



# OAKSTEAD TIMES

THE OFFICIAL *Newsletter* OF OAKSTEAD • NOVEMBER 2023 ISSUE



## THANKSGIVING FOOD DRIVE

Please support our  
Thanksgiving Food Drive  
Starting November 1<sup>st</sup> through  
Thanksgiving



## Thanksgiving Hours

**CLOSED**  
**THANKSGIVING DAY**  
We will reopen at noon  
on Nov. 24th



## Fall Back 1 Hour

THE TIME CHANGES  
NOVEMBER 5<sup>TH</sup>  
CLUBHOUSE HOURS WILL  
CHANGE DURING  
WINTER HOURS  
CLUBHOUSE HOURS ARE  
9 TO 7PM  
Monday thru Friday  
Saturday and Sunday hours  
are 9 to 5pm  
The clubhouse will stay open  
later for meetings and  
booked parties.



## 2024 Happy New Year

Bring in the  
New Year at the  
Oakstead  
Clubhouse  
DINNER  
DANCING  
BALLOON DROP  
CHAMPAGEN TOAST

Music by DJ Angelo  
Tickets go on sale  
December 1<sup>st</sup>  
Reservations required.



Help us fill our sleigh with toys for ages  
1-16 years! We will be collecting toys  
through December 18th





**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	813-235-6012
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
Greenacre Properties	813-936-4111
Rizzetta & Company (Tanglewylde)	813-533-2950
Greenacre Properties, Inc. (Weymouth)	813-600-1100



**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

**CLUBHOUSE HOURS**

Open 9a.m. to 7p.m. Mon-Fri

9a.m. - 5p.m. Sat and Sun

Clubhouse will be open until 9pm for meetings and parties

Pool open all year

**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 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 1<sup>st</sup> 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*

**OAKSTEAD NEWSLETTER**

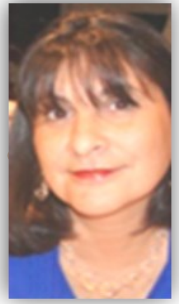
Oakstead digital newsletter can be found on the Oakstead website at [OaksteadCDD.org](http://OaksteadCDD.org)





# Nancy's NEWS

by Nancy Intini, Operation Manager



Can you believe it is November??? We have so many things going on this time of year. The clubhouse will be fully decorated for Christmas so you can take your holiday pictures by the 2<sup>nd</sup> week of November. We have the Thanksgiving Food Drive starting November 1<sup>st</sup> and running through Thanksgiving. Thanks to the Oakstead community, last year we collected over 600 pounds of food. That was the most food we have ever collected. The clubhouse will be closed on Thanksgiving Day, but I will have the playground and the tennis courts open. The Toys for Tots program will start the 2<sup>nd</sup> week of November and end on the 18<sup>th</sup> of December. The Marines will be delivering the toys on December 21<sup>st</sup>. We will close out the year with a New Year's Eve party with dinner, dancing, and a champagne toast! We are limited to 65 so please reserve your table early. Tickets go on sale December 1<sup>st</sup>



## Oakstead is adopting one of our military units.

One of the army groups that were sent overseas has asked for our support. They were given one days' notice before they were deployed, making it impossible to prepare in such a short amount of time. We will be collecting Items for the soldiers at the Oakstead Clubhouse. The soldiers are also requesting, if possible, fluffy blankets for the winter, warm socks - all black, if possible, laundry bags, lotion, toothbrushes, any hygiene items, and blank stamped

envelopes. They are also asking for a self-addressed stamped envelope so they can send you a thank you card. It cost us \$13.00 per box to mail so monetary donations are also welcome. Most of all we ask prayers to keep our soldiers safe during these difficult times.

Have a happy Thanksgiving from all the staff and the CDD Board.



## 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



**All new! Restorative Flex and Stretch Class**  
This program is designed for those with chronic pain and those who need body stability, flexibility, and strength. Tue and Thursday 9am \$4.00



**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 and Wends 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.



# Note from BOARD SUPERVISOR by Norm Keith



Looks like it might be beginning to cool down a little bit with the arrival of fall. If we just had more rain to help our grass etc. things would be great. Papa bear was complaining that someone had eaten his porridge. Mamma bear said, "Complain, complain, complain that is all you do, I haven't even made the porridge yet".

Lately at the CDD Board meetings residents from some of our villages have complained and complained about vehicles speeding on their village roads. Hiring off duty deputies

to patrol village roads, speed bumps, speed tables, more speed control signage along roads inside of the village gates, big electric signs showing how fast you are going, speed cameras that generate speeding tickets that could be mailed to speeders etc. are all possible solutions for our speeding problems.

Speed bumps create noise and can damage vehicles, speed tables

slow drivers down and then they speed back up before reaching the next speed table. All of these possible solutions are extremely expensive and would not really solve the problem. The best solution is for drivers to take responsibility for obeying the speed limits.

How could such an idea work when the first problem Henty Ford had with the model A Ford was drivers speeding down dirt roads!

Perhaps residents could jot ideas for solving this problem down on a piece of paper and turn them in at the clubhouse. The CDD Supervisors could evaluate these ideas and implement the best one.

Please know that we are continually working on resolving this situation and will do our best to resolve it.

Oakstead is a truly nice place to live and by working as a team we can make it even better.

*Welcome Home!*

# Oakstead MASTER HOA by Jeff Conran

Happy Fall Neighbors! This month's edition of the HOA news will be slightly different than previous months. By the time you read



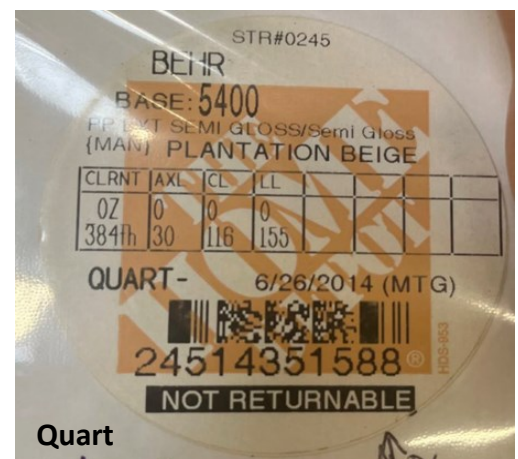
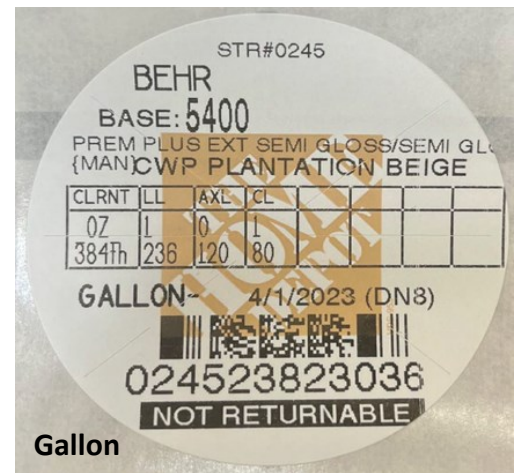
this, we will have had our initial budget meeting, and we'll be poised to host our Annual Meeting/Budget Finaliza-

tion. The HOA board has some exciting things coming up in the next year as well. We've gotten feedback from the community about what you'd like to see changed with our bylaws, and we're working to get the language put together and a voting mechanism in place. We'll be looking for YOUR help to make this work, so please keep your eyes peeled for updated information. We're also getting quotes to revamp our website and make it more user-friendly. However, the #1 place to get the latest and greatest information is the Greenacre G360 portal ([www.g360.greenacre.com](http://www.g360.greenacre.com)). If you haven't

registered yet, PLEASE do so. At our last meeting we highlighted that only 470 residents had registered. If you plan to make changes to your property, want to see if you have any violations, or pay your bill, THIS is where you can do it the easiest. Take the 30 seconds it takes to register and get it done.

As you may have noticed, there are lots of beautification things happening around our community. Thanks to the diligence of Greenacre Properties Inc, we're seeing our neighbors take better care of their properties. We do this through the violation process, which can lead to fines. The board DOES NOT want to see ANYONE get a fine. Please comply with the rules in a timely manner so we can all live cohesively and without animosity. If you are unfortunate enough to get a fine, please pay it quickly. The bills only get bigger when you don't.

At the request of the clubhouse staff, below is the information for the mailbox paint colors. To my knowledge, nothing has changed, but I have heard there is some confusion. The only real change to the mailbox regulations is that we now allow for PVC replacement posts. Again, all this information is available on the G360 portal.





# Tanglewylde NEWS by Fred Krauer



## Tanglewylde Portal

Tanglewylde Homeowners are encouraged to register for the Association Portal at [www.rizzetta.com](http://www.rizzetta.com) if you have not already done so. The Association Portal provides access to your account information as well as community documents, architectural guidelines and alteration applications. Work orders can also be submitted through the Portal. Please take a moment to register using the following steps. Go to [www.rizzetta.com](http://www.rizzetta.com). select Association Portal at the upper center of the page. Once on the portal page, please select sign up. You do not need a registration key or account number to register. Click on "I don't have a portal key or account number." Fill in your email, name, phone, property address and association. You do not need an account number. Then select "I'm not a robot" and Sign Up. You will receive an email within 48 business hours with your log in credentials.

## Grass

We asked our landscaper to come out and assess the dead spots in our lawns to see if we have an insect infestation or a fungus problem. The Tanglewylde HOA wants to ascertain how much it would cost to treat and

replace the dead areas. Another matter which has to be investigated is the irrigation systems to be sure that the lawns are being watered properly and to find out if the irrigation heads are functional.

Pasco County has so many new communities being built, and it seems like they all are installing reclaimed water. This causes a shortage of reclaimed water and when the reclaimed water runs out that's it for the day. It is mandatory that homeowners must wait until their next assigned watering day to water their lawns. Regardless of your watering day, no watering is permitted between 8 a.m. and 6 p.m.

## Proper Pet Waste Disposal

Pasco County is asking pet owners to do their part by collecting their pets' waste and properly disposing of it. When pet waste is left on the ground, stormwater and irrigation runoff carries the bacteria and nutrients into the waterways. This waste runoff contributes to algae blooms and unhealthy conditions for fish and wildlife. Polluted waters are also unsafe for swimming and recreation, forcing our beaches to close.

Help keep Pasco County waterways clean by disposing of your pet waste in the trash.

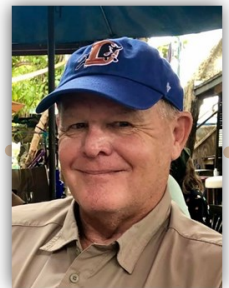
Violations can result in a \$150 fine. For more about the Pasco County ordinance in place by visiting [bit.ly/Pasco-Pet-Waste](http://bit.ly/Pasco-Pet-Waste).

## Garage Doors Left Open

I do my walking at night and walk through Tanglewylde. It is quiet and peaceful, and the streets are no longer hot from being baked by the sun all day. I have seen deer, racoons and a few rabbits. One night I made a mistake and left my garage door open and upon my return found a snake coming out of my garage. One night recently while I was out for my walk, I noticed that there were four or five garage doors open and this made me wonder what critters might be getting into these garages. In the past I have received calls about alligators under cars, snakes hiding in boxes, etc. So, what I am asking everybody is to close their garage doors at night because you don't need a surprise greeting you in the morning.

*I hope everybody has a great Thanksgiving!*

# Weymouth NEWS by Steve Shaw



Your Weymouth Board of Directors has been hard at work reviewing reserve studies (roadmaps for communities to plan how much money should be set aside in our reserve fund to pay for upcoming/future capital expenses such as villa painting, roof replacements, etc.). A 2021 Reserve Study identified a funding gap and noted that "a potential deficit in reserves might occur by 2030" (a copy can be found at <https://g360.greenacre.com> in the Financials folder). The 2021 Reserve Ad Advisors' recommendation was to increase the 2022 monthly reserve contribution an additional \$120.69 monthly. This was rejected and instead, the maximum 5% increase from \$180 to \$189 was enacted. The results of the new 2023 reserve study requested by your current Board also confirmed a funding gap and Reserve Advisors recommended a 2024 monthly HOA fee increase of approximately 23.6% to \$233.41. However, the Board cannot raise the monthly assessment more than 5%

without a community vote. Given that only 24 residents attended the September Annual Meeting, it is unlikely that a community vote would produce both a quorum and a yes vote.

So, the Board went back and stripped the operating account of every dollar that was not earning interest and is not essential to operating expenses to interest bearing CD's. This action closed part of the gap. In addition, if the community votes to double the maximum increase in assessments in the future from 5% to 10%, which is the standard in our sister community, the reserve funding will be adequate for approximately the next 23 years. Long story short, the good news is that your 2024 HOA fee assessment is only going to increase 5% to \$198.45 a month.

The first of our fully funded capital improvements will start in 2024. The paint committee has been busy working with Sherwin Williams experts to provide our community with new exterior color

scheme options that will enhance Weymouth's overall curb appeal. It won't be long before the community will be able to preview and vote on their favorites. I'm excited!

Finally, the wall painting project on Haskell Place and Simonton Court is complete. All those that chose to participate in the project have had their section of the wall painted. This project is an example of what when parties seek to understand the other party's perspective and then works together to achieve common goals. Our friends in Congress could learn from our CDD, our HOA and our residents about compromise and accomplishing goals.

This month we are reminded to be thankful. With a positive attitude, there is so much to be thankful for in our community. I sincerely hope that this holiday season brings you closer to the ones you love.

**NOTICE OF MEETING DATES  
OAKSTEAD  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Oakstead Community Development District has scheduled meetings for Fiscal Year 2024 at 1:00 P.M. and 6:30 P.M. as indicated below, in the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O' Lakes, Florida on the third Tuesday of each month as follows:

October 17, 2023 6:30pm  
November 21, 2023 1:00 pm  
December 19, 2023 1:00 pm  
January 16, 2024 6:30 pm  
February 20, 2024 1:00 pm  
March 19, 2024 1:00 pm  
April 16, 2024 1:00 pm  
May 21, 2024 6:30 pm  
June 18, 2024 1:00 pm  
July 16, 2024 1:00 pm  
August 20, 2024 6:30 pm  
September 17, 2024 1:00 pm

In addition to the regular meetings listed above, the District will conduct a workshop in the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O' Lakes, Florida at 10:00 a.m. on the first Tuesday of each month, except where noted as follows:

October 3, 2023 10:00 am  
November 7, 2023 10:00 am  
December 5, 2023 10:00 am  
January 2, 2024 10:00 am  
February 6, 2024 10:00 am  
March 5, 2024 10:00 am  
April 2, 2024 10:00 am  
May 7, 2024 10:00 am  
June 4, 2024 10:00 am  
July 2, 2024 10:00 am  
August 6, 2024 10:00 am  
September 3, 2024 10:00 am

Meetings may be continued to a date and time certain which will be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

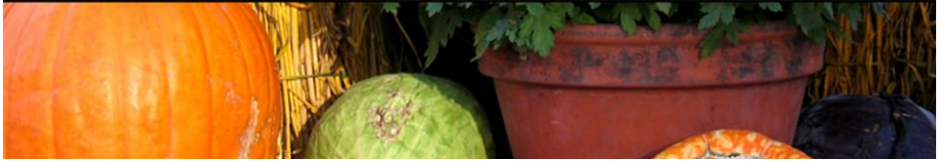
Please check the District's website for the latest information: [www.oaksteadcdd.org](http://www.oaksteadcdd.org)

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least two (2) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andrew P. Mendenhall,  
PMP District Manager

# Thanksgiving Fun Facts & Trivia



## Thanksgiving Trivia Questions:

1. Which Native American tribe celebrated the first Thanksgiving with the Pilgrims?
2. What year was the first Thanksgiving held?
3. Which president made the first Thanksgiving day proclamation?
4. In 1941, congress declared Thanksgiving day to be held on what Thursday in November?
5. Macy's Thanksgiving day parade started during which decade?
6. Which ship did the Pilgrims sail on to Plymouth Rock?
7. Which historical figure wanted the turkey to be the national bird?
8. Which President set the official celebration day for Thanksgiving as the last Thursday?
9. Turkey should be cooked to what degree Fahrenheit?
10. How many Turkeys are cooked in the US for Thanksgiving each year?

## TRIVIA ANSWERS

1. The Wampanoag Indians
2. 1621
3. George Washington
4. The fourth Thursday
5. The 1920's
6. The Mayflower
7. Benjamin Franklin
8. Abraham Lincoln
9. 165 degrees Fahrenheit
10. 45 million





## OAKSTEAD COMMUNITY 2023 NEIGHBORHOOD HOLIDAY LIGHTS & DECORATING CONTEST

Let's spread some cheer throughout Oakstead again this year! EVERYONE is invited and encouraged to participate in our Annual Oakstead Holiday Lights & Decorating Contest!

**WHAT ARE THE RULES?** – There is NO LIMITS!  
Express your Oakstead holiday design style and spirit on the outside of your home.

Judging will take place on **DECEMBER 17<sup>th</sup>, 18<sup>th</sup> & 19<sup>th</sup>** beginning "each day" at 6:30pm. ALL participants MUST have their outdoor lights up & displays ON by 6:30pm in order to be judged!

**1 Winner from each Neighborhood** will receive special gifts and of course bragging rights for a FULL year!

**COME ON OAKSTEAD COMMUNITY,  
LET'S BRIGHTEN UP THE HOLIDAYS!**



AUTHORIZED DEALER  
OF CASIO DIGITAL

## **MUSIC LESSONS**

**Fall specials for homeschooled students!**

**PIANO, GUITAR, VIOLIN, DRUMS, UKULELE  
BASS GUITAR, VOICE, FLUTE, CLARINET, TRUMPET,  
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***Call today: 813 926 1188***



*Post Office: Please expedite delivery of newsletter into community.*



Thanksgiving festivities can result in a lot of waste, but that doesn't have to be the case. You can keep sustainability in mind while giving thanks and carving turkey with your loved ones. Follow these recommendations to reduce waste this holiday.

- Think about how much food you realistically need to avoid cooking too much. Make a list based on your plan and use it

while grocery shopping.

- Buy food and other holiday necessities in bulk if possible to reduce packaging waste. Buying products with refillable containers is also a resourceful way to reduce waste.
- Take advantage of reusable dishes and cutlery during Thanksgiving dinner.
- If you're having guests this holiday, make it easy for them to recycle in your home.
- Thanksgiving dinner often results in leftover food—safely store leftovers in clean, used jars, jugs, and cans. You can also pack food in recyclable containers and give them to family and friends.
- Donate untouched leftovers to a food bank or homeless shelter.
- Leftover food can also be composted.
- Continue to enjoy Thanksgiving leftovers by creating new meals and recipes. For example, leftover turkey can be used in soups, sandwiches, and salads.



CALL THE LOCAL RESIDENT PROFESSIONAL AGENT!!!!

**Demi Noack, REALTOR** ☒

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<https://deminoack.rogtampabay.com/>

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ADVANTAGE