



INCLUDED IN THIS MONTHS NEWSLETTER

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Volume 15, Issue 10
October 2024

LAKE PADGETT ESTATES EAST Community Connection

From the Property Manager

At Lake Padgett Estates East, maintaining a cohesive and beautiful neighborhood is important to us all. To ensure everyone is on the same page, we encourage residents to read through the Community Standards available on our website at Lakepadgetteast.com. These guidelines help preserve the aesthetic appeal and harmony of our community.

We are also pleased to announce that the board will be holding a meeting on October 14th at 6:30pm to discuss these standards and vote them in as our newest governing document. Your input is valuable, and we encourage homeowners attend.

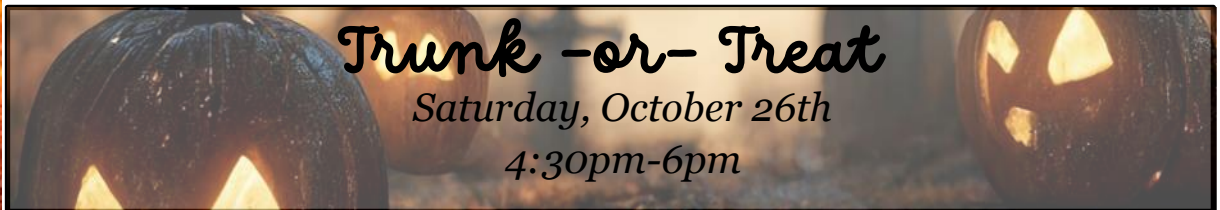
Don't forget about our upcoming Fall Community Yard Sale on October 26th from 8am-3pm. It's a great chance to clear out some clutter and meet your neighbors. Please remember to collect any signs you place around the community after the event.

Later that day, the fun continues with our Trunk-or-Treat event from 4:30pm-6pm, offering a safe and fun Halloween event for the kids.

Lastly, join us at the Hideout for the Annual Halloween Party on October 25th from 8:30pm-1am. This year's theme is Beetlejuice, so dress in your best "Recently Deceased" attire for a chance to win a Hideout gift card!

We hope to see everyone at these events and encourage you to stay informed about the standards that help keep Lake Padgett Estates East a wonderful place to live!

Kori Brown, CAM



Trunk -or- Treat

Saturday, October 26th

4:30pm-6pm

Football Season is Here

Join us at the Hideout for Buccaneers games. Bring a side dish to eat for free, or come empty-handed and pay \$5 to enjoy the spread. We'll have quarterly prizes and a 50/50 raffle! Go Bucs!

No Soliciting!

In a community like Lake Padgett Estate East, "No Soliciting" means that individuals or businesses are not allowed to go door-to-door trying to sell goods or services. However, since LPEE's roads are county-owned, this rule can be difficult to enforce, as solicitors have a legal right to be on public roads. The most effective way to handle unwanted solicitation is to call the local non-emergency police number to report any solicitors who are being persistent or disruptive. This way, the authorities can take appropriate action.

The non-emergency number is 727-847-8102

BOARD OF DIRECTORS 2024

President.....Richard Ellis
 Vice President.....Mike Place
 Treasurer.....Debbie Moltisanti
 Secretary.....Anthony DiChristopher
 Members at Large.....Lisa Kovach
 Michael Kocsis
 Sirta Tilke

OFFICE STAFF

Executive Director.....Kori Brown
manager@lpeepoa.com
 Bookkeeper.....Nabil Hafez
bookkeeper@lpeepoa.com
 Architectural Administrator..... Lisa Evans
arcadmin@lpeepoa.com

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



LOCAL/LONG DISTANCE TOWING & TRANSPORT

George Csanadi
813-713-4233
George@GCSTransport.com

MOST WANTED TELEPHONE DIRECTORY

LPEEPOA OFFICE..... 813-996-4441
 LPEE Office Fax..... 813-996-3842
 Lounge..... 813-996-3884
 Shay's Place..... 813-388-6166

Local Utilities

Frontier, cable
 frontier.com..... 800-921-8101
Spectrum, cable
 brighthouse.com..... 833-267-6094
Waste Connections, trash
 progressivewaste.com..... 727-847-9100
Pasco Utilities, water
 pascocountyfl.net..... 813 235-6012
Withlacoochee Electric
 wrec.net..... 813-979-9732
Pasco County Dump
 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

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

Myrtle Lake Baptist Church

Main Office..... 813-949-5516
 Ext. 100

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

Lake Padgett Estates East P.O.A
INCOME/EXPENSE STATEMENT, AUGUST 2024

| INCOME | | |
|-----------------------------|--------------------|--------------------|
| 41010 ASSESSMENTS | 47,658.67 | 381,545.32 |
| 41040 ADVERTISING INCOME | 0.00 | 150.00 |
| 41050 ARC FEE | 165.00 | 1,475.00 |
| 41055 ARC FINES | 0.00 | 465.00 |
| 41060 ASSESSMENTS RESERVES | 10,583.33 | 84,666.68 |
| 41090 GUEST FEE | 75.00 | 1970.00 |
| 41100 ADMINISTRATIVE INCOME | 0.00 | 0.00 |
| 41101 LATE FEES | (105.00) | 2,650.00 |
| 41103 ADMIN FEES LIENS | 0.00 | 0.00 |
| 41104 INT INC MEMBERS | 65.10 | 86.00 |
| 41107 MISC INCOME | 705.00 | 20,893.00 |
| 41110 USAGE FEES-RESTAURANT | 0.00 | 2,400.00 |
| 41120 AFF MEM DUES | 1,872.00 | 12,792.00 |
| 41365 REIMB LGE UTILITIES | 891.67 | 7,133.36 |
| 41375 REIMB LGE INS | 1,083.33 | 8,666.64 |
| 41380 REIMB LGE WORK COMP | 333.33 | 2,666.64 |
| 42117 CELL TOWER | 4,967.02 | 22,747.51 |
| 42118 TENNIS ACADEMY | 1,810.00 | 12,570.00 |
| 42119 POOL INCOME | 300.00 | 450.00 |
| 48023 INTEREST RESERVES | 0.28 | 1.85 |
| 49010 LGE SALES | 16,191.86 | 141,911.65 |
| 49020 LGE TEMP MEMBERSHIP | 385.00 | 2,800.00 |
| 49060 FUNCTION SALES | 905.00 | 1,885.00 |
| 49075 LGE VENDING INCOME | 1,047.58 | 1,933.49 |
| 49080 ROOM RENTAL | 0.00 | 1,830.00 |
| TOTAL INCOME | 88,934.17 | 713,689.14 |
| EXPENSES | | |
| 59110-59430 LGE EXPENSE | 13,106.73 | 114,920.42 |
| 70020-79680 ADMINISTRATIVE | 25,170.87 | 132,553.17 |
| 80020-80635 BUILDING | (3,699.88) | 44,144.40 |
| 81010-81635 GROUNDS | 5,628.37 | 52,207.94 |
| 82010-82090 PAYROLL | 41,482.84 | 231,781.37 |
| 83020-83635 RECREATION | (43,206.99) | 17,246.21 |
| 84010-84060 UTILITIES | 5,552.11 | 42,153.31 |
| 85010-85030 ARC EXPENSES | 174.87 | 174.87 |
| TOTAL EXPENSE | 44,208.92 | 635,181.69 |
| RESERVES REIMBURSEMENT | 86,129.07 | 177,374.82 |
| NET INCOME/LOSS | (41,403.82) | (98,867.37) |

Neighborhood Corner...

**LOCAL SERVICES &
CONTACTS**

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

Aurelia's Pup Care

Aurelia West
Dog Sitter/Walker
813-892-8829

Land O' Lakes, FL

Jenwest.jw@gmail.com

**What would you like to see in
the Community Connection?**

Do you have any ideas for the newsletter? Are there any articles or content you would like to see in the next issue? Would you like to write an article of your own?

All suggestions are welcome! Just shoot an email over to general@lpeepoa.com. I'd love to discuss your ideas!

- Kori Brown, your newsletter editor

OCTOBER 2024

| Sun | Mon | Tues | Wed | Thu | Fri | Sat |
|-----|-------------------------------|------------------------|------------------------------|-------------------------|---|------------------------------------|
| | | 1 Food Truck 5-8 | 2 Disciplinary 6:30PM | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 BINGO 6:30pm | 10 | 11 | 12 |
| 13 | 14 Board Meeting 6:30PM | 15 | 16 Disciplinary 6:30PM | 17 Finance 6:00PM | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 Hideout Halloween Party 8:30PM-1AM | 26 Trunk-or-Treat 4:30PM-6PM |
| 27 | 28 Board Meeting 6:30PM | 29 | 30 | 31 | | |

From the Architectural Admin

As members of Lake Padgett Estates East, we value the beauty and natural environment of our community. A key part of preserving this landscape is regular tree trimming. While it may seem like a minor task, trimming trees holds significant benefits for both property owners and the overall aesthetics of our neighborhood.

Overgrown or dead branches can become a hazard, especially during storms or high winds. Proper trimming reduces the risk of branches falling and potentially causing injury or property damage. Regularly pruned trees are more stable, making our community safer during severe weather.

Just like any living organism, trees need maintenance to thrive. Trimming helps remove diseased or dying branches, which in turn supports the overall health and longevity of the tree. By pruning, we can prevent the spread of diseases that can affect not only the tree in question but nearby vegetation as well.

Well-maintained trees and landscaping add beauty to individual properties and the community as a whole. Neatly trimmed trees increase curb appeal, which can raise property values and give our neighborhood a well-kept, welcoming appearance. Trees are one of the primary natural assets of Lake Padgett Estates East, and keeping them in top condition enhances our environment.

Trimming trees allows more sunlight to reach the ground and improves air circulation within the tree's canopy. This is particularly important for trees near gardens or lawns, as the added sunlight promotes healthier plant life below.

Our community guidelines require at least two trees per lot, and by trimming them regularly, homeowners ensure they are meeting the standards of our property owners association. Proper maintenance is an important part of staying in compliance and promoting the beauty and health of our shared environment.

Tree trimming is an essential maintenance practice that keeps our trees and properties safe, beautiful, and healthy. By trimming trees regularly, we create a safer, more attractive neighborhood that reflects the pride we take in our community. Remember to stay mindful of our community's landscaping guidelines, and let's work together to keep Lake Padgett Estates East beautiful.



**CONSUMER
— LAW —
ATTORNEYS**

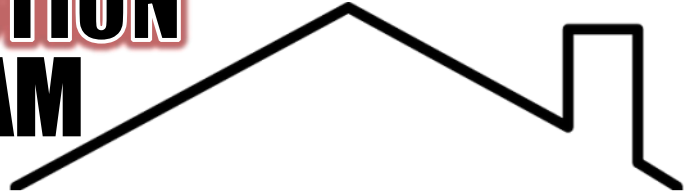
FORECLOSURE DEFENSE
 CELL PHONE HARASSMENT — CREDITOR HARASSMENT
 COLLECTION DEFENSE — EVICTION DEFENSE
 BANKRUPTCY — PERSONAL INJURY

*WHEN IT COMES TO CONSUMER LAW,
WE'VE GOT YOU COVERED*

(813) 441-9775

ATTORNEY YOUNG KIM, ESQ &
 ELAINE PRADO, LITIGATION PARALEGAL

J&M Roofing HURRICANE PROTECTION PROGRAM



IS YOUR ROOF READY FOR THE NEXT HURRICANE??

At No Charge to You! Our Hurricane Protection Program provides free inspections, photos, and a report to ensure you're covered. This documentation can make all the difference in getting your insurance claim approved quickly after a storm. Don't risk it-call us today and schedule your free inspection before the next hurricane hits!

Licensed & Insured



1-800-640-4594

jandmroofing.com

FL Lic: CCC1331951

REGISTRATION FORM

Date: _____

Community: _____

PROPERTY OVERVIEW INFORMATION

Homeowner's Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Email: _____ Phone Number: _____

CATALOGING CURRENT PROPERTY CONDITION

ROOF TYPE

Tile _____

Shingle _____

Metal _____

BASIC EXTERIOR INFORMATION

1 Story _____

2 Story _____

Pool _____

Pool Cover/Lanai _____

Gutter _____

Solar Panels _____

FOR INTERNAL USE ONLY

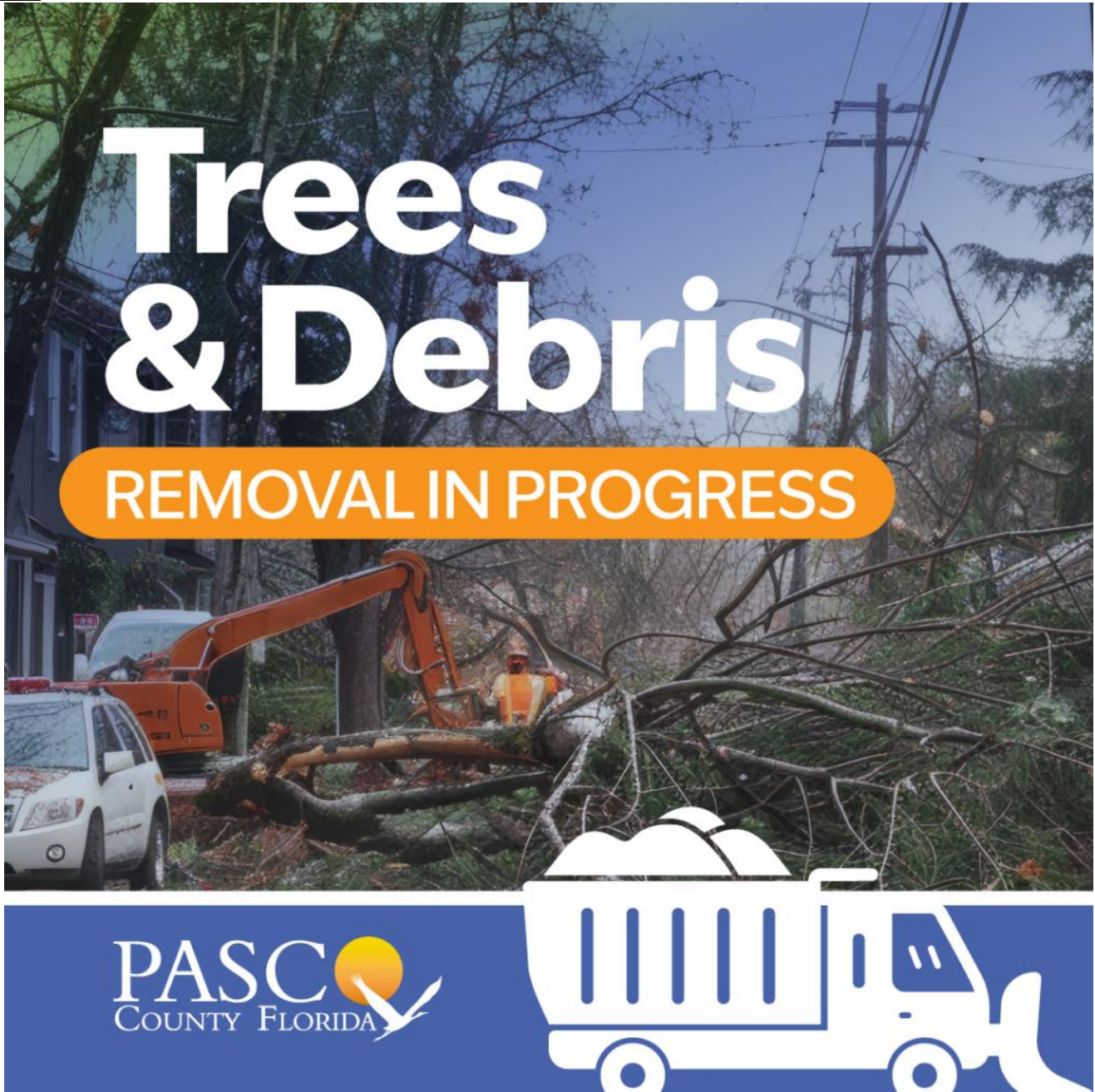
Appointment Date: _____ Appointment Time: _____

J&M Roofing
915 Oakfield Drive, Suite D
Tampa, FL 33511
www.jandmroofing.com

Bobby Williams
Hurricane Recovery Specialist
Bobby.williams@JandMroofing.com
321-301-0636

NOVEMBER 2024

| Sun | Mon | Tues | Wed | Thu | Fri | Sat |
|-----|----------------------------|----------------------------|------------------------|---------------------------------|------------------|-----|
| | | | | | | |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| | | | Disciplinary 6:30PM | | | |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| | Office Closed | Board Meeting 6:30PM | BINGO 6:30pm | | | |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| | | | Disciplinary 6:30PM | Finance 6:00PM | | |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| | Board Meeting 6:30PM | | | Building & Grounds Closed | Office Closed | |



Pasco County is offering two options for Pasco County residents to dispose of storm/flood-related debris: you can drop off debris for FREE at one of Pasco's two solid waste facilities OR you can separate and pile it at the curb and Pasco County will pick it up in the coming weeks.

DEBRIS DROP-OFF LOCATIONS:

📍 East Pasco Transfer Station, 9626 Handcart Road, Dade City
*(not accepting construction/demolition debris)
Open every day from 7 a.m. – 4:30 p.m. for Pasco County residents

📍 West Pasco Resource Recovery, 14606 Hays Road, Spring Hill
Open every day from 7 a.m. – 7 p.m. for Pasco County residents

Fees for debris disposal are waived until further notice. Please be prepared to show your I.D. with proof of Pasco County residency.

DEBRIS PICK-UP:

Pasco County will be picking up loose, storm/flood-related debris that is sorted into piles and placed by the curb. There will be some delays in debris pick-up due to flooding. We are asking for the community's patience and cooperation during this recovery process.

Questions? Call Pasco Customer Service: 727.847.2411 or visit MyPasco.net.

POOL HOURS

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

**pool closes 30 minutes
before sunset**

Lounge Hours

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

Interested in a Committee?

Your Association is looking for volunteers to help with our committees!

If you enjoy finances you may be interested in joining the Finance Committee meetings on the third Thursday of each month.

If the upkeep of the homes in this neighborhood is important to you then come join the Architectural Board, meetings are on the first and third Tuesday of each month.

Other committees that are in need of volunteers are: Disciplinary, which meets the first and third Wednesday of each month and Governing Documents, meetings are TBD at this time. The Disciplinary Committee provides homeowners with their Due Process hearing when it comes to architectural violations/fines or incidents violating our Rules & Regulations of the clubhouse. The Governing Documents Committee will be reviewing our documents and updating them per Florida State Statutes 720 or per changes we have implemented here at LPEE (i.e. new rules for our tap card system).

A little volunteering will go a long way!
 Call the office at 813-996-4441 if you have any questions.

Shay's Place



813-388-6166

Mon: CLOSED

Tues: CLOSED

Wed-Thu: 4:30pm - 9:30pm

Fri: 4:30-10pm

Sat: 12pm - 10pm

Sun: 12-9pm

BOLT

TENNIS ACADEMY

FALL PROGRAM 2024

CLASSES START AUGUST 12TH

CLASSES:

GREEN DOT: AGES 8-10
MONDAY - WEDNESDAY
4:30-5:30 PM

ORANGE BALL: AGES 6-7
TUESDAYS - THURSDAYS
4:30-5:30 PM

RED BALL: AGES 4-5
FRIDAYS
4:30-5:30 PM

TO REGISTER:



LAKE PADGETT ESTATES EAST

CALL/TEXT: 813-909-5388

Filed a Hail Claim?
Denied or Under-Paid?
Free claim review

Deadline to fix it = 4 December 2024
(no new hail claims)

Ask An Adjuster
 Call David Underwood, Public Claims Adjuster
 Cell: 813-503-9333, License #W887484
 email DavidU@AskAnAdjuster.com
 Schedule your free review at www.AskAnAdjuster.com/DavidU

DECEMBER 2024

| Sun | Mon | Tues | Wed | Thu | Fri | Sat |
|-----|-------------------------------|------|---------------------------------------|-------------------------|-----|-----|
| 1 | 2 | 3 | 4 Disciplinary 6:30PM | 5 | 6 | 7 |
| 8 | 9 Board Meeting 6:30PM | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 Disciplinary 6:30PM | 19 Finance 6:00PM | 20 | 21 |
| 22 | 23 Board Meeting 6:30PM | 24 | 25 Building & Grounds Closed | 26 | 27 | 28 |
| 29 | 30 | 31 | | | | 30 |



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 | \$12.00 |
| 1/4 Page | \$25.00 |
| 1/2 Page | \$50.00 |
| Full Page | \$75.00 |

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

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



BINGO NIGHT

NOVEMBER 13 @ 6:30PM

\$10 FOR \$10 GAMES

PLAY FOR A CHANCE TO WIN!

