



INCLUDED IN THIS MONTHS NEWSLETTER

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Volume 15, Issue 9
September 2024



From the Property Manager

As we approach the end of the year, it's time to gear up for the holiday season in LPEE! We have several exciting community events lined up.

First up is the Hideout's Annual Halloween Party. Mark your calendars for October 25th from 8:30pm-1am, and join us for a Beetlejuice-themed Halloween bash! Come dressed in your best "recently deceased" attire for a chance to win a Hideout gift card.

Next, is our Annual Trunk-or-Treat event from 4:30pm-6pm on October 26th. If you plan to decorate your car please come at least 30 minutes before to get parked. As always we will line Savannah Way with our vehicles. Please note that Savannah Way and Club Villas Drive will be blocked off for any traffic, including cars participating in the event.

Lastly is our fall Community Yard sale. This is also scheduled for October 26th. We kindly ask that if you are going to put your own yard sale signs out that you pick them up at the end of the day.

Additionally, as you put up holiday decorations, please ensure they are safely secured to withstand Florida's storms. Be mindful that your décor should not prevent you from maintaining your property in compliance with our DCRs.

Kori Brown, CAM

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!

DO YOU HAVE A TAP CARD YET?

If you haven't updated your ID to the new Tap Cards please do so ASAP! This card will give you access to the facilities during our business hours. If you do not update it, you will not have access to the pool, gym, and bar. The front door will only be accessible during office hours, Monday-Friday 10am-6pm.

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
 Sirita 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, JULY 2024

INCOME		
41010 ASSESSMENTS	47,708.67	333,886.65
41040 ADVERTISING INCOME	150.00	150.00
41050 ARC FEE	240.00	1,310.00
41055 ARC FINES	(100.00)	465.00
41060 ASSESSMENTS RESERVES	10,583.33	74,083.35
41090 GUEST FEE	155.00	1,895.00
41100 ADMINISTRATIVE INCOME	0.00	0.00
41101 LATE FEES	(10.00)	2,755.00
41103 ADMIN FEES LIENS	0.00	0.00
41104 INT INC MEMBERS	0.00	20.90
41107 MISC INCOME	735.00	20,188.00
41110 USAGE FEES-RESTAURANT	0.00	2,400.00
41120 AFF MEM DUES	1,872.00	10,920.00
41365 REIMB LGE UTILITIES	891.67	6,241.69
41375 REIMB LGE INS	1,083.33	7,583.31
41380 REIMB LGE WORK COMP	333.33	2,333.31
42117 CELL TOWER	2,858.51	17,780.49
42118 TENNIS ACADEMY	3,815.00	10,760.00
42119 POOL INCOME	0.00	150.00
48023 INTEREST RESERVES	0.23	1.57
49010 LGE SALES	17,110.00	125,719.79
49020 LGE TEMP MEMBERSHIP	400.00	2,415.00
49060 FUNCTION SALES	0.00	980.00
49075 LGE VENDING INCOME	0.00	885.91
49080 ROOM RENTAL	600.00	1,830.00
TOTAL INCOME	88,426.07	624,754.97
EXPENSES		
59110-59430 LGE EXPENSE	17,585.08	101,813.69
70020-79680 ADMINISTRATIVE	13,267.60	105,686.38
80020-80635 BUILDING	18,629.02	46,711.66
81010-81635 GROUNDS	5,474.00	43,106.35
82010-82090 PAYROLL	32,955.60	190,298.53
83020-83635 RECREATION	8,807.89	59,487.20
84010-84060 UTILITIES	6,354.68	36,601.20
85010-85030 ARC EXPENSES	0.00	0.00
TOTAL EXPENSE	103,073.87	583,705.01
RESERVES REIMBURSEMENT	10,583.33	91,245.75
NET INCOME/LOSS	(25,231.13)	(50,195.79)

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

SEPTEMBER 2024

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

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

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 Food Truck 5-8	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 Food Truck 5-8	30	31		



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

SEPTEMBER 11 @ 6:30PM

\$10 FOR \$10 GAMES

PLAY FOR A CHANCE TO WIN!

