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MANAGER'S REPORT

Happy Holidays to one and all,

I hope everyone had a great Thanksgiving Day, and were able to get everything they wanted on Black Friday. Now we can prepare to finish our gift shopping on Cyber Monday, and the rest of the Holiday Season right up to New Year's Day can be relaxing and enjoyed. Please remember that the office closes at 4 pm on Christmas Eve, and is closed on Christmas Day.

Just a reminder, everyone will be getting their payment books this month. Please read all the paperwork, the Board of Director's did approve the budget with a \$2 monthly increase. The monthly dues will now be \$42 a month for 2020. For those that prefer to pay for the whole year, it will be \$502. The increase will pay for the increases that have been seen in services, as well as going towards a couple of community upgrades that residents have requested, of the Board, over the last few years. I hope everyone has a wonderful Holiday Season, and a fantastic New Year.

Thank you to all the Volunteers that have help with community events, youth events, and with committees. The Association could not function without these volunteers who give of their time. Many of our volunteers give hours every month, others may only have one hour a month to help out, but again I stress without these volunteers each and every one, the Association could not function.

I hope everyone that has taken part in one of the Community Events or Youth Events were able to say thank you to the volunteers.

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

(813)996-3842 Fax

December 2019

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

BOARD OF DIRECTORS 2019

President..... Mike DellaPenna
 Vice President..... Mike Place
 Treasurer..... Danny Ficetola
 Secretary..... Luke Noss
 Members at Large..... Kimberly Walsh
 Joe Cremeans
 Sherri Conage

OFFICE STAFF

Executive Director..... Robert Stone
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**

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

Elder Care

Francine Fox..... 813-408-3005

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

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 newsletter@lpeepoa.com. I’d love to discuss your ideas!

- Kendyl, your newsletter editor

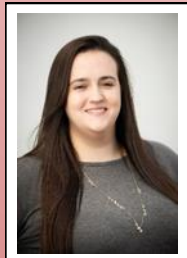
POOL HOURS

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: 12pm - 2am
 Last call: 1:15am
Sunday: 1pm - 10pm
 Last call: 9:40pm





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 Alan Gaddie, Broker
813-293-6410

 Brittany White, Realtor
813-751-5475

 AlanGaddie@aol.com

 BrittanyM.White@yahoo.com



What we offer to our customers:

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- Open houses on your schedule !
- FREE custom advertisements on dozens of online platforms !
- Vender referrals (to include financing, handyman, paint, cleaning, etc) !
- Custom home searches for clients in the market for a new home !
- Transparency, Honesty, and Care !!!

SPECIAL INCENTIVES
 for LPEE residents, first responders and military personnel !

From the Architectural Board

Hello neighbors. We hope you all had a wonderful Thanksgiving with your loved ones (don't worry; we'll forgive Uncle Jerry for parking on the lawn—it's a holiday!), and with even more holidays around the corner it can be hard to juggle everything. HOA deed restrictions are probably the last thing on your minds! Even so, we'd like to remind everyone to keep up the good work in taking care of your homes. The Architectural Board have only you, the homeowners', best interests in mind.

Just a reminder as well that due to the holidays and resulting availability of our board members, there won't be an Architectural Board meeting until the 7th of January. We apologize for any inconvenience this may cause. Some Board members will still be in on an irregular basis in order to sign modification forms.

The Christmas decorations already look dazzling, and I'm sure as the month goes on our neighborhood will sparkle even more! Thank you for all your care and effort. Merry Christmas and Happy Holidays!

P.S. And have a happy New Year too!!

Lovely Lot

4701 Victoria Road



*Welcome
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Richard Rosenberg
Sean Lewis

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21625 Village Lakes Shopping Center Dr
Land O Lakes, FL 34639

***LPEEPOA does not officially endorse businesses advertised in the Community Connection**

Neighborhood Corner...

LOCAL SERVICES & CONTACTS

Antonio Duque A/C
 Commercial and Residential
 (25 years in the area)
 Veteran owned and
 operated.
 For all you're A/C needs.
 813-843-3269

If you are interested in listing your services (such as 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.



Shay's Place

HOURS

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

813-388-6166

Restaurant located poolside at the clubhouse. Offering wings, sandwiches, and more!



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.

Merry Christmas, Happy Hanukkah & Happy New Year!

On behalf of The Hideout staff may your holidays sparkle with moments of love and laughter and may the year ahead be full of happiness & bliss! (Unknown Author)

The Employee/Volunteer Christmas Party will be held on Tuesday, December 17th. The Lounge will open 4:00 and close at 6:30 for the event.

The Holiday hours for the Lounge are as follows: Tuesday, December 24th the lounge will open at 2:00 and close at 6:00. The Lounge will close on Wednesday, December 25th and will reopen on Thursday at 4:00pm. On Tuesday, December 31st the Lounge will open at 2:00 and close at 6:00 for the "Roaring Twenties" New Year's Eve Celebration. The Lounge will be closed on Wednesday, January 1st reopening on Thursday, January 2nd at 4:00.

Yet another year is almost upon us! Let's welcome "2020" with a "Roaring Twenties" Gangster & Great Gatsby party! The evening begins at 7:30 until 1:00am on December 31st. Tickets for the New Year Celebration is \$20 per person which covers entertainment with DJ Doc, dinner catered by Affordable Catering, midnight breakfast, party favors, champagne for when the clock strikes "12"! Tickets will be available for purchase in the Lounge starting December 9th with a deadline of Friday, December 27th! So farewell "2019" and let's welcome a roaring "2020"!

Don't forget our Sunday Bucs Football! The Lounge supplies the main dish and everyone brings a dish to share with the fans. There are quarterly give-a-ways, 50/50 and Tracy's touchdown shooters! GO BUCS!

Here is to a wonderful New Year and a warm farewell to the old! Here's to happiness, good times, good cheer and the many joys yet to unfold!

Jerad, Kim, Lori, Lynn and Tracy

Roaring Twenties New Years Eve Party

7:30pm, Dec. 31st

tickets \$20

Real Estate in LPEE

SOLD

Status	Address	Subdivision Name	HTD	Current Price	BED	FB	HB	Yr Built	Pool	Close Date
SLD	23212 SHINING STAR DR	LAKE PADGETT ESTATES	1,487	\$190,000	3	2	0	1984	Community	09/27/2019
SLD	4904 GULFSTREAM PL	LAKE PADGETT ESTATES EAST	1,741	\$215,000	4	3	0	1979	Community	09/06/2019
SLD	23130 DOVER DR	LAKE PADGETT ESTATES EAST	922	\$150,000	3	2	0	1985	Community	09/03/2019
SLD	4519 PARKWAY BLVD	LAKE PADGETT ESTATES	1,406	\$152,000	3	2	0	1996	Private	11/20/2019
SLD	23034 MAYFAIR RD	LAKE PADGETT ESTATES EAST	1,484	\$205,000	3	2	0	1984	Private, Community	09/12/2019
SLD	23010 BELLFLOWER PL	LAKE PADGETT ESTATES EAST	2,211	\$317,000	4	3	0	1994	Private, Community	08/30/2019
SLD	23229 DOVER DR	LAKE PADGETT ESTATES	1,466	\$226,000	3	2	0	1986	Community	09/20/2019
SLD	5137 EAGLE ISLAND DR	LAKE PADGETT PINES	2,065	\$310,000	3	2	0	1989	Private	09/13/2019
SLD	23241 CASCADE PL	LAKE PADGETT ESTATES	2,138	\$325,000	4	3	0	1996	Private, Community	09/25/2019
SLD	3829 SAINT AUGUSTINE PL	LAKE PADGETT ESTATES	1,586	\$227,500	3	2	0	1974	Community	11/04/2019
SLD	23026 DOVER DR	LAKE PADGETT ESTATES EAST	1,430	\$180,000	3	2	0	1976	None	09/20/2019
SLD	3910 PARKWAY BLVD	LAKE PADGETT ESTATES EAST	2,018	\$195,000	4	2	0	1988	Private	10/25/2019
SLD	23451 CHERBOURG LOOP	LAKE PADGETT ESTATES	2,288	\$245,000	4	2	0	1974	None	09/27/2019
SLD	5140 EAGLE ISLAND DR	LAKE PADGETT PINES	1,848	\$269,000	3	2	0	1992	Private	08/30/2019
SLD	23104 DOVER DR	LAKE PADGETT ESTATES EAST	1,264	\$149,900	2	1	1	1976	Community	09/20/2019

UNDER CONTRACT

Status	Address	Subdivision Name	HTD	Current Price	BED	FB	HB	Yr Built	Pool
PND	4313 VENICE DR	LAKE PADGETT ESTATES EAST	1,188	\$189,900	3	2	0	1986	Community
PND	23212 SHINING STAR DR	LAKE PADGETT ESTATES	1,487	\$250,000	4	2	0	1984	None
PND	5409 SWALLOW DR	LAKE PADGETT PINES	1,642	\$265,000	3	2	0	1993	Private
PND	23505 SIERRA RD	LAKE PADGETT ESTATES	1,436	\$239,900	3	2	0	1988	Community
PND	23810 FOREST VIEW DR	LAKE PADGETT ESTATES	1,029	\$164,900	2	2	0	1984	Community
PND	23503 SHINING STAR DR	LAKE PADGETT ESTATES EAST	1,420	\$225,000	3	2	0	1982	None
PND	4739 PARKWAY BLVD	LAKE PADGETT ESTATES	1,558	\$223,000	3	2	0	1983	Private, Community
PND	4715 CANTERBURY DR	LAKE PADGETT ESTATES EAST	1,840	\$248,000	3	2	0	1987	None

ACTIVE

Status	Address	Subdivision Name	HTD	Current Price	BED	FB	HB	Yr Built	Pool
ACT	3732 SAINT AUGUSTINE PL	LAKE PADGETT ESTATES	1,302	\$225,000	3	2	0	1982	Private, Community
ACT	23533 SIERRA RD	LAKE PADGETT ESTATES	1,746	\$249,000	3	2	0	1984	None
ACT	5205 EAGLE ISLAND DR	LAKE PADGETT PINES	1,606	\$319,900	3	2	0	1985	Private
ACT	23249 SAINT CROIX PL	LAKE PADGETT ESTATES	2,297	\$264,500	4	3	0	1974	Community
ACT	5402 SWALLOW DR	LAKE PADGETT PINES	2,476	\$264,900	4	2	0	1988	None
ACT	4809 PARKWAY BLVD	LAKE PADGETT ESTATES	2,021	\$229,900	3	2	0	1983	Community
ACT	3760 PARKWAY BLVD	LAKE PADGETT ESTATES	1,624	\$214,500	4	2	0	1974	Community
ACT	23545 PINE LAKE ST	LAKE PADGETT	2,563	\$235,000	4	2	0	1990	Community
ACT	23631 DOWNS PL	LAKE PADGETT ESTATES	1,804	\$292,500	3	2	1	1978	Private, Community
ACT	23252 CASCADE PL	LAKE PADGETT ESTATES EAST	2,404	\$337,900	4	2	1	1990	Private, Community

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 **August 23, 2019 - November 21, 2019** these listings have been sold or listed by various members of the MLS.

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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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.