



FEBRUARY 2020

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VOLUME X • ISSUE II

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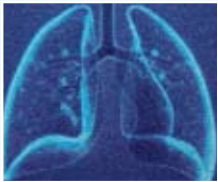
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OPEN HOUSE RULES

If you are planning an open house and would like the gates to be open, call the clubhouse 3 days prior to your event to have the gates set to open.

The gates are permitted to be open the first Sunday of the month from 12 to 4pm.
No exceptions.

**For your safety ...
clubhouse staff will close
the pool at the first sight of
lightning, or in the event of
a severe thunderstorm.**



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

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Maci Galan
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Certified sitter. evenings/weekends
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NOTICE OF MEETINGS OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Oakstead Community Development District has scheduled meetings for Fiscal Year 2020 at 2:00 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:

February 18, 2020	2:00 p.m.
March 17, 2020	2:00 p.m.
April 21, 2020	6:30 p.m.
May 19, 2020	2:00 p.m.
June 16, 2020	2:00 p.m.
July 21, 2020	2:00 p.m.
August 18, 2020	6:30 p.m.
September 15, 2020	2:00 p.m.

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 2:00 p.m. on the first Tuesday of each month as follows:

February 4, 2020	2:00 p.m.
March 3, 2020	2:00 p.m.
April 7, 2020	2:00 p.m.
May 5, 2020	2:00 p.m.
June 2, 2020	2:00 p.m.
July 7, 2020	2:00 p.m.
August 4, 2020	2:00 p.m.
September 1, 2020	2:00 p.m.

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. 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.

Should any resident have any issues or concerns your CDD can be contacted through our management company at Andy.Mendenhall@inframark.com



Silver Sneakers group enjoys Holiday Party at the clubhouse



WHAT'S GOING ON IN OAKSTEAD?

Search "Oakstead CDD"

WATERING DAYS AND TIMES

12:01am - 8am to
6pm - 11:59pm

**House number
ends in: Water on:**

0 or 1	Tuesday & Friday
2 or 3	Thursday & Sunday
4 or 5	Monday & Friday
6 or 7	Tuesday & Saturday
8 or 9	Wednesday & Sunday

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OAKSTEAD HOA PAGE

Article written by Chris Ayoub, HOA President

By now, all homeowners should have received, and hopefully paid, the 2020 annual maintenance fee. This year's fee is \$60, which represented a \$3 increase over last year's fee. While invoices were slightly delayed in getting to homeowners, everyone should have received it during the first week in January. If you have not received an invoice, please contact Associa and they will send you a duplicate. For homeowners that have a different mailing address than the property's physical address, it's crucial to make sure that Associa has this information so that mailings are being sent to the proper address. As a reminder, annual fees paid after January 31st are subject to added fees and interest.

Your HOA Board worked hard to keep this year's increase in the annual fee to a minimum and, certainly some cost savings initiatives that were implemented last year, helped in that goal. The 2020 budget does include one very important spending program, which has the Pasco County Sheriff Department performing weekly overnight patrols inside all of the Villages in Oakstead. As noted in past articles, and in reaction to numerous concerns raised by both residents and emer-

gency response providers, overnight street parking and parking that prevents use of the sidewalks, is strictly prohibited and may result in the issuance of a ticket and possible fine. For the past several months, and in order to avoid any surprises, the HOA has spent time and money to thoroughly communicate this program to all homeowners and residents. Funding for the program will be, in part, provided by the increase in this year's annual fee.

With regard to the operating budget, a big portion of the funds are used to ensure that the rules and regulations, as contained in the Declaration of Covenants and Design Review Criteria Handbook, are being followed. As a friendly reminder to all residents, which include homeowners and tenants, you are obligated to apply all conditions contained in the Community's legal documents. For homeowners that lease their home, this does not absolve you from this commitment, regardless if the lease stipulates that the tenant is responsible for all maintenance and care of the property. If violations are observed, the HOA requires the homeowner to be the party responsible for insuring that any issue gets resolved. Any fine assessed by the HOA are attached to

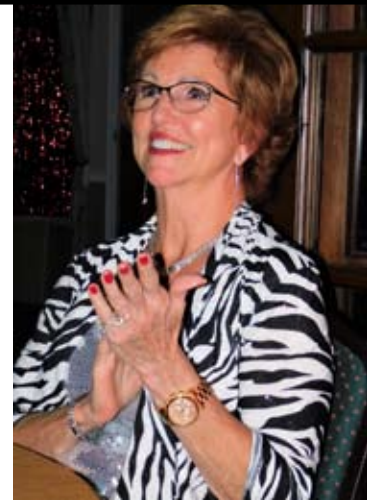
the deed and therefore they become the obligation of the homeowner and not the tenant.

Consistent with most deed restricted communities, homeowners in Oakstead must receive approval from the Design Review Board, prior to undertaking many of the exterior modification projects typically done to maintain or improve your home. The HOA created new DRB applications for exterior modification projects. There are 3 applications, one for painting, one for tree removal and one for basically everything else. The new applications can be found on the Oakstead HOA page within the Oaksteadcdd.org website. Please remember to include a detailed description of the project, including all supporting documentation and copies of Pasco County permits, if required. Providing this information will allow for a quick approval process. For quicker communication, please make sure to include a current email address in your information profile. The Design Review Criteria Document, which can be found on the Oakstead HOA webpage, is a good source to refer to when designing an exterior project. While it is important to make sure that the DRB approval process is followed, it is equally important to follow the conditions that the DRB committee has attached to the approval decision. For those that do not submit an application or do not apply the conditions of the approval decision, that course of action will likely result in out-of-pocket costs and potential fines.

Finally, and as a reminder, HOA meetings are most often held the second Monday of each month, beginning at 7pm at the Oakstead Clubhouse. For each meeting, the agenda always contains two spots where homeowners and residents can address the Board on any matter of your choosing. Community input is always welcomed so please come out and join in the discussions. It's always nice to see new faces among our regulars.


TARGETED MONTHLY VIOLATIONS	
Month	Areas that need your attention
February	Driveways, sidewalks and gutters cleaned.
March	Landscaping/Sod. Replace dead and diseased sod and landscape plantings. No plantings should obstruct walkways of sightlines at intersections
April	Fences, repaired and cleaned
May	Exterior cleaning and/or painting of house. Painting requires DRB approval.
June	Mailboxes- repair or replace. Street numbers on house are clearly visible.
July	Trees trimmed,. Live Oaks trimmed to 7 ft. height clearance and dead palm fronds removed.
August	Landscaping/Sod. Replace dead sod and landscape plantings. No plantings should obstruct walkways of sightlines at intersections
September	Exterior cleaning and/or painting of house. Painting requires DRB approval.
October	Clean Roofs and make repairs as needed;
November	Mailboxes- repair or replace. Street numbers on house are clearly visible.
December	Driveways, sidewalks and gutters cleaned
Annual Dues	Payment required once a year by January 31st.

OAKSTEAD'S NEW YEARS EVE CELEBRATION





FEBRUARY ♦ 2020

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						
2	3 9:30am Silver Sneakers 3:00pm Watercolor	4 9:00am Circuit Fitness	5 10:00am Silver Sneakers 11:00am Dancing with Dani (Children's Program)	6 9:00am Yoga 10:00am Wood Carving Class	7 9:30am Silver Sneakers 4:00pm Dancing with Dani (Children's Program)	8 10:30am Karate
9	10 9:30am Silver Sneakers 3:00pm Watercolor 7:00pm HOA Meeting	11 9:00am Circuit Fitness 6:30pm CDD Meeting	12 10:00am Silver Sneakers 11:00am Dancing with Dani (Children's Program)	13 9:00am Yoga 10:00am Wood Carving Class 6:30pm Canasta	14 9:30am Silver Sneakers 4:00pm Dancing with Dani (Children's Program)	15 10:30am Karate
16	17 9:30am Silver Sneakers 3:00pm Watercolor	18 9:00am Circuit Fitness 2:00pm CDD Meeting	19 10:00am Silver Sneakers 11:00am Dancing with Dani (Children's Program)	20 9:00am Yoga 10:00am Wood Carving Class 6:30pm Weymouth HOA	21 Senior Coffee 9:00am 9:30am Silver Sneakers 4:00pm Dancing with Dani (Children's Program)	22 10:30am Karate
23	24 9:30am Silver Sneakers 3:00pm Watercolor	25 9:00am Circuit Fitness	26 10:00am Silver Sneakers 11:00am Dancing with Dani (Children's Program) 2:30pm Tanglewilde HOA ASH WEDNESDAY	27 9:00am Yoga 10:00am Wood Carving Class 6:30pm Canasta	28 9:30am Silver Sneakers 4:00pm Dancing with Dani (Children's Program)	29 10:30am Karate

TANGLEWYLDE NEWS

Fred Krauer, Oakstead Resident and President of Tanglewylde HOA Board

NEW YEAR

From month to month, I observe our village and being on the CDD Board I review the other eight villages comparing not to see how I can make Tanglewylde better than any other village in Oakstead but looking to keep its charm and finding a common thread to tie all nine villages together.

What is cool is that when I look and compare the new roofs to the old, if I did not have the addresses, I see no difference! Is that good? I think so because all these new communities around us that I have driven through I don't see much of a difference in roof shingles going on these new homes to Tanglewyldes. Some communities with these giant homes have real fancy, expensive roofs. With our new roofs, we are only looking to keep the water out and upgrade to the latest water proofing to hurricanes we can afford and blend an older community with new ones. What we have done with replacing our roofs was to move away from developer grade roofing which was do it fast and cheap and upgrade materials to a better-quality roof material. Back in 2010 Tanglewylde's Board wanted to get an idea of what the lifespan of the roofs would be. Out of the five roofers that bid we got comments like you have one year to ten years of life as long as nobody goes on the roofs. Well the HOA feels that we caught reroofing when the roofs began to fail.

Our painter is busy painting the entrances to Oakstead and when complete will start in Tanglewylde. The house paint colors are still up in the air because we are looking for colors that will not fade fast from the intense sun of the summertime, but we want the colors to work together, to blend not clash with each other.

Then our last project will be the removal of the tired shrubbery and upgrade our appearance. But the trick of doing all this without major increase or special assessments and to work within our budget! Everything in time (slow and steady) and not spending outside our line items is our goal.

WE BEAT THE RUSH

From 2002 – 2007, there was a building boom with shortages in building materials around the country. Now we are back in a building boom, but all the older homes and the new homes need roofing and, painting at the same time.

In the last month I have gotten quite a few phone calls from communities from around Pasco wanting to know how we went about picking a roofer. What type of shingles we used and what type of underlayment and most of all what was the price of the job?

I referred them to our roofing engineer. He is the professional and will guide them through the process of picking a professional roofing company who does quality work. Since we started our roofing project, roofing shingle prices have gone up

and so have the rest of the roofing materials. We locked in our prices for a year beating the rush on increases in roofing products and a shortage of quality roofers and engineers. Thanks to our property manager for queuing us in on the proper time to reroof.

LANDSCAPING

Just as with roofing I have other friends that are HOA presidents who are looking for new landscapers. New communities have taken up all the good landscapers and what is left is expensive! Bexley Ranch was hiring two to four landscapers for six-month trials and then letting go what companies they did not want. Asking the Extension's Office, they told me that anybody with a trailer and a mower is a landscaper and the same goes for roofers. The question you have to ask yourself: Do you go with a large company? Medium company? Or a small company? Our company is a medium-sized company and I was at a loss for direction and asked our property manager to ask around for recommendations.

Our landscaping company is not bad but not great and they have improved since we changed landscaping managers. This time of year, we always end up with lawn weeds because we are on an every other week cut so when the weather changes and gets warmer these weeds are sprayed and will die off.




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by Rita Cooper, Weymouth Resident

NEW PROJECTS FOR THE NEW YEAR

So, if the new year is motivating you to make some changes, go for it. Please just remember to check out our architectural change standards found on our Greenacre portal in the Architectural Information folder along with the application to be submitted and directions on how to do it. The purpose of the process is to preserve the consistent appearance of Weymouth and to verify that homeowners are aware of conditions that might affect drainage or neighbors' privacy and rights. Interestingly enough, the Architectural Change Committee is the only one specifically addressed in our documents.

However, the HOA Board can perform as the committee if that's what they choose to do and that's how it works now. The board discusses the applications at our monthly meetings and ap-

proves or disapproves or approves with special instructions. Please remember it's important to note and follow any special instructions. The homeowner is notified of approval (or not) by a letter from our management company and any homeowner who disagrees with the decision is welcome to address their concerns with the board.

FINANCIAL NEWS

The budget for 2020 was approved in December and we all got a copy with our payment coupons. That means you know by now our monthly assessments of \$175 did not change. That's very good news since it's been a few years since there was no increase. Thank you to all who understood the reasons we needed a substantial one a couple of years ago and supported it.

We're in good financial shape now and we're always striving to stay like that. It's a best practice to keep the equivalent

Greenacre Properties

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fax 813 963 1326

Jeff D Amours is our manager
jdamours@greenacre.com

of several months of assessments in our operating account, and we do, but the board has transferred an amount in excess of that into reserves. There are plans to share our most recent Reserve Study results soon and discuss the projects we'll need to pay for in the long term.

It may be part of a workshop separate from a monthly board meeting so stay tuned for that.

LET'S PICK IT UP

Complaints of pet waste, specifically dog poop, are widespread (no pun intended). Come on, Folks, we all know the potential health issues associated with not picking up after your pet and that it's a requirement at the county level on down. Grab that plastic bag as you leave the house for your walks. Remember to pick it up everywhere there's an "event", including your back yard, or the landscapers will not mow it or treat it. Let's do it, People. Thank you to all who comply.

Right now I'm having amnesia and déjà vu at the same time. I think I've forgotten this before. ~ Steven Wright

WEYMOUTH TARGETED MONTHLY VIOLATIONS

Month	Issues to be addressed
March	PVC fences cleaned or pressure washed
June	Driveways, lead walks and public sidewalks in front of your house pressure washed.
September	Mailboxes repaired, painted or replaced as necessary All violations can also be issued off-schedule as necessary



Search "Oakstead CDD"

ADVERTISE IN THE OAKSTEAD TIMES

Running an ad in the Oakstead Times is not only good for your business, it also helps the community where you live. If you are interested in running your ad in this publication, please call 813-226-3340, or email adaly@tampabay.com by the 10th of each month.

PARKING ON OAKSTEAD STREETS IS AGAINST THE LAW!

Parking on Oakstead streets is not allowed; especially overnight. Residents can call the Pasco Sheriff at their non emergency number (813) 929 1204 to report parking violators. Do not use 911. They will ticket the car if resources are available. The Club house parking lot can be used to eliminate on street parking. Let's enjoy our visitors while obeying parking laws - this will make Oakstead much safer!



OPEN HOUSE RULES

If you are planning an open house and would like the gates to be open, call the clubhouse 3 days prior to your event to have the gates set to open.

The gates are permitted to be open the first Sunday of the month from 12 to 4pm. No exceptions.





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OAKSTEAD-TBT0419

SAVE ON NEXT A/C REPAIR

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Ultra-Violet Light
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