



INCLUDED IN THIS MONTHS NEWSLETTER

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Volume 15, Issue 5
May 2024



From the Desk of the Architectural Administrator

****May is Pressure Washing Month: Time to Spruce Up Your Home and Yard!****

As we welcome the warmer days of spring, it's the perfect time to give our homes and surroundings a thorough cleaning. This May, let's focus on making our neighborhood the pride of the community by tackling some common upkeep tasks.

1. *Say Goodbye to Mold and Grime:*** Notice mold creeping up on the side of your house? See dirt buildup on your driveway? This month, consider pressure washing these areas to refresh the look of your home.
2. *Lawn and Garden Care:*** Our community prides itself on tidy and vibrant landscapes. If your shrubs are overgrown, now is the time to trim them back to a manageable height—no taller than three feet. Similarly, let's ensure our flower beds are free of weeds and debris. A little effort goes a long way in enhancing our neighborhood's curb appeal.
3. *Tree Maintenance:*** Dead branches not only look unsightly but can also pose a hazard during storms. Take a moment to inspect the trees and palms around your home, removing any dead limbs and spent palm fronds.
4. *Parking Regulations:*** A gentle reminder that parking on the grass is not permitted within our community. Please use designated driveways or parking areas instead. This helps preserve the beauty and integrity of our landscaped areas.
5. *Keep Trash Cans Out of Sight:*** Trash bins should be stored in a way that they are not visible from the front of the house. By keeping these bins out of sight, we maintain the aesthetic of our streetscape.
6. *Miscellaneous Upkeep:*** Lastly, please remember to pick up any newspapers or other items from your yard regularly. Let's keep our lawns clear and welcoming for everyone.

Together, we can make our neighborhood a cleaner, more inviting place to live. Thank you for doing your part to maintain the beauty of our community!

Upcoming Events...

Memorial Day Picnic

Monday, May 27th

12pm-5pm

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.

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.....
bookkeeper@lpeepoa.com
 Architectural Administrator..... Lisa Evans
arcadmin@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

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



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

INCOME		
41010 ASSESSMENTS	47,531.63	142,715.93
41040 ADVERTISING INCOME	0.00	0.00
41050 ARC FEE	280.00	600.00
41055 ARC FINES	(138.00)	(435.00)
41060 ASSESSMENTS RES	10,583.37	31,750.07
41090 GUEST FEE	450.00	450.00
41100 ADMINISTRATIVE INCOME	0.00	0.00
41101 LATE FEES	525.00	1,120.00
41104 INT INC MEMBERS	13.45	20.90
41107 MISC INCOME	126.00	1,631.00
41110 USAGE FEES RES	400.00	1,200.00
41120 AFF MEM DUES	1,404.00	4,316.00
41365 REIMB LGE UTILITIES	891.67	2,675.01
41375 REIMB LGE INS	1,083.33	3,249.99
41380 REIMB WORK COMP INS	333.33	999.99
42117 CELL TOWER	5,672.55	8,449.96
42118 TENNIS ACADEMY	2,200.00	3,150.00
42119 POOL INCOME	0.00	0.00
48023 INTEREST RESERVES	.06	.89
49010 LGE SALES	20,775.39	53,216.52
49020 LGE GUEST FEE	395.00	845.00
49060 FUNCTION SALES	0.00	770.00
49075 LGE VENDING INCOME	0.00	0.00
49080 ROOM RENTAL	405.00	900.00
TOTAL INCOME	93,331.78	257,631.26
EXPENSES		
59110-59430 LGE EXPENSES	15,038.27	42,241.59
70020-79680 ADMINISTRATIVE	16,348.60	31,779.92
80020-80635 BUILDING	4,264.46	9,963.10
81010-81635 GROUNDS	4,777.79	19,653.01
82010-82090 PAYROLL	33,567.03	79,735.14
83020-83635 RECREATION	2,643.83	5,218.82
84010-84060 UTILITIES	5,651.65	13,261.29
85010-85030 ARC EXPENSES	0.00	0.00
TOTAL EXPENSE	82,291.63	201,852.87
RESERVE REIMBURSEMENT	10,583.37	48,912.47
NET INCOME/LOSS	456.78	6,865.92

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

MAY 2024

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



TATIANA NICOLI
 Realtor
 347-481-6548
 tnicoli@bhhsflpg.com

PADGETT

Pasttimes & Properties...



Welcome to the first edition of your Lake Padgett Estates East Community Updates!

Despite being an established community, Lake Padgett East has been witnessing rapid transformations, with significant changes in real estate, dining, and recreation options. As your dedicated local expert, I am here to keep you informed and provide insights into all the exciting developments happening in your neighborhood and beyond.

Whether you have questions, need recommendations, or simply want to stay updated on the latest market trends, I'm just a message away. Plus, if you're curious about the current market value of your home, I'm offering complimentary market analysis to you and all your neighbors.

Let's connect, explore, and make the most of this vibrant community together!

JUNE EVENTS NEAR YOU!!



Stonewater Grill w/John Hindman & The Mustang Mafia

Sat Jun 08 2024 at 06:30 pm
 (GMT-04:00)

[Add to calendar](#)

Stonewater Grill, 4422 land o lakes blvd, Land o' Lakes, FL, United States, Land O Lakes



9th Annual Ducks Unlimited of Tampa Sporting Clay Shoot

Sat Jun 01 2024 at 08:30 am to 01:00 pm
 (GMT-04:00)

[Add to calendar](#)

Tampa Bay Sporting Clays & Archery, 10514 Ehen Cutoff, Land o' Lakes, FL, United States, Land O Lakes



Friday, 6/7 - 4X at Ukulele Brands - Land O Lakes - 7:30pm-10:30pm

Fri Jun 07 2024 at 07:30 pm to 10:30 pm
 (GMT-04:00)

[Add to calendar](#)

Ukulele Brands, 4805 Land O Lakes Blvd, Land O Lakes, FL 34639-3718, United States, Land o' Lakes, Florida



Round of Mini-Golf for One to Six People at Plantation...

23253 Plantation Palms Boulevard, Land O' Lakes • 1.5
 4.8 ★★★★★ 29 Ratings

\$15 From \$9 **AFL OFF**

BERKSHIRE HATHAWAY | FLORIDA PROPERTIES GROUP
 HOMESERVICES

bhhsfloridaproperties.com

BOLT

TENNIS ACADEMY

LAKE PADGETT ESTATES EAST



SUMMER PROGRAM 2024

MAY 27TH - AUGUST 9TH

4-5 YRS (RED BALL)
•FRIDAYS•

6-10 YRS (ORANGE & GREEN)
•MONDAYS &
WEDNESDAYS•

4:30 PM - 5:30 PM

DOWNLOAD THE BOUNX APP

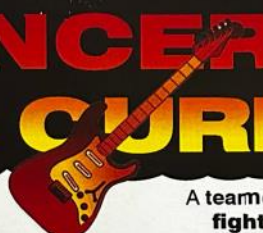


813-909-5388

REGISTER FOR
SUMMER CLASSES
USING THE
BOUNX APP!
SPORT

SATURDAY, SEPT. 7TH, 2024 • 12:00 PM - 6:00 pm


**CHRISTIAN
CONCERT
4 a CURE**




A team event to **fight** cancer

**Land O' Lakes Heritage Park
5401 Land O' Lakes Blvd
(US 41)**

Sponsored by:



BEST TASTE OF THE TOWN

 Like us on facebook
concert4acure2024

For Information Call:
(813) 551-7351

**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



JUNE 2024

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

MAY 8 @ 6:30PM

\$10 FOR \$10 GAMES

PLAY FOR A CHANCE TO WIN!

