



OAKSTEAD TIMES

THE OFFICIAL *Newsletter* OF OAKSTEAD • JUNE 2022 ISSUE



BLOOD DRIVE

May 30th 11a.m. - 5 p.m.
At the Clubhouse

FLAG DAY

June 14, 2022

FATHER'S DAY

June 19, 2022

SUMMER BEGINS

June 21, 2022

**IMPORTANT PHONE NUMBERS EMERGENCY CALL 911**

Police Non-Emergency	727-847-8102
Fire/Rescue Non-Emergency	727-847-8102
Florida Highway Patrol	866-369-4613
Pasco Utilities	727-847-8131
Duke Energy	727-443-2641
Alligator Hotline	866-392-4286
Animal Shelter	813-929-1212
TECO Gas	813-275-3700
PASCO WATER	800-226-8144
Waste Connections	727-849-3333
Mosquito Control	727-376-4568
Oakstead Elementary School	727-246-1500
Charles S. Rushe Middle School	813-346-1200
Sunlake High School	813-346-1000
Oakstead Clubhouse	813-949-6591
Oakstead Clubhouse Fax	813-949-6462
Inframark CDD Management Co	813-991-1116
Associa Community Management	813-963-6400
Rizzetta & Company (Tanglewylde)	813-533-2950
Greenacre Properties, Inc. (Weymouth)	813-600-1100

CLUBHOUSE HOURS

Open 7 days • 9a.m. to 9p.m. Mon-Fri
9a.m. - 5p.m. Sat and Sun
Pool opens at 10am and closes at dusk

CDD MEETING SCHEDULE

Third Tuesday at 1:00 p.m.

**SPRINKLER HOURS**

Oakstead is a reclaimed water community

Irrigation is prohibited between the hours of 8 a.m. and 6 p.m.
Reclaimed Water Restrictions Pasco County. Your allowed to use your lawn sprinklers twice a week if you're on reclaimed water program and if your house address end in:

- 0 or 1 Tuesday and Fridays are your days to water
- 2 or 3 Thursday and Sunday are your days to water
- 4 or 5 Monday and Friday are your days to water
- 6 or 7 Tuesday and Saturday are your days to water
- 8 or 9 Wednesday and Sunday are your days to water

OPEN HOUSE RULES

Upon request, Gate will be open on the 1st Sunday of the month
Gates will be open from 12:00 noon to 4pm

Please contact the clubhouse 3 days prior to open house to arrange for the gates to be open.

TRASH

Trash pick-up is Tuesday and Friday

Recycling is every Wednesday *No glass – No blue bags are accepted*

CLUBHOUSE PARTY ROOM RENTAL

\$50.00 for 4 hours: 12:30 to 4:30 or 5 to 9pm

\$100.00 deposit

The 4 hours includes your set up and clean up

Oakstead Resident Rates

**GATE REMOTE OPENERS**

Available at clubhouse

\$15.00

WALKING GATE KEYS

Walking gate keys are available at clubhouse for \$4.00 each

OAKSTEAD NEWSLETTER

Oakstead digital newsletter can be found on the Oakstead website at OaksteadCDD.org



Nancy's NEWS

by Nancy Intini, Operation Manager



It is my Sweet Sixteen! As of April 6th I have been working for the Oakstead Community for 16 years! I was first hired to run the

Clubhouse and with the passing of Mario Grasso in 2019, I have inherited the Field Operations. I have watched so many who were toddlers when I first started grow up to be graduates and move on to be successful adults. I have watched residents move out of Oakstead move back to Oakstead because the grass just wasn't greener on the other side. I have one resident who has actually moved back to Oakstead 5 times. I have also watched many CDD boards come and go. Oakstead has been very fortunate to have had great board members such as John Whitmer who originally set up our budget. Mr. Whitmer set us up for years of success. Our current Board members have been with us for several years including Barbara Feldman who has been on the board longer than I have worked at Oakstead.

I thought I would introduce you all to the CDD board members who have been working hard for the Oakstead Community.



Fred Krauer
Chairman



Barbara Feldman
Vice Chairman



Norman Keith
Supervisor



Jack Cathcart
Supervisor



Dennis Priebe
Supervisor



In Norm Keith's article he feels the board should be transparent and keep the residents informed as to where their CDD dollars are being spent. Below is a list of projects that have been accomplished over the past few years by our current board.

2018/19		2021/2022	
ROAD CONSTRUCTION	\$ 1,226,810.31	GATE MOTORS/ CALL BOXES	\$173,601.00
POOL RESURFACE	\$64,774.00	PESESTAL AND BOLLARD	\$17,077.62
		WINDOW TINING	\$2,839.26
		BATHROOM REMODEL	\$13,849.00
		SEWER LINES	\$3,230.50
		COMMUNITY VILLAGE & ENTRY LIGHTS	\$56,000.00
		DECK AWNINGS	\$18,817.00
		DECK FURNITURE	\$16,000.00
		GATE CAMERAS	\$70,010.62
2020			
SHED	\$ 22,000.00		
SHED CAMERA	\$ 2,857.00		
NATURE BRIDGE REPAIR	\$ 41,000.00		
COMMUNITY WALL PAINT/ STRATHMORE GATE HOUSE	\$35,000.00		
SIDEWALK REPAIR	\$165,000.00		
PLAYGROUND REPAIR	\$38,000.00		
ROOF CLUBHOUSE	\$21,000.00		
DECK SCREENS	\$8,000.00		
ELECTRICAL BOXES ROTTING	\$8,000.00		
GATES REPAIRED	\$25,000.00		
GATES POWDER COATED	\$38,800.00		
FACIAL CAMERA	\$11,060.00		
ALARM SYSTEM	\$1,217.00		
PLAYGROUND NEW EQUIPTMENT	\$13,301.28		
BASKETBALL HOOPS AND NETS	\$7,555.00		



Oakstead MASTER HOA by Christopher Ayoub



As we enter the summer season, your HOA has been busy dealing with a variety of issues. The tree trimming program has been completed and the Pasco County Fire Marshall has re-inspected the community and closed out the violation notice issued earlier this year. This was a joint effort

between the HOA and CDD and the hard work of Nancy Intini at the clubhouse, Cheryl Waring from Associa and AZ Tree Service, produced a great outcome in the short timeframe required by Pasco County. Bills will be sent out to homeowners that participated in the program by mid-June. If you have any questions, relative to the bill, please contact Cheryl Waring for those answers. Going forward, we ask that homeowners be proactive on the care and maintenance of the street trees. As a reminder, Pasco County required trees be trimmed to provide a fourteen foot clearance at the street, while the HOA requires a seven foot clearance at the sidewalk.

The HOA is in the process of revising and clarifying the Design Review Criteria Document. Our goal is to have this finalized by late June with access to the document available on our websites by July. I would encourage all homeowners to take a look at it and get to know the design standards required. This Document provides detail and design guidance relative to the approval process for exterior modification projects. As you know, most exterior projects require HOA approval and the Board wanted to make sure that this important and useful information source was updated. Approval applications can be found at myoakstead.com. Please remember to submit all relevant information required with your application, which will serve to shorten the time for the review process. If the exterior project requires a Pasco County permit, please make sure to provide a copy with your application.

A few other projects are hopefully coming to a conclusion in the coming months. The exterior paint books are being updated to

include new color schemes. These books will have a limited number of color schemes that will allow for an easier approval process. For homeowners in the Villages of Ballastone and Ashmonte, there will be additional choices specific for those style of homes. The Board will also be releasing an approved list of concrete stain colors for use on driveways. As part of this initiative, we are looking at a company that provides a staining and crack-sealing process that other communities are using that gives homeowners an attractive yet cost-effective option for driveway upgrade. The last project nearing completion is the mailbox repair and replacement guide. We are in the process of securing sources and providers that will assist homeowners in the repair or replacement of your mailbox. This will include numbering, the Oakstead logo and decorative caps. For homeowners in Ballastone and Ashmonte, the manufacturer of the existing mailbox does not make that style any longer but a very similar alternative will be available.

Be a part of your
community!
Join us the 2nd
Monday of each
month at
7:00 p.m. at the
Clubhouse!



Lastly, volunteers to do the important work of the HOA are needed. Board seats and committee assignments are waiting to be filled and provide a great opportunity to become involved and engaged in the community we call home. I would encourage and invite you to attend an upcoming HOA Board Meeting. We meet the 2nd Monday of each month at the clubhouse. Meetings begin promptly at 7:00 pm. There are two spots on the agenda available for homeowners to address the Board. We look forward to seeing new faces.

Note from BOARD SUPERVISOR by Norm Keith



Transparency

Inflation, inflation, inflation, has been a major topic of discussion during the last two CDD Board meetings. The supervisors have decided not to increase CDD assessments for the 2023 budget. It was determined that project spending must be only on critical community needs. It also appears that a small assessment for budget

year 2024 might be required if we do not really tighten our belts on spending. The board of supervisors requested that our Oakstead manager include a project expenditure list with this newsletter. It will show that we have accomplished a tremendous number of projects between 2018 and 2022. Our village road resurfacing completed in 2018/19, at a cost of \$1,226,810.31, was the major expenditure of the \$2,100,517 sent between 2018 and 2022.

As our common property irrigation system is over 20 years old sizable costs can be anticipated for irrigation repairs. Hopefully our storm drains etc. will continue to function properly. We must all remember that everything we flush into the storm drains effects its operation and the water quality of our 67 ponds.

Since the roads were resurfaced residential street trees have become a real problem as the roots continue to grow damaging the curbs and roads. It is highly recommended that residents remove these trees soon as the removal costs are inflating like everything else. As the trees damage the roads residents will be responsible for repair costs. The "who owns the tree" saga continues the Oakstead covenants clearly state resident responsibly for lot maintenance from the rear property line to the road curb. Many do not agree with but even if we say the tree is

on a common property easement, the tree is considered an easement embellishment which conveys the maintenance requirements to the resident as the payment for the tree was included in the home building package. In other words you paid for so you own it. Let's just end this dispute and remove the street tree as over 900 residents have done. In the long run this will cut expenses for us all. Remember that all CDD revenue is generated by resident annual assessments. One of two things has to happen: 1. Road repair costs caused by tree damage will be billed to the resident. 2. Annual assessments will increase for us all to cover road repair costs. #2 is not fair to residents who paid to have their tree removed. Let's just bite the bullet by removing your tree which is fair to all.

Now for the good news, the wildlife in Oakstead consists of numerous animal species. We are truly blessed by this fact. It also indicates that we are taking stewardship of our nature trails, ponds and conservation areas. We should all be proud of this. Oakstead is one of the premiere properties in Pasco County. It is a beautiful place to call home and will remain so for many years.

Working as a community team we can all enjoy what we have built. Oakstead is a truly nice place to live, welcome home.



Tanglewylde NEWS by Fred Krauer



ARC Applications • I can agree that the ARC Application is a little bit of work, but they are necessary. We all agreed when we moved into Tanglewylde that we would follow the by-laws. In Tanglewylde, we must follow two sets of rules, Tanglewylde's By-Laws and Oakstead's Master HOA's By-Laws. When an application is submitted, the ARC must review the request to make sure that what the resident wants is acceptable to both sets of by-laws and does not violate easements, property boundaries, interference with water drainage, etc. Most of the rules are to keep the village uniform, to ensure proper water runoff and to guarantee your neighbor's privacy. So, before you put in for a change to the exterior of your property refer to the by-laws and read and understand what is permitted.

Spring Cleaning • Summer is fast approaching, and it is time to do our spring cleanup. For those residents who have fences, when you pressure wash the inside of

your fence remember you have the outside of the fence to clean as well. This is the biggest complaint that the management company gets during the year and the second biggest complaint is dirty driveways. The third largest complaint is mailboxes that need to be replaced or repainted. For the new residents, these items that I just mentioned are homeowners' responsibility.

Motor Homes, Boats & Trailers • Motor homes, boats, trailers, business vehicles and moving trucks are not allowed to be parked overnight in your driveway or in the street. Residents can load up or unload vehicles or boats but must be finished so that your vehicle or boat are removed from the village by nightfall. Violations for non-compliance to the by-laws will be issued. If the situation is not resolved there will be a second violation sent. If the violations are not acknowledged and corrected, the third notice will be an attorney's letter with a charge payable by you for the attorney's fee for

preparing and sending the violation.

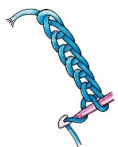
Fact of the Month •

Once you fence in your backyard and if your grass or shrubs die who is responsible for replacing the dead grass or dead shrubs? The HOA or Homeowner?

The answer is homeowner. Once a yard is fenced in, the homeowner is responsible to take care of the yard. Irrigation may have been cut off by fence posts or is watering the outside of the fence leaving the yard with no water. It is the responsibility of the homeowner to make sure that irrigation is working on both sides of the fence.

Tanglewylde landscapers will cut fenced in yards if the homeowner leaves the gate open. Landscapers will not open closed gates. Why? If there is dog in the yard, the landscaper could be bitten, or the animal could run away.

CLUBHOUSE *Programs*



Crochet with Friends

Monday's 10 a.m. – noon. Beginners welcome. No fee. Bring your own supplies

Watercolor Class

Mondays 3pm to 5pm No fee
Bring your own supplies.
Supply list available at clubhouse



Social Group

Monday 6:30 to 9pm.
Bring your dollar to play
progressive rummy.

Water Aerobics

with Janna Tuesday, Thursday and
Saturday 9am to 10am \$4.00
Class schedule may vary.
Check with Janna for class schedule



Line Dancing

exercise class \$2.00
Wednesday 9 to 10am

Wood Carving

Thursday's 10am to 12 noon.
No fee. Bring your own supplies.



Senior Coffee

every 3rd Friday of the month.
No Fee, just enjoy good conversation



1st Friday food truck

Enjoy fun friends family food
and music.



SCHOOL IS OUT!



WORD SEARCH

Find and circle all of the words from the word list below.

WORD LIST

amusement
break
diploma
family
friends
fun
graduation
happy
holiday
recreation
relaxation
summer
sunshine
vacation

H	H	A	J	S	U	Y	W	I	W	Q	M	X	W	T
H	R	R	J	C	L	V	K	G	E	S	Y	N	Z	N
Y	L	E	V	I	D	V	A	C	A	T	I	O	N	F
F	E	L	M	Y	I	H	S	U	N	S	H	I	N	E
R	C	A	H	O	P	A	A	D	H	U	E	L	J	A
I	F	X	O	U	L	P	M	N	J	K	K	G	T	M
E	E	A	L	R	O	P	S	X	A	Q	X	O	Y	U
N	W	T	I	M	M	Y	F	E	F	F	W	G	Q	S
D	V	I	D	J	A	Z	R	U	E	J	T	D	X	E
S	Q	O	A	P	X	B	X	X	N	C	M	G	I	M
A	U	N	Y	R	E	C	R	E	A	T	I	O	N	E
M	L	M	M	P	G	R	A	D	U	A	T	I	O	N
V	H	I	M	B	T	U	I	C	Z	F	U	S	J	T
S	Q	H	N	E	Y	E	Y	W	C	H	C	A	Z	W
H	F	N	H	F	R	Z	M	M	F	J	O	B	Q	A

Swimming Pool Etiquette Rules



1. Appropriate Swimwear

First off: wear *something*, preferably an actual swimsuit that fits. Of course, you don't have to wear a bathing suit circa 1932, like the one that actress Colleen Moore wore as she lounged on that diving board. If you're the guest at the Oakstead pool, please dress more conservatively, leave that barely-there bikini at home. Thong bathing suits are not permitted. This may not be the right crowd to tantalize with your awesomeness.

2. No Splashing

Pools and water can be exciting at any age. For some, the urge to splash is an instinct, like scratching an itch. It can be a way to express joy. It can also be a way to annoy someone or get his or her attention. So, teach your kids to be considerate of others when splashing in the pools.

3. Think and Look Before Entering

When entering the pool, don't dive, flip, or push off into oncoming swimmers. There are signs all over the pool area that indicate no diving.

4. Stay in Your Lane

Please be considerate of lap swimmers as they are concentrating and don't always see someone in front of them. The

5. Use the Restroom

Polls come out every other year or so asking things like how many people confess to peeing in the pool—results are surprising when they reveal just how many of us (well, *you*) pee in the pool. The myth of the pool turning green in certain spots when treated with a special urine-revealing chemical is just that—an urban myth. Still, someone must have potty-trained *you* to use a toilet, hopefully before age 3, so use it when you go swimming.

6. Diaper Do's and Don'ts

Toddlers and adults in swim diapers can be a dirty subject. I've been in a few public pools and at a water theme park when the rumors spread quickly and the words *poop*, *diaper*, *ewwww*, and a couple of other expletives can be heard before an unseen voice commands everyone to "Please exit the pool *now*!"

You see, if you don't take responsibility for your own child's swim diapers, it can become a disaster of epic proportions. Kind of embarrassing, and kind of germmy. You're not in a big ocean, where nobody will be the wiser if your child has a little diaper disaster. Be intuitive, change the diaper frequently and teach your child to communicate with you about hygiene. Swim diapers are for sale at the front desk.

7. Foul Language and smoking

Please be considerate of your language. Foul language is not permitted.

Smoking or vaping of any kind is not permitted on pool deck.

8. Lightning

Lightning can strike as far as 10-15 miles from the area where it is raining. When you hear thunder, the storm is about 10-15 miles away and you are within striking distance. Get out of the pool, away from

the pool, and seek safe shelter immediately. Pool will be closed for 30 minutes after the last boom.

9. No waitress service

The staff at the Oakstead Clubhouse were not hired to be waiters or waitresses. If you make a mess on the pool deck or table, it is your responsibility to clean it, leaving it clean for the next resident. I'm sure you appreciated finding a clean table and area. Please return all the table chairs and pool lounges to their proper place. Chairs must be 4' away from the edge of pool. This will give us clear running path if someone is drowning. No chairs are permitted in the Kiddie pool. Florida state law required No eating or drinking within 4' of the pool.

10. No glass or alcohol on pool deck

I know we all like to have that ice cold beer while sitting in the sun, but unfortunately the Oakstead Clubhouse does not have a liquor license. You will just have to leave the alcohol at home. That means you can not keep running out to your car to refill your cup.

Glass of any kind is not permitted on the pool deck. Just last week we had someone break glass on the pool deck and never told staff. A child was cut, it was not pretty. We have signs all around stating no glass and no alcohol, but some just feel entitled to do what they want. Please be considerate of staff when they are checking your cooler.

