA MAY, BABYSITTING</u> Straight A senior at Sunlake High School, CPR certified and has her own vehicle. References if needed. 813-743-2198</p>

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.



Welcome New Neighbors!

Andrea Graham

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

Shoot an email to general@lpeepoa.com or give us a call at **(813) 996-4441!**

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.



**The 2019 Coupon Books have been mailed!
Please contact the office at 996-4441 if you
have not yet received yours.**

From the Architectural Admin

Every year the Christmas decorations seem to become more elaborate, and this year was no exception. There were so many beautiful yards. Thank you to each homeowner that decorated. However, now it is time to put them away for next year.



Spring is not too far away and many will be hard at work in their yards. There are several violations that stand out, no matter how fantastic your yard looks. Trash cans in view from the street, parking on the grass, mildew and/or mold on your home, driveway, and fence, and not maintaining your yard. Weeds are definitely unsightly.

If you are planning on any modifications such as painting, reroofing, new fencing, or getting that long desired shed or pool, remember that the LPEE Architectural Review Board requests that you complete and turn in to the office the Request for Exterior Modification Form. Many upgrades to your property require a Pasco County Permit.

If you have questions concerning the DCR's regarding the exterior of your home, please call the office at 813-996-4441, or send an email to aradmin@lpeepoa.com. The Architectural Board meetings are the 1st and 3rd Tuesday of every month at 6:00 p.m. in the Multi-Purpose room at the club house.

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

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

The Minutes and Financials: Where Did They Go?

Due to popular request by our members, the newsletter is back in your mailboxes! In order to make this possible, some changes were made. One change is the removal of the Board Minutes and Financials. But these will always be available to members and updated every month on our website:

lakepadgetteast.com. Simply scroll down the landing page and click one of the buttons on the bottom. Sign-in is required to view them.

Anyway, I hope you all have a happy February!

- Kendyl, your newsletter editor



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.

SUPER BOWL LIII at the Hideout

Sunday, February 3rd Super Bowl LIII from Atlanta, the Los Angeles Rams vs. the New England Patriots!

Join us for the last game of the season at The Hideout, kick-off at 6:15pm. The Main Dish is Smoked Ham with Scalloped Potatoes and Green Bean Casserole!

We have a sign up sheet for side dishes to share on the door of the Lounge. If you are not able to bring a dish, there is a \$5 donation for next years Football Menu's! There will be lots & lots of giveaways, 50/50 and whole lot of fun!! But we can't forget Lori's awesome "touchdown" shooters! So grab a shooter glass for the team you are rooting for, they score a touchdown, you get a shot!! See you at The Hideout!



BINGO

Wednesdays at 7pm

UPCOMING DATES

February 6th and 20th

March 6th and 27th

April 10th and 24th

Real Estate in LPEE

SOLD

Status	Address	Subdivision Name	HTD	Current Price	BE	FB	HB	Yr Bu	Pool	Close Date	SP/SqFt
SLD	3733 SAINT AUGUSTINE PL	LAKE PADGETT ESTAT	1,308	\$189,000	3	2	0	1992	Community	10/26/2018	\$144.5
SLD	5253 MERLIN CT	LAKE PADGETT PINES	1,516	\$245,000	3	2	0	1987	Private	11/01/2018	\$161.61
SLD	5425 EAGLE BLVD	LAKE PADGETT PINES	1,733	\$221,500	3	2	0	1994	None	11/15/2018	\$127.81
SLD	5138 EAGLE BLVD	LAKE PADGETT PINES	1,403	\$180,000	3	2	0	1997	None	12/10/2018	\$128.3
SLD	23311 CASCADE PL	LAKE PADGETT ESTAT	2,314	\$298,000	3	3	0	2001	Community	11/30/2018	\$128.78
SLD	23924 FOREST PL	LAKE PADGETT ESTAT	2,276	\$245,000	3	3	0	1983	Community	11/13/2018	\$107.64
SLD	3838 SAINT AUGUSTINE PL	LAKE PADGETT ESTAT	1,008	\$165,000	3	2	0	1977	None	12/07/2018	\$163.69
SLD	23039 BELLFLOWER PL	LAKE PADGETT ESTAT	1,464	\$158,000	3	2	0	1985	Community	12/14/2018	\$107.92
SLD	4526 BURLINGTON RD	LAKE PADGETT ESTAT	1,802	\$163,000	3	1	1	1983	Community	10/25/2018	\$90.46
SLD	23752 FOREST VIEW DR	LAKE PADGETT ESTAT	2,132	\$212,000	3	2	1	1981	None	12/07/2018	\$99.44
SLD	23458 CHERBOURG LOOP	LAKE PADGETT ESTAT	2,041	\$249,000	4	2	1	1985	Community	11/11/2018	\$122



Katrina Madewell
 Keller Williams Realty
 18302 Highwoods Preserve Pkwy #110 Tampa, FL 33647
 Office (813) 938-2232
 Cell (813) 717-1138
 Email: KatrinaMadewell@gmail.com
www.katrinamadewell.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: katrina@tamphometalk.com
 Website: www.tamphometalk.com

Love where you live, or well fix it!

UNDER CONTRACT

Status	Address	Subdivision Name	HTD	Current Price	BE	FB	HB	Yr Bu	Pool
PND	3742 FOREST PARK PL	LAKE PADGETT ESTAT	1,293	\$194,900	3	2	0	1992	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	23047 CLEARWATER PL	LAKE PADGETT ESTAT	1,121	\$145,000	3	2	0	1985	Community
PND	4407 VENICE DR	LAKE PADGETT EASY	1,182	\$160,000	3	2	0	1999	None
PND	23319 SIERRA RD	LAKE PADGETT ESTAT	1,960	\$267,000	3	2	0	1990	None
PND	23936 FOREST PLACE	LAKE PADGETT ESTAT	1,092	\$139,000	2	2	0	1978	None
PND	4524 PARKWAY BOULEVARD	LAKE PADGETT ESTAT	1,877	\$264,900	3	2	0	1992	Private
PND	24010 STARLING	LAKE PADGETT PINES	1,311	\$155,000	3	2	0	1986	None
PND	3806 KNOLLSIDE CT	PINE LAKE PH 3	1,565	\$219,900	3	2	0	1990	Community
PND	4845 PARKWAY BLVD	LAKE PADGETT ESTAT	1,845	\$174,900	3	2	0	1986	None
PND	5016 SWALLOW DR	LAKE PADGETT PINES	1,463	\$215,000	4	2	0	1987	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	23414 CHERBOURG LOOP	LAKE PADGETT ESTAT	2,185	\$299,000	4	2	0	1982	Private, Cor
ACT	23545 PINE LAKE ST	LAKE PADGETT	2,563	\$310,000	4	2	0	1990	Community
ACT	4935 IVY GLEN PL	LAKE PADGETT ESTAT	1,882	\$258,900	3	2	0	1992	Private, Cor
ACT	3767 PARKWAY BLVD	LAKE PADGETT ESTAT	2,044	\$270,000	4	2	0	1974	Private
ACT	23119 DOVER DR	LAKE PADGETT ESTAT	847	\$135,000	2	2	0	1987	None
ACT	4301 LONGSHORE DR	LAKE PADGETT ESTAT	1,099	\$149,900	2	1	0	1977	None
ACT	4508 PARKWAY BLVD	LAKE PADGETT ESTAT	2,144	\$205,000	4	2	0	1979	None
ACT	4419 LONGSHORE DR	LAKE PADGETT ESTAT	1,058	\$145,000	2	2	0	1984	None
ACT	23454 CHERBOURG LOOP	LAKE PADGETT ESTAT	1,956	\$219,900	3	2	0	1985	Private, Cor
ACT	5402 SWALLOW DR	LAKE PADGETT PINES	2,476	\$289,900	4	2	0	1988	None
ACT	23238 CHELSEA LOOP	LAKE PADGETT ESTAT	2,044	\$284,900	4	2	0	1974	Private, Cor
ACT	23310 DOVER DR	LAKE PADGETT ESTAT	1,418	\$204,900	3	2	0	1986	None
ACT	23104 DOVER DR	LAKE PADGETT ESTAT	1,264	\$159,900	2	1	1	1976	Community
ACT	23133 DOVER DR	LAKE PADGETT ESTAT	1,877	\$269,900	4	2	1	2018	None
ACT	23049 GENEVA RD	LAKE PADGETT ESTAT	2,390	\$311,888	3	2	1	1982	Private, Cor

Information provided by
 Copyright - 2015 - MFRMLS, Inc.
 Information deemed reliable but not
 guaranteed. Parties are advised to
 verify.
NOTE: Based on information from
 MFRMLS for the period October 24,
 2018 - January 22, 2019 these listings
 have been sold or listed by various
 members of the MLS.

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.

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MAINTAIN
21-POINT CLEAN & TUNE

\$29⁹⁵ \$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
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PLUMBING

MAINTAIN
PLUMBING INSPECTION

\$99

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

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

WATER SOFTENER SPECIAL



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

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

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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EMERGENCY HOTLINE 813-995-7586

Intent to Serve

Anyone interested in running as a candidate for a seat on the Board of Directors can **submit their Intent to serve packet, in writing, to the office on or before 6:00 p.m., Monday, February 18th, 2019.** After this date, no other names can be accepted. In addition, please be advised that a provision in the Florida Statutes requires that a certification be signed within 90 days of being elected. The certificate will verify that they have read all the governing documents of the Association and that they will uphold such documents responsibly and faithfully to the best of their ability or they can attend a Division approved Education Class. If you wish to be considered a candidate for election, please fill out the form below and return it to the office by Monday, February 18th.

Please enter my name as a candidate for the Board of Directors for election at the **Annual Meeting** scheduled for **6:30 p.m. Monday, March 25th, 2019**

Name _____

Lot Number _____ Phone Number _____

Address of Home _____

Mailing Address _____

(if different than the address of your house here in Lake Padgett Estates East)

Signature _____ Date _____

**YOUR INTENT TO SERVE MUST BE RECEIVED
BY 6:00PM ON Monday, February 18th, 2019
Mail, drop off or e-mail to:**

LPEEPOA Clubhouse,
4553 Savannah Way, Land O'Lakes, FL 34639
manager@lpeepoa.com



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

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DATED MATERIAL

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.

February 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 7pm BINGO 7pm	21 Finance 6:30pm	22	23
24	25 Board 6:30pm	26	27	28		