

VOL. X ISSUE 6 · DECEMBER/JANUARY 2020/2021

OAKSTEAD TIMES

Official Newsletter of the Oakstead Community

Holidays in 2020

BY OAKSTEAD TIMES

December is always a busy month for holidays. First to arrive is Hanukkah (December 10 - December 18), followed by Christmas on December 25 and finishing off with Kwanzaa on December 26-January 1. However, it will really be nice to say goodbye to 2020 on December 31st.

This has been quite a crazy year between Australia burning at the beginning of the year, the horrific Covid-19 Pandemic, and the fantastical election season. 2020 will be a hard year to forget!

Hopefully everyone will have a joyous season filled with hope, laughter, lights, good food, friendship and family.

Send us your comments to newsletter@myoakstead.com



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A Note from Nancy

OAKSTEAD OPERATIONS MANAGER



I have been reflecting on the things I am most grateful for this year. It has definitely been a challenging one but there is always a light at the end and that is what I am focusing on. For one, we are almost through with 2020 and that is definitely a blessing in itself. I am also grateful the members of our community were so understanding through the summer. We were able to open our pool, tennis courts and basketball courts in a safe way. It almost felt like we were back in the 50's when people would gather with friends and neighbors to enjoy the outdoors. Many times, I would pass the clubhouse and see small groups of people just sitting and talking and playing basketball. The kids were outside playing instead of playing video games. The decisions the CDD board has had to make this year were not taken lightly, but we felt a duty of care towards our community. Our primary concern is for the health and welfare of all our residents and staff.

(continued on next page)

Attention!

THE CLUBHOUSE NOW HAS FACIAL RECOGNITION TO REPLACE THE FINGER PRINT SYSTEM. PLEASE STOP BY TO GET REGISTERED INTO THE NEW SYSTEM.

CLUBHOUSE HOURS

DUE TO COVID-19, STARTING OCTOBER 1ST, THE CLUBHOUSE WILL CLOSE AT 7PM MONDAY - FRIDAY. CLUBHOUSE WILL BE CLOSING AT 6PM SATURDAY AND SUNDAY UNTIL FURTHER NOTICE.





Although the clubhouse was closed, we have been hard at work. Some of the projects that we have taken on this year are: Community wall painting, sidewalk grinding and replaced due to trip hazards, a new alarm system, new roof on clubhouse new basketball hoops and nets, new benches around the community, new shade screens around pool deck, we fixed all the rotten wood on the linear path bridges, new storage shed, the gates were repaired and repainted, and the Strathmore gate house repaired and painted. There are a few projects that we are still working on. The playground has not been shut down due to Covid-19, it was shut down because the bolts and hinges were rotting, and it became dangerous for our children to play on.

Unfortunately, the parts had to come out of China and by the time China opened up California was shut down to receive the products. We also added in some new rockers and replaced the decaying toddler playground. So far, the kids are loving the new updates. The board has decided to install security cameras at the gates. Since the cameras have been installed our repairs due to gate smashers has gone down by 98% saving the community thousands of dollars. Last year we spent close to \$40,000. In gate repairs and over \$100,000. In claims that the gates closed on people's cars. The cameras have also solved crimes that have been committed. The last large project the board will be working on is new gate motors and new digital gate phones. Gate motors are usually good for 8 to 10 years and we are coming up on 13 years on our current motors. The replacement will take place over the next few months.

The fingerprint system is now gone, and a new facial recognition system is in place. The new system will guarantee us 98% entry rather than the 60% we were getting. We now have the option of facial entry or fingerprint entry. If you have some time, please stop by the clubhouse as we have to enter everyone into the new system.

We wish all our residents and their loved one's health, strength and resilience at this time, and we thank you for all your continued support.





Oakstead Toys For Tots Drive

BY OAKSTEAD TIMES STAFF

We will be collecting Toys for Tots until December 19th

Please consider children up to 16 years old

Many Thanks to all those who have been so generous



HOLIDAY HOURS



Christmas Eve

Close at Noon

Christmas Day

Closed

December 26

Open at Noon

New Years Eve

Close at Noon

New Years Day

Closed

January 2

Open 9am



CLUBHOUSE HOURS

9am to 9pm - Seven Days a Week



Clubhouse Party Room Rental



\$30.00 for one room for four hours
\$50.00 for both rooms for four hours
\$100.00 deposit

**Oakstead Resident Rates*

Walking Gate Key

Available at clubhouse \$3.00

Gate Remotes

Available at clubhouse \$15.00

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

Pool Rules



No Glass in
Pool Area



No Pets
Allowed



No Running
or Rough
Play



No Diving
into Waters
of 5' or Less



No Loud
Music



No Swimming
Alone



No Breath
Holding, You
Could Die.



No Peeing
in the Pool



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.

Baby Sitters

Jillian Bush

(813)830-8692 – weekdays/weekends

Natalie Santiago

(813) 735-6053 available anytime.

Mariel Ojeda • (813) 245-6313

Kaylee Moore (813) 451-8265

weekends

Certified with American Red Cross

Maci Galan

(813) 712-9941(C) • (813) 948-4609(H)

Certified sitter. evenings/weekends

Jennifer Massoll

(440) 840-4128 cpr/first aid/lifeguard

Grace Noack • (813) 765-4180

Danielle Paradiso • (561) 350-4189

Laurel LaRussa • (480) 522-5297

Logan • (813) 841-0238

Mary Perdomo 813- 909-0130

Ella Shipp • 910-584-5563

CPR Certified and babysitting certified

FOR YOUR SAFETY

Clubhouse staff will close
the pool at the first sight
of lightning, or in the
event of a severe
thunderstorm.

Pet Sitters

Wagging Tails Pet Sitting

Licensed and insured • 813-482-7444

Debbie Morton (813) 857 4439

Licensed professional & affordable

Jeanna Fine (813) 416-0022

Huggin' & Kissin' Pet Sittin'

Insured and Bonded

Ella Shipp • 910-584-5563

Sandrine Pet Sitting • 954-632-3904

sandringpetsitting.com





Oakstead HOA

CHRIS AYOUB, HOA PRESIDENT



As 2020 comes to a close, we can all likely take comfort in knowing that we will soon be through what has been a most difficult, challenging and very troubling year. Since the beginning of the pandemic, and given the dramatic change to our daily routines, your HOA has adjusted the day-to-day oversight focus to incorporate the impact on our community. Covenant enforcement efforts were primarily focused on maintenance related items that needed to be immediately addressed and non-maintenance items that represented an unsafe or unacceptable situation. Additionally, and given the significant increase in exterior modification applications to the Design Review Board, as many of us took the time at home to address some outside projects, a great deal of time and effort was needed to maintain a quick and accurate approval process.

Several years back, the HOA instituted a Monthly Maintenance Focus that was designed in part to provide homeowners with a planning tool to address the many requisite maintenance projects required by the Declaration of Covenants. Each month, a specific item would be inspected for compliance and violation letters would be issued as a reminder to the homeowner. Each maintenance item would be inspected twice a year, which provides a reasonable time structure for both the HOA and homeowner. In this way, the homeowner can be proactive in maintaining their property and the HOA can focus enforcement action on those properties that need immediate attention. As a reminder, violations for maintenance items have a two-letter policy. The first letter is a friendly reminder providing a 21-day cure period. If not resolved in that period, a second letter is sent that provides 10 days, which if not addressed will result in a possible fine. If you haven't already, please look over the Monthly Maintenance Focus List which can be found on the Myoakstead.com website and on page 8 of this newsletter.

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Volunteer! Join the HOA and make a difference!

OAKSTEAD HOA

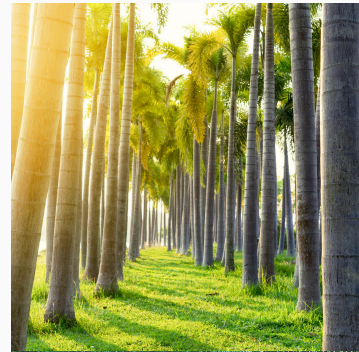




In an effort to address the many non-maintenance covenants contained in our legal documents, the Board instituted a violation policy that provides notification of a violation. It is expected that these types of violations, (parking related, improper equipment storage, etc.), will be immediately addressed and that any future observations will receive a fine for each occurrence. It is important to mention that it is not the Board's intent to issue fines. Rather it is our goal to have all members of the HOA comply with the rules that we are all legally obligated to follow. Remember, there are corrective actions that we can take as a community to change components of the Declaration of Covenants that we believe are outdated or unnecessary. However, that takes a 75% majority vote to make those changes and history has told us that without significant participation of membership, it can't be accomplished. Complaining doesn't affect change, only involvement does. There are a few very important reminders and notifications:

- The Florida State Troopers will be driving through each Village on a random basis and will be ticketing vehicles that are illegally parked on the street. Overnight street parking is strictly prohibited and can be a serious problem for emergency response vehicle access to our community.
- The HOA will be increasing enforcement efforts to get control of Vehicles that are blocking the sidewalks. The HOA has received numerous safety related complaints from residents and we need everyone to comply with this issue.
- The majority of exterior modification projects requires approval from the HOA. Design Review Board applications are available online at myoakstead.com. Remember to include all supporting documentation with the application and if the project requires a Pasco County permit, a copy needs to be included. Failure to receive approval for an exterior project could result in unnecessary costs and fines to the homeowner. Additionally, it is critical that all conditions attached to the approval of a project are applied.
- If you have a street side oak tree bordering your property, it is your responsibility to maintain the tree. Pasco County Fire Marshall issued a notice of violation to the HOA for a number of trees that fell below the 14-foot minimum street height requirement. Please make sure to keep your tree trimmed to the 14-foot standard for the portion over the street and a 7-foot standard for the portion over the sidewalk.
- As per the Declaration of Covenants, the only flags allowed to be flown are the American Flag, State Flag of Florida, Flags of the Military branches and POW /MIA Flags. All other flags are not allowed and will be subject to enforcement action.
- Myoakstead.com is the official website for the Oakstead HOA. Please familiarize yourself with this site as it contains all the important documents, forms and helpful informational resources.

The HOA is a volunteer organization that is required by State Law to oversee the responsibilities contained in the legal documents that define Oakstead as a deed restricted community. Without volunteers willing to give their time and energy to the process, the State would take over this function and the cost to our community would be significant. We need people to step forward and be part of this effort.





Targeted Monthly Violations

Month	Areas that need your attention
January	Trees trimmed. Live Oaks trimmed to 7 ft. ground clearance and dead palm fronds removed.
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



Tanglewylde HOA

FRED KRAUER, THOA PRESIDENT & CDD CHAIRMAN

CAMERAS ADDED TO VILLAGE

I have been asked by village residents why the cameras were installed within the last few months. The reason why the CDD installed cameras on the villages was to protect the investment of straightening and repairing the gates from years of gate crashing and repairing the hinges. While we had the gates off, the gates were repainted and rehung, but that did not stop cars and trucks from pushing the gates open and cars driving out and in the wrong gate creating a danger of an accident. New gate operators and call boxes will be installed within the next few months on all village entrances. Repairs on the old gate operators are happening more frequent and parts are becoming more expensive. So, to protect the new equipment, cameras were installed. Vandalizing from people who do not want the gates closed damage the call boxes. It has become more frequent, costing the community thousands of dollars to repair or replace. As one Tanglewylde resident said to me all this is being done just to waste the residents' money.

PAINTING WILL BEGIN SOON

Tanglewylde's roofing project is close to completion and now the next project will begin. It has been thirteen years since the villas were painted, and the paint is still holding up, but the colors have faded. The last paint job was tested by Sherwin William's representative who came out to see how our paint job held up over the years and he was amazed with the quality of the paint job and told me that you can see by the thickness of the paint that it was rolled and not sprayed. We have gone out to bid and we are hoping to have our original painter repaint the village.

(continued on next page...)



Read these
pages for
important
information
about
Tanglewylde

TANGLEWYLDE HOA





COYOTES SPOTTED IN TANGLEWYLDE

A resident out for his early morning walk noticed a coyote by the pond in Tanglewylde. Once the coyote spotted the resident, it took off into the conservation. With all the construction going on around Oakstead the wildlife has no place to go but into the community. Do not let your pet out loose. They could be the coyote's next meal.

HOLIDAYS HAVE CHANGED

Well this year's events have changed the way we celebrate the holidays. Most of us are home alone and learning how to zoom in order to see family and friends in fear of being the next victim of this virus. HOA meetings have been zoomed which takes something away from having a meeting and if there is a meeting everybody has to be masked and distanced for fear of getting sick. We will hold tight and hope a cure is one or two shots away. Please have a great holiday and I will see you around the village. I will stop to talk but I will stay 6 feet away and will be up wind. So Merry Christmas and a Happy and Healthy New Year.





Weymouth News

REMO GORI

From the Oakstead Times Staff - Weymouth is a townhome village that is all inclusive and has their own HOA fee in addition to the OHOA fee. Weymouth will be back here next issue with more fun and exciting information about its residents and whats going on in their village. Stay Tuned!!

WHO News

CHECK BACK NEXT ISSUE
FOR NEWS HERE



DECEMBER

December 2020

BY OAKSTEAD TIMES STAFF

December again brings you this amazingly awesome newsletter fresh off the digital presses and into your virtual hands! Seriously though, a lot of work went into generating this newsletter and all of us here at the virtual Oakstead Times Staff hope you enjoy all the content and find this second version useful, informative and amusing.



December has Hanukkah, Christmas, Kwanzaa and New Years Eve, which can make this month quite hectic and exhausting, however, since we're in the time of the Covid-19 pandemic, we should all be careful how we celebrate this year.

Even in a Covid-19 world, where we have to social distance and wear masks, we can still find a safe way to enjoy the good times with friends and family. We just all need to take care of each other and respect each other, if so we can all certainly look forward to 2021 and celebrating life like we used to.

How will you celebrate? Let us know by sending us an email to newsletter@myoakstead.com

Important Dates

DECEMBER 10-18
HANUKKAH

DECEMBER 24
CHRISTMAS EVE

DECEMBER 25
CHRISTMAS DAY

DECEMBER 26-JANUARY 1
KWANZAA

DECEMBER 31
NEW YEARS EVE



Pasco Commissioners approve \$2 million in incentives for finance company to move to Odessa

From Tampa Bay Times - Pasco

NEW PORT RICHEY — The Pasco County Commission approved a \$2 million economic development incentive package Tuesday for Dallas-based Santander Consumer USA, an auto financing company which plans to renovate a portion of the former Target store on State Road 54 at the Suncoast Parkway. Santander is expected to create 875 new jobs here over the next five years with an average annual salary of \$46,283. In his memo recommending the package, Pasco County's economic growth manager David Engel wrote that the company is a "public, full-service consumer finance company focused on vehicle finance and third-party servicing."

The county has been working with the company for months under an agreement of confidentiality. Known during those negotiations as "Project Thunder," the company plans to renovate and occupy 115,425 square feet of the former Target store at 16400 State Road 54. The planned cost for the renovation is \$22 million, including \$9.5 million in remodeling and \$12.5 million in office furniture and equipment. The company will receive incentives for both job creation and to reimburse for tangible taxes for capital investment paid out over a 10-year period. Engel noted in his memo that the incentives for job creation were substantially lower than they would be for new construction projects, which "deliver new buildings to the county's property tax base and help market the county as a desirable destination for employers." In this case, however, the company checked many of the boxes for what the county is looking for. It is considered a "qualified targeted industry" occupying a former "big box" store that has been vacant for more than five years "in one of the county's most important high visibility economic growth and job creation corridors," Engel wrote.

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"Santander Consumer USA expects to bring 875 new jobs to the former Target store on State Road 54."





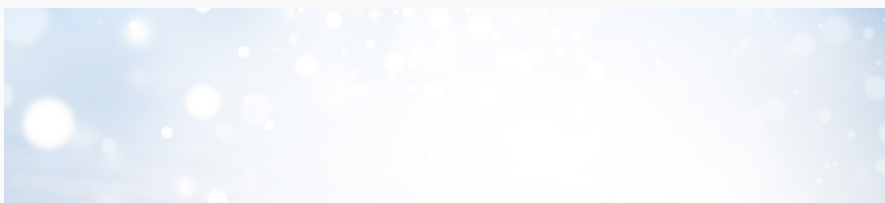
Bill Cronin, president/CEO of the Pasco Economic Development Council, pointed out that the company would provide “new career pathways” for the area’s Spanish-speaking residents because there will be numerous positions requiring bilingual employees.

Santander Consumer USA Holdings Inc. said in its announcement of the new location that the site at Suncoast Crossings would bring jobs “covering a variety of automotive finance, funding and account servicing functions, as well as a smaller number of back office roles.” “We are excited to expand our presence in Florida — a state with a favorable business environment where people are familiar with the Santander brand,” said Mahesh Aditya, Santander consumer president and chief executive officer. “The Tampa Bay area is rich in talent, particularly in the customer service sector, and we look forward to offering future employees a dynamic and progressive place to grow their careers.” The facility is expected to open for business by mid-2021. When complete, it will feature a state-of-the-art call center, as well as modern office, training, conferencing and break room spaces for employees. Santander is the second entity to announce its plans for space in the old store building. Earlier this year, county plans confirmed that Rasmussen College will also be a future tenant at the site. The plans showed a 44,577-square-foot space for Rasmussen with a courtyard connecting to the adjacent portion of the building. Target opened at the location in 2006, but announced in late 2015 that it was closing after the holiday shopping season.

Commissioner Kathryn Starkey was so unhappy when the Target closed that she called its corporate offices, she said this use of the space is much more desirable. “I welcome you to Pasco County,” Starkey said. “I thank you for choosing us.” The owner of the site is 24/7 Delbary LLC, an affiliate of MVP Holdings that owns the PDQ and Glory Days Grill restaurant chains. The company purchased the property, which measures 173,000 square feet, and parking lot on 13 acres for \$4.9 million in July 2017.

More information can be found at

<https://www.bizjournals.com/tampabay/news/2020/12/08/finance-firm-to-create-875-jobs-in-pasco-county.html>



*Welcome
To
Oakstead!*





Oakstead CDD Information

NOTICE OF MEETING DATES OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Oakstead Community Development District has scheduled meetings for Fiscal Year 2021 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 20, 2020.....6:30 p.m.
November 17, 2020.....1:00 p.m.
December 15, 2020.....1:00 p.m.
January 19, 2021.....6:30 p.m.
February 16, 2021.....1:00 p.m.
March 16, 2021.....1:00 p.m.
April 20, 2021.....6:30 p.m.
May 18, 2021.....1:00 p.m.
June 15, 2021.....1:00 p.m.
July 20, 2021.....1:00 p.m.
August 17, 2021.....6:30 p.m.
September 21, 2021.....1:00 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 10:00 a.m. on the first Tuesday of each month, with exception, as follows:

October 6, 2020.....1:00 p.m.
NOVEMBER 4, 2020.....1:00 P.M. 1ST WEDNESDAY
December 1, 2020.....10:00 a.m.
January 5, 2021.....10:00 a.m.
February 2, 2021.....10:00 a.m.
March 2, 2021.....10:00 a.m.
April 6, 2021.....10:00 a.m.
May 4, 2021.....10:00 a.m.
June 1, 2021.....10:00 a.m.
July 6, 2021.....10:00 a.m.
August 3, 2021.....10:00 a.m.
September 7, 2021.....10:00 a.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.

** Please note that pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Order 20-150 and as it may be further extended or amended) relating to the COVID19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically, virtually, or at another location in the event the above location is not available. Please check the District's website for the latest information: www.oaksteadcdd.com.*

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





January 2021

BY OAKSTEAD TIMES STAFF

Welcome to 2021! Let's all hope we never have to go through another 2020 again, I don't think the planet can handle it!

After we all recover from celebrating the end of 2020, we get to celebrate the civil rights leader, Martin Luther King Jr.

Following that, we'll see the swearing in of our 46th President of the United States, Joseph Biden and Vice President Kamala Harris. That should be quite a fun day with lots of speeches and festivities!



January should be quite a chilly month, so let's all make sure to dress warm, stay healthy, wear a mask, social distance and practice good hand-washing regimens. We're all in this together!

The Oakstead Times will be back in February 2021 with our next issue.



Important Dates

JANUARY 1
NEW YEARS DAY

JANUARY 18
MARTIN LUTHER KING JR. DAY

JANUARY 20
INAUGURATION DAY



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