



OAKSTEAD TIMES

THE OFFICIAL *Newsletter* OF OAKSTEAD • MARCH 2023 ISSUE

Clubhouse hours
change
back to 9 to 9
starting March 11th
Daylight
savings weekend





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 / Unless there is an event booked
 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. You are allowed to use your lawn sprinklers twice a week if you're on reclaimed water program and if your house address ends 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:

12:00 to 4:00pm or 4:30 to 8:30pm

\$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



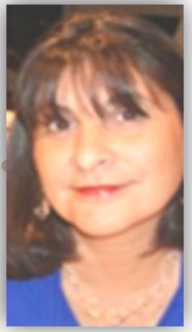
Walking gate keys are available at clubhouse for \$4.00 each

OAKSTEAD NEWSLETTER

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



Nancy's NEWS by Nancy Intini, Operation Manager



I thought I would write my article this month explaining the "Bonds". Oakstead has 3 bonds. The original bonds were taken out by Devco the builder of Oakstead. The bonds were taken out for the infrastructure: roads, pipes, and community amenities. There are three bonds that end in 2032 and 2033. The bonds are comprised of two parts, the Operations and Maintenance and the Bond Debt

service. The Bond/Debt is a fixed amount and finances the development, infrastructure and amenities and is usually paid over a 20 -30 year period. This part of the bond will end at some point. The Operations and Maintenance portion of your CDD fees maintains the community and operates its amenities. This portion will never go away.

Summer season is coming up quickly. We ask you to please use swim diapers on if you use them. Please NO G-string bathing suits.

Please do not play music loud to disturb others. No glass or smoking permitted on pool deck.

Facial system update. Due to limited space in the facial system we have to limit all residents to people who live in Oakstead only. If you have grandparents or babysitters watching your children, you will have to get a guest pass for them to enter clubhouse.

Playground awning update: The playground awning has been on order since October. The plant is scheduled to receive the awning on March 3rd. Once the plant receives the awning an installation date will be scheduled.

CLUBHOUSE Programs



Women's Latin Dance Class
Saturday 9am Wednesday 10am
Thursday 6:30pm \$15.00 per class

Progressive Rummy
Join us Monday nights, bring \$.50 to play
6:30pm



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

Canasta
Every 2nd and 4th Thursday at 6:30 pm



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



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

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



Silver Sneakers with instructor Gillian Dargan. Classes will start up on Fri, Sept. 9th and will run on Mon - Fri from 9am to 10am. Classes are free with your Silver Sneaker membership card or \$4.00 for non Silver Sneaker members.



If you are having balance issues, we have a class for you. It will run once a week for 8 weeks starting February 6th through March 27th. Only 12 spots available so sign up early!

1st Friday food truck
Enjoy fun friends family food and music.



Note from BOARD SUPERVISOR by Norm Keith



I hope that what they say about March coming in like a lion and going out like a lamb does not happen. January had a few frosty mornings and February is predicted to be a combination of both. We will know when you read this note in late February. I expect March will be windy with a few rainy days. Just enough to mess up the fishing. This is Florida and if we are having nice weather it will change. I cannot wait for the 98 degree days, how about you?

A big thank you goes out to: Nancy Intini. For her Nancy's News article Fred Krauer for his Tanglewilde News article Steve Shaw for high Weymouth News article Jeff Conran for his Oakstead Master HOA article

You all deserve a big round of applause from the Oakstead residents. Keep up the good work.

The CDD is looking forward to a challenging financial management year. The Oakstead budget look pretty solid as the CDD Board supervisors have meticulously worked to insure that every penny is programmed and spent wisely. Sidewalk tripping hazard elimination is at the top of our priority list. Working with our new landscape company will require a tremendous amount of time in the process of orienting them to all Oakstead property. We are expecting great results and anticipate that Oakstead will become even more beautiful, which is what our residents deserve. Remember, Oakstead is a truly nice community to live in and by working as a team we can make it even more exceptional. Welcome home.

I was really happy to see the number of village representatives who wrote articles this month. It used to be like pulling chickens teeth to find village residents who would take on this task.

Tanglewylde NEWS by Fred Krauer



Landscapers

We are still working on finding the right landscape company. Some of the issues we have come across are that some landscaping companies are too small. Too small means they can do the job, but what happens when we get into the summer heat and workers call out sick. If there regular staff is short crew the work we expect to receive falls below satisfaction and the effects will be in that the property will not receive what is necessary to maintain it and the property starts to look bad.

If the landscaping company is too large, the cost of the contract will be higher which doesn't guarantee that the cutting and detailing are done to our satisfaction. So, you see the dilemma the Management Company and the Board are up against.

Over the years when we had good landscapers, they treated the property like they lived here and let us know when there

was a problem. So, with that said we will continue in our search to find the appropriate landscaping company that will be the right fit for Tanglewylde.

Painting

By the time this article is published our painter, Zach, will be working on Barred Owl Ct. It is amazing how the colors work well together The Board chose a very complimentary color palette. as Zach pressure washed the villas, I was happy to see that there were not very many cracks in the stucco to patch.

Our last paint job lasted thirteen years which I give our painter the credit for putting a good quality paint on plus a real heavy rolled coat of paint on each villa.

Spring Is Here

Every year I see robin red breasts in the trees in the community. That is the sign to me that spring is not far behind. They are

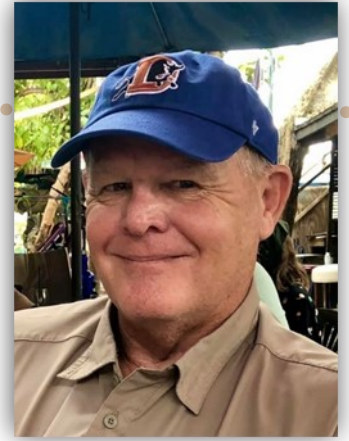
not here very long but after they leave, the cardinals usually follow a few months. That tells me that summer is not far behind.

Things That Need Attention

We have a lot of tired mailboxes that need to be refreshed. A few villas have holiday decorations that need to be removed and some driveways need to be powered washed.



Weymouth NEWS by Steve Shaw



Forty years ago, when I was first promoted into management at GTE, I had the good fortune of reporting to a gentleman by the name of John Schaffer. John had been around the block once or twice and he served as my mentor. One day, after listening to me complain about something, he said; “you know Steve, when it comes to problem identification, you earned an A+. But when it comes to problem resolution, you get an F.” Those words stayed with me, and they influenced me to run for the Weymouth HOA Board. The perimeter wall painting project became my first problem resolution goal.

I’m happy to report that this project is finally underway. The paint is provided by the CDD and the labor is provided by Weymouth resident volunteers. Because of it, I’ve had the pleasure of meeting some really nice community members. Folks are chipping in and we’re making significant progress. It’s great to see how a fresh coat of paint makes everything look better. It will take a few more months to complete the painting and I want to thank all that have gotten involved in implementing a solution to this problem.

Neighbors helping neighbors, that’s what community is all about. Recently, the Boards of both the Weymouth HOA and the Oakstead HOA have taken on a new look. Both Boards are working towards a refresh of the governing documents. These proposed changes impact all of us and it’s in our best interest to attend and participate in HOA Board meetings. Weymouth villagers will be happy to know that our attorney is drafting a new pet policy. The proposal

will eliminate the weight limit for dogs. No one wants to take away an owner’s dog, but our existing Declarations prohibit dogs that weigh more than 30-pounds. We propose eliminating the weight limit. If the limit remains and is unenforced, we risk financial liability. Changing the language in our documents requires the approval of homeowners. If you own a large dog, you’ll definitely want to vote on this change and you’ll want to encourage your neighbors to vote as well.

There are plenty of other opportunities to get involved. We are looking to resurrect a landscape committee and assemble a volunteer architectural review committee. We need to define and document processes so we can hold the Board, our management, our vendors and our residents accountable so this community continues to be a great place to live. We are prioritizing initiatives and funding. The Board is also working towards accomplishing some quick hitters like developing a new color palette for entry doors and placing a permanent sign for notices at the exit gate. But we can’t do it alone. We need your involvement.

Finally, this is YOUR newsletter and we want to provide content that is meaningful and helpful to you. If you have a story idea, please send it to wey.secret@gmail.com.

OAKSTEAD PRESENTS The Annual Easter Egg Hunt Saturday - April 8, 2023



Oakstead MASTER HOA

by Jeff Conran

Welcome to Spring in Florida! The weather can't make up its mind if it'll be hot or cold, the pollen is overwhelming, and you can't walk outside without sneezing, getting puffy eyes, shivering because it's so cold, or sweating because it is so hot and muggy so early in the year. The spring-time is a great time to come out of our "winter" hiding and take care of those outdoor projects we've been putting off because it was "too cold" or we were "too busy" because of the holidays. If we all take on our outdoor upkeep projects a little at a time, you'd be amazed at how quickly you'll get done and how much of an impact you'll have on making our community more appealing. There used to be a document that existed which gave emphasis on different projects that our enforcement team would be looking for over the course of the year. It had specific focus areas for each month, and each area was addressed twice per year. These were things like cleaning our driveways and sidewalks (remember, you are responsible to keep up the sidewalk from property line to property line), tree trimming, fence cleaning, etc. The HOA board is looking to resurrect this document, but with some updates that make sense. More to follow on this.

As I mentioned in our last newsletter, we have officially changed management companies. Effective the first of this month, Greenacre Properties Inc is our new property management company. With that will come a new website and new contacts for our Community Manager (CAM). We will also be changing the way that design review applications are processed, but all these changes will be

advertised. Please remain patient with the board, review panels, and the management company as we make this transition. It's a monumental effort and we're all working as hard as we can to make the transition as smooth as possible. Thank you in advance for your patience.



At last month's annual meeting, one of our residents had a great idea that we need some help implementing. She had an idea of putting together a "welcome wagon" to welcome our new community members as they arrive. We're looking for some ideas about how to make this become a reality. The basic idea is to give our newest members a small gift to welcome them to the community, as well as to give them copies of our declarations of covenants and our design review standards, or at least point them in the right direction. Over the last few months, it was highlighted that many of our residents moved in not knowing what the rules were or how to comply. This could help everyone to ensure we're all on the same page, but we can't do it without your help. Please reach out to the HOA board to volunteer to help.



replace it with an MSTU (Municipal Services Taxing Unit) which draws boundary lines around an area to include that area's residents who will pay for the road maintenance on their tax bill. This was the crux of the rumor. The county has confirmed that Oakstead is NOT part of this reconfiguration of road maintenance to an MSTU since no homeowner's property fronts Oakstead, similar to Little Road. Here are the definitions of our Oakstead Blvd designation as an arterial collector road.

Arterial Roads are Roads providing service of relatively continuous and high traffic volume, long average trip length, high operating speed, and high mobility importance. Examples of such roads are Little Road, County Line Road, and Bruce B Downs Boulevard

Collector Roads are Roads providing service of relatively moderate, average traffic volume, trip length and operating speed. These types of roads also collect and distribute traffic between local roads and arterial

roads. Examples of such roads in New Port Richey are Main Avenue, Decubellis Road, Massachusetts Avenue and Grand Boulevard. Both of these road designations are maintained by the county.

Oakstead Blvd is on the 2024 Program Maintenance List which is county funded and will NOT increase our tax bill.

Work will take place during Fiscal Year 10/1/2023 – 9/30/2024. Once begun, continuation will include Oakstead from Hwy 54 to Lake Patience, Manassas from Oakstead to Mentmore, and Mentmore from Hwy 54 to Sunlake Blvd. All of these road will be paved consecutively once begun.

Good news for us all! No additional taxes! Please correct any misinformation and educate your neighbors who might not read this missive and have a safe and healthy 2023!

Marilyn Shafer
Weymouth Resident
since 2002

Rumors have been spreading that our taxes will go up when the county paves Oakstead Blvd. I want to let you know that that isn't the case. After a few calls to the Pasco County Public Works Dept. coupled with some online research on the designation of Oakstead Blvd, I have found that Oakstead is considered an arterial collector road. This is great news as you will learn in this article.

The paving program was discontinued on December 6, 2022 as the county plans to

Spring Word Search

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



APRIL
BASEBALL
BLOOM
BUNNY
BUTTERFLY
CHICK
EASTER
EGGS

FLOWERS
GREEN
GROW
HATCH
JUNE
MARCH
MAY
NEST

PASSOVER
PUDDLE
RAINBOW
RAINCOAT
SEEDS
SHOWERS
SPRING
UMBRELLA



CRAYONSANDCRAVINGS.COM

Crafts with Cass

March 14th
6:00 p.m.

Oakstead Clubhouse
Adults and kids
are welcome!

\$25 per adult
\$10 per child

Fee includes all
materials, class
instruction, and
finished products.
Aprons will be
provided.

RSVP to Cassandra
at 813-484-9213

