



# OAKSTEAD TIMES

THE OFFICIAL *Newsletter* OF OAKSTEAD • MAY 2023 ISSUE



## MEMORIAL DAY BBQ



**MONDAY  
29TH OF MAY  
12:00 PM**



**BBQ and WATERSLIDES  
Hot Dog or Hamburger,  
Chips and a Drink \$4.00  
Music by DJ Angelo**



The CDD will present the unveiling of the new monument in honor of our troops and first responders. It will be held on Memorial Day at noon by the Oakstead flagpole. We would love any military past and present as well as first responders and residents to join us for the ceremony.

**Mother's Day Pancake Breakfast**  
Sunday May 14th • 9am to 11am • \$3.00 per person



# Note from BOARD SUPERVISOR by Norm Keith



I have a proposal that Oakstead erect a memorial in the an area adjacent to our flag pole located on our beautiful Oakstead Green. This would be a perfect place to honor and pay tribute to all of our resident Oakstead heroes.

My vision would be to pay tribute to our members of all branches who have or are serving to protect our freedom, to our first responders, medical personnel, law enforcement officers, firemen, and those who

have faithfully supported our community during their tenure as Oakstead residents.

Our military members range from a general to privates. We have numerous first responder residents and law enforcement officers who reside in virtually every village.

I truly believe these heroes deserve to be recognized. A monument stating that their service to our community has been valued and appreciated would make Oakstead a true community.

All residents would have input in designing this monument.

Funding: I am researching sources that build memorials such as I am proposing.

Once we have an idea of memorial types and costs to install the structure, I will announce the information in the following Oakstead Times. A possible funding source is to include this as a CDD project coupled with community donations. I will personally donate \$1,000 because I truly believe this is an extremely meaningful way to recognize our heroes.



Maintenance? This memorial will be on CDD common property and maintained as such.

Ceremonial use: Oakstead will be provided with a location to celebrate by providing proper activities on national holidays such as Veterans Day and Memorial Day. It could also be a somber location for our departed hero memorial ceremonies.



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 effect 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 recommend 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 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.

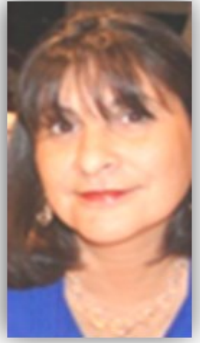
**CRAFTS WITH CASS**  
**Sunflower Wreath**

Tuesday May 9th  
Oakstead Clubhouse  
6:00 p.m.  
\$35 per person  
All materials  
Included  
Adults only please

RSVP to Cassandra  
813-484-9213  
by 5/6

# Nancy's NEWS

by Nancy Intini, Operation Manager



With the summer season quickly approaching we are faced again with the rules for using the pool and summer parties.

1. Alcohol is not permitted at the clubhouse. That means staff will check coolers. For those of you who run back and forth to your car to fill your cup with alcohol...you are not fooling us.
2. Pool parties require a party contract. That means if you have over 10 guests and have cake and food you are required to fill out a contract. Pool parties are limited to 20 guests.
3. We do not have waitress service on the pool deck. Please wash your table and clean up your area of all debris. Please leave it clean for the next resident.
4. No running, no flipping and no diving is permitted. Don't make the staff be the bad guy by reprimanding your kids.

Street parking has become a big issue between the CDD and the HOA. As the CDD is responsible for the operations and maintenance, the HOA is responsible for violations. If you park your car on the street overnight, you will be ticketed or towed. Please save yourself from the headache and do not park in the street overnight. Please be courteous and do not park in front of your

neighbor's house.

Congratulations to class 2023! The last day of school is May 26<sup>th</sup>.

Please drive carefully while our kids are out of the school for the summer.



## CLUBHOUSE Programs



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

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



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



**Water Aerobics**  
Tuesday and Wednesday  
from 9 to 10am \$4.00 per class

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



**Senior Coffee**  
every 3<sup>rd</sup> 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 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.

**1<sup>st</sup> Friday food truck**  
Enjoy fun friends family food  
and music.





Many thanks to Dairy Queen for the ice cream donations, Pat Evans and Debbie Pless for donating cup cake, Jackie Berstein for being our Bunny and Alan Stern for the food drive. You all have helped to make a successful Egg Hunt Day. Enjoy the photos!





# Oakstead MASTER HOA

by Jeff Conran



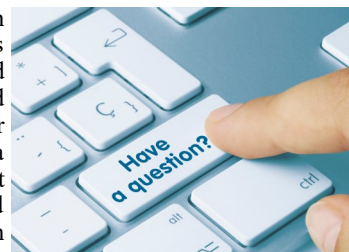
Welcome to May in Florida. In this month's article, I'd like to discuss some of the differences between the HOA and the CDD, and to try and clear up some confusion I've heard of over the last couple of years I've lived here in our little piece of paradise. I apologize in advance, it's a long one...

CDD (<https://www.oaksteadcdd.org/>): The Community Development District (CDD) is established under Florida Statute 190 and derives its power and direction from there. The board of directors

are elected officials who are voted into their positions through elections managed by the supervisor of elections and are paid for their time at meetings. Within Oakstead, the CDD is responsible for the maintenance and upkeep of our common grounds. These are things like the clubhouse and the people who staff it, the pool, the gates for our villages, the roads within our villages, and the maintenance of our common grassy areas, among other things. The CDD is funded through a non-ad valorem tax that you pay through your annual taxes. The CDD has a management company that runs the day-to-day operations (currently Inframark; Andy Mendenhall, manager).

Master HOA (<https://www.myoakstead.com/>): The Master Homeowner's Association (HOA) is governed by Florida Statute 720 and derives its authority from there. The board of directors are volunteers who are voted into their positions through the annual HOA meeting. In accordance with FL Statute 720, there is no compensation for the HOA board. Within Oakstead, the HOA is responsible for the establishment and enforcement of design standards and other deed restrictions. We deal completely with the private property and owners within our community. Some ways we do this is through the architectural review process, which is how you would request to make changes to your private property, and community inspections by our manager. We have 3 sub-HOAs as well (Weymouth, Tanglewylde, and The Towns at Oakstead). These sub-HOAs also have their own sets of

rules and establishing documents in addition to the master HOA's documents. The HOA is funded through our annual assessments, and for 2023 these were \$68 per household. The HOA also has a management company as well that runs the day-to-day operations and conducts our weekly deed restriction inspections (currently Greenacre Properties Inc; Stephanie Tirado manager). If you have HOA related questions, please don't hesitate to reach out to Stephanie ([stirado@greenacre.com](mailto:stirado@greenacre.com)), Jolene, her admin assistant ([jmiller@greenacre.com](mailto:jmiller@greenacre.com)), or me, Jeff ([JeffConranOaksteadHOA@gmail.com](mailto:JeffConranOaksteadHOA@gmail.com)), Oakstead Master HOA President.



The CDD and HOA work together to make the community better. There have been several projects that the two organizations have worked jointly to make happen, the most recent of which was the tree trimming project from a couple years ago. While we are two different organizations, we both are bound by Florida Statute 286, also known as the "Sunshine Laws". This doesn't mean we can't communicate outside of meetings, but it means that we can't vote on things outside of properly noticed, public meetings, and our records are available for public viewing.

I'm hopeful that this helps to clear up some of the roles and responsibilities of our two organizations and I hope it helps our residents to understand who does what. Please remember that the wonderful people working at the clubhouse aren't HOA employees. I have heard on several occasions that residents have gone to the clubhouse with HOA issues, only to leave unsatisfied with the response, or confused that the clubhouse employees couldn't answer the question to the liking of the resident.

For more information, please visit the associated websites listed above or shoot us an email.

## Tanglewylde NEWS

by Fred Krauer

### Reclaimed Water

With the weather as dry and warmer than normal we are lucky to have reclaimed water to irrigate our community. The biggest problem with reclaimed water is all these new communities that are being built and wanting to have reclaimed water for watering their properties and there is only so much to go around. When the county runs out of reclaimed water for the day it is turned off until the supply is replenished for the next day and if it runs out before your irrigation clock starts you don't get watered and must wait until your next watering day or if it rains.

### Landscaping

Many of the complaints I keep getting from the residents are how bad a job the landscapers are doing. They're saying: "just look at the grass"! Drive around and look at the grass in Oakstead and all the other communities in the area. With no rain, the grass dries up but just wait until the rainy season begins and you will see how fast the grass comes back and the ponds fill back up. Our ponds and conservation land are all dry and there is not much vegetation for the animals to eat. Can you guess what plants are going to be eaten at night? The plants that are going to be dinner are the ones close to our homes.

### Rabies Alert

Pasco County has issued a Rabies Alert for West - Central Pasco County. All domestic animals should be vaccinated against rabies, and we should avoid contact with all wildlife, particularly raccoons, squirrels, bats, foxes, skunks, otters, bobcats and coyotes, etc.




For more information, contact the Florida Department of Health at 352-521-1450 option 4.





# MAY 2023

Sun      Mon      Tue      Wed      Thu      Fri      Sat

	1 Silver Sneakers 9 am Balance exercise 10am Watercolor Painting 3:-5pm Social Card Group 6:30 Weymouth HOA workshop 7pm	2 Water Aerobics 9am CDD Workshop 10am	3 Water Aerobics 9am Latin Dance 10am Domingos 1pm Girl Scouts 5:30pm	4 Silver Sneaker 9am Wood Carving 10am Latin Dance 6pm	5 Food Truck 5-8pm (pic of truck)	6 Water Aerobic 9am Latin Dance 10am
7 Silver Sneakers 9 am Balance exercise 10am Watercolor Painting 3:-5pm Social Card Group 6:30 Master HOA workshop 7pm	8 Silver Sneakers 9 am Balance exercise 10am Watercolor Painting 3:-5pm Social Card Group 6:30 Master HOA workshop 7pm	9 Water Aerobics 9am Crafts with Cassandra 6pm	10 Water Aerobics 9am Latin Dance 10am Domingos 1pm	11 Silver Sneaker 9am Wood Carving 10am Latin Dance 6pm Canasta 6:30	12 Senior Coffee 9am	13 Water Aerobic 9am Latin Dance 10am
14 Mother's Day Pancake Breakfast 9am to 11 am \$3.00pp 	15 Silver Sneakers 9 am Balance exercise 10am Watercolor Painting 3:-5pm Social Card Group 6:30	16 Water Aerobics 9am CDD Meeting 6:30	17 Water Aerobics 9am Latin Dance 10am Domingos 1pm Girl Scouts 5:30pm	18 Silver Sneaker 9am Wood Carving 10am Latin Dance 6pm	19 Senior Coffee 9am 	20 Water Aerobic 9am Latin Dance 10am
21	22 Silver Sneakers 9 am Balance exercise 10am Watercolor Painting 3:-5pm Social Card Group 6:30	23 Water Aerobics 9am	24 Water Aerobics 9am Latin Dance 10am Domingos 1pm Weymouth HOA 7pm	25 Silver Sneaker 9am Wood Carving 10am Latin Dance 6pm Canasta 6:30	26	27 Water Aerobics 9am Latin Dance 10am
28	29 Memorial Dedication 12:00 Memorial Fund Day 12:00 	30 Water Aerobics 9am Weymouth Landscape Meeting 5:30	31 Water Aerobics 9am Latin Dance 10am Domingos 1pm			

# Weymouth NEWS by Steve Shaw



I love trees. When I was a kid, my friends and I built a glorious two-level tree fort in the swamp near my home. We climbed my parents' ear tree and we'd fly through the air on a rope swing at our favorite swimming hole. One of the things I enjoyed most when I moved into Oakstead was the view of a canopy of oaks over the streets. I get a kick out of watching the squirrels chase each other across the branches. My street tree has been home to nesting bluebirds and waking to the songs of the mockingbirds is a great way to start the day. Over the years there has been encouragement to remove the trees and I resisted cutting mine down. I may change my mind after doing some research.

I reached out to Pasco County to determine who is responsible for the street trees. Gina Monti, from the County, referred me to Article VIII, Section 1. V. Trees and Article XI, Section 1. of the Oakstead Declaration of Covenants. You can access them via this link: [CCRs2014.pdf](#) ([myoakstead.com](#)). With the exception of corner lots, each lot will have one street tree planted in the right-of-way between the sidewalk and the street. The lot owner is responsible for the pruning and cutting of all trees, including the ones in the right-of-way. But, what about damage caused by the oak trees? As it turns out, this was addressed in a resolution filed with the County by the Weymouth Board of Directors on August 6, 2013. It states that the responsibility for removing trees belongs to the lot owner, not the Association. It goes on to state that damage to the driveways caused by tree roots is the responsibility of the lot owner. If the driveway is not repaired at the owner's expense, then the Association may access the lot, make the repairs, and then bill the lot owner for the repairs. This resolution can be found in the Association Documents section of the Greenacre website. It can be found in the policies and resolutions file.

I'm a practical man. Despite my love of trees, I may have to rethink my decision to keep my tree. You may want to remove your trees as well.

Greenacre, our property management company, has introduced an online Architectural Review feature on their G-360 website. You can access by clicking on the pull-down arrow next to the word Architectural on the dark blue band at the top of the webpage. Select Architectural Request. Look about 2 inches below the Make Payment button and you will see a New Request button. Click it and then use the pull-down box under Form Type. Click on the type

of request you are submitting, for example, Fence. Follow the instructions and fill out all the green fields. Scroll down and fill in your e-signature and type your name and date into the green fields. Scroll down and you can attach files. Hit the submit button in the lower right corner of the web page. That's all there is to it. You will get a confirmation e-mail and you will then be able to track the status of your request online as it goes through the approval process. The HOA Board will provide training aids prior to Go Live date of 6/1/23. Adventurous folks like me can start using it now. You can't break it.

Time flies and 2024 will be here before you know it. That's when we are scheduled to start painting the villas. This is a major project and we're already starting the planning. Your color committee comprised of Gloria Montalvo, Barbara Hospel, Kristie Forrest and Karen Melms, are busy reviewing color options that will enhance the beauty of the neighborhood.

The rainy season is almost upon us. You might want to check the condition of your rain gutters and window caulking. Your HOA Board approved a proposal to repair the storm drains in the back yards, so hopefully between fully functioning rain gutters and new storm drain covers and repairs, we won't experience the flooding in our backyards like we've seen in the past.

One of my neighbors let me know that some children were fishing from her back yard. It seems that these scallywags were quite disrespectful and refused to pack up their gear and go home. Residents can report trespassing to the Pasco County Sheriff's non-emergency number. That number is 727-847-5878.

In a previous issue of The Oakstead News, I published an article about how to unsubscribe from The Laker. Copies of The Laker continue to get washed down the storm drains and end up in our ponds. Despite the fact the fish swim in schools, they can't read. A neighbor suggested that the entire Weymouth community be excluded from delivery of the Laker and only those that want to receive it can subscribe. What do you think of this idea? Drop me a line at [s.m.shaw@live.com](mailto:s.m.shaw@live.com).

As always, this is your Newsletter and I want to provide content that is meaningful to you. If you have a story idea, please share it with me.

