



INCLUDED IN THIS MONTHS NEWSLETTER

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Volume 15, Issue 11
November 2024

LAKE PADGETT ESTATES EAST Community Connection

From the Property Manager

As we enter the holiday season, we want to remind all residents of Lake Padgett Estates East that the 2025 coupon books will be mailed out in mid-December. Please keep an eye out for their arrival to stay on top of your dues and help ensure a smooth start to the new year!

With the holidays fast approaching, we also want to inform everyone of some upcoming closures for both the office and the Building & Grounds.

- Veterans Day: the office will be closed on November 11th in observance of Veteran's day. Please join us in honoring those who have served.
- Thanksgiving Holiday: On November 28th, the Building & Grounds will be closed to allow our staff time with family and friends. Happy Thanksgiving to all! Additionally, on November 29th, the office will remain closed as well.

We appreciate your understanding and wish everyone a warm and joyful holiday season!

Kori Brown, CAM

Cookies with Santa

Come join us Saturday December 14th
from 1pm-3pm.



Cheers TO THE *New Year*

The Hideout's Annual New Years Eve Party!

Sunday December 31st from 7:30pm –1am.
Entertainment provided by DJ Rak.
Dinner, Champagne Toast & Breakfast provided

Tickets are \$10 per person or \$15 per couple. Tickets are now available
in the office and Hideout!

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.....Austin Fuhs
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.**



LOCAL/LONG DISTANCE TOWING & TRANSPORT

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

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

| INCOME | | |
|-----------------------------|--------------------|---------------------|
| 41010 ASSESSMENTS | 47,708.67 | 429,253.99 |
| 41040 ADVERTISING INCOME | 0.00 | 150.00 |
| 41050 ARC FEE | 60.00 | 1,535.00 |
| 41055 ARC FINES | 0.00 | 465.00 |
| 41060 ASSESSMENTS RESERVES | 10,583.33 | 95,250.01 |
| 41090 GUEST FEE | 10.00 | 1,980.00 |
| 41100 ADMINISTRATIVE INCOME | 0.00 | 0.00 |
| 41101 LATE FEES | 0.00 | 2,650.00 |
| 41103 ADMIN FEES LIENS | 0.00 | 0.00 |
| 41104 INT INC MEMBERS | 0.00 | 86.00 |
| 41107 MISC INCOME | 1,200.00 | 22,093.00 |
| 41110 USAGE FEES-RESTAURANT | 400.00 | 2,800.00 |
| 41120 AFF MEM DUES | 1,924.00 | 14,716.00 |
| 41365 REIMB LGE UTILITIES | 891.67 | 8,025.03 |
| 41375 REIMB LGE INS | 1,083.33 | 9,749.97 |
| 41380 REIMB LGE WORK COMP | 333.33 | 2,999.97 |
| 42117 CELL TOWER | 0.00 | 22,747.51 |
| 42118 TENNIS ACADEMY | 195.00 | 12,765.00 |
| 42119 POOL INCOME | 150.00 | 600.00 |
| 48023 INTEREST RESERVES | 0.31 | 2.16 |
| 49010 LGE SALES | 19,419.25 | 161,330.90 |
| 49020 LGE TEMP MEMBERSHIP | 265.00 | 3,065.00 |
| 49060 FUNCTION SALES | 0.00 | 1,885.00 |
| 49075 LGE VENDING INCOME | 0.00 | 1,933.49 |
| 49080 ROOM RENTAL | 90.00 | 1,920.00 |
| TOTAL INCOME | 84,313.89 | 798,003.03 |
| EXPENSES | | |
| 59110-59430 LGE EXPENSE | 21,129.12 | 136,049.54 |
| 70020-79680 ADMINISTRATIVE | 13,650.43 | 146,203.60 |
| 80020-80635 BUILDING | 8,903.11 | 53,047.51 |
| 81010-81635 GROUNDS | 5,255.38 | 57,463.32 |
| 82010-82090 PAYROLL | 27,152.66 | 258,934.03 |
| 83020-83635 RECREATION | 6,287.55 | 23,533.76 |
| 84010-84060 UTILITIES | 6,456.28 | 48,609.59 |
| 85010-85030 ARC EXPENSES | 0.00 | 174.87 |
| TOTAL EXPENSE | 88,834.53 | 724,016.22 |
| RESERVES REIMBURSEMENT | 10,583.33 | 187,958.15 |
| NET INCOME/LOSS | (15,103.97) | (113,971.34) |

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

From the Architectural Admin

Our community is built on shared values, ensuring LPEE remains a beautiful, welcoming, and cohesive neighborhood. This vision is upheld by the volunteer-driven Architectural Board, which oversees the standards detailed in our DCRs.

By serving on the Architectural Board, residents have a unique opportunity to contribute to the future of our community. The Architectural Board plays a vital role by first protecting property values. Maintaining a consistent aesthetic in our neighborhood helps safeguard and even increase property values, which benefits every homeowner. Secondly, encouraging responsible development. The board ensures all renovations, constructions, and designs meet our DCR standard, balancing personal expression with our community's overall look and feel. Lastly, fostering a sense of pride and belonging. A well-kept, attractive neighborhood brings a sense of pride to residents and enhances our reputation.

Why join? Being a board member is a meaningful way to directly impact and protect our neighborhood's charm and appeal. You'll have a hand in preserving the qualities that make LPEE a special place to live.

What it involves: Architectural Board members review applications for new builds, renovations, and other projects to ensure compliance with our DCRs. You'll collaborate with fellow community members and gain insight into the planning process that keeps our neighborhood both cohesive and progressive.

How to join: If you are passionate about maintaining the character of our neighborhood, please consider stepping up to serve. We welcome residents of all backgrounds and experience levels to apply. Your voice, vision, and care can make a real difference.

To learn more about joining the Architectural Board, reach out to us at arcadmin@lpeepoa.com. Together, we can ensure LPEE remains a community we're all proud to call home.



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

NOVEMBER 2024

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

DECEMBER 2024

| Sun | Mon | Tues | Wed | Thu | Fri | Sat |
|-----|--------------------------------------|---|--|-----|-----|--|
| 1 | 2 | 3 Arc Meeting 6:30PM | 4 Disciplinary 6:30PM | 5 | 6 | 7 |
| 8 | 9 Board Meeting 6:30PM | 10 | 11 | 12 | 13 | 14 Cookies with Santa 1pm-3pm |
| 15 | 16 | 17 Volunteer/Staff Holiday Party | 18 Disciplinary 6:30PM | 19 | 20 | 21 |
| 22 | 23 Board Meeting 6:30PM | 24 | 25 Building & Grounds Closed | 26 | 27 | 28 |
| 29 | 30 | 31 The Hideout's Annual NYE Party 7:30pm-1am | | | | 30 |

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

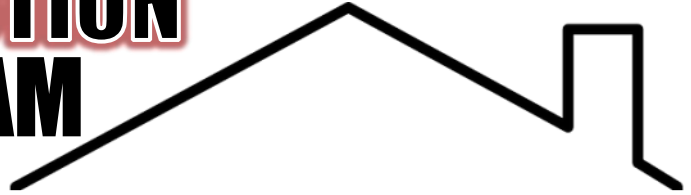
Deadline to fix it = 4 December 2024
(no new hail claims)

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

JANUARY 2024

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

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

The Importance of Volunteering for Committees in LPEE

Lake Padgett Estates East (LPEE) thrives on the active involvement of its residents. Volunteers play a crucial role in shaping the community, especially through committees that ensure LPEE's standards reflect both the needs and values of its homeowners. One of the most impactful committees is the Governing Document Committee, which reviews our Declaration of Covenants, Conditions, and Restrictions (DCRs), Bylaws, and Rules and Regulations.

The primary responsibility of this committee is to review, evaluate, and propose updates to our governing documents. With DCRs dating back to 1972, some rules have become outdated, as they were written by the original developer with a different community vision in mind. For example, the current DCRs still prohibit trucks and motorcycles in our community—restrictions that may no longer align with our present-day lifestyle and preferences. Updating these rules to match modern needs is essential, and the Governing Document Committee is at the forefront of that process.

Proposed changes to the DCRs require careful review by the committee and subsequent approval by the board. Once the board approves, the proposed updates must receive a 2/3 majority vote from LPEE homeowners in good standing. "Good standing" means homeowners listed on the deed who owe no more than three months' dues. This democratic process ensures that any significant change reflects the will of the community.

Volunteering for the Governing Document Committee—and other committees—means contributing to LPEE's future. It's an opportunity to make your voice heard, influence decisions, and help us preserve the values that make our community special. By joining, you bring us closer to a more modern, inclusive, and responsive neighborhood. We encourage you to consider participating in this important work and to help us keep LPEE the best it can be for everyone.

Pasco County Debris Collection Update

We're please to inform residents that Pasco County will be handling storm debris pickup in our area. LPEE has been in contact with the county to ensure our community is included on the map for collection.

As of now, our area is designated as "Zone 11" on the county's map, which you can view at my-pasco.co/debrismanagement.com Cleanup for Zone 11 is projected to begin in approximately two weeks.

We appreciate everyone's patience as we wait for these efforts to get underway. Thank you for your understanding and cooperation as we work through the recovery process.

No Bingo for December!

Dear Avid Bingo Players,

We want to let you know that there will be *no bingo games during the month of December*. Our wonderful volunteers are taking a well-deserved break and would like to thank each of you who join us throughout the year. Your support and enthusiasm make these events truly special.

Wishing you all a Merry Christmas and a Happy New Year! We look forward to kicking off another fun season of bingo starting January 15, 2025. See you then!

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



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!

