



OAKSTEAD TIMES

THE OFFICIAL *Newsletter* OF OAKSTEAD



OCTOBER 28th

Fall Festival

11:00 - 1:00 P.M.



6:00 - 8:00 P.M.

GAMES, CRAFT VENDORS, PUMPKINS,
BOUNCE HOUSE!

**Craft Vendors Needed
for Fall Festival, please
contact the clubhouse.**



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 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 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 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*

OAKSTEAD NEWSLETTER

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



Nancy's NEWS

by Nancy Intini, Operation Manager



With summer over and the fall season coming in we are gearing up for the Holidays. We have the fall festival 11-1, and Trunk o Treat on October 28th from 6 to 8pm. The Thanksgiving Food Drive will start November 1st, Toys for Tots will start the 2nd week of November and will end on December 14th. The Marines said the toys will be distributed a little earlier, on December 16th this year. Santa will be visiting the Oakstead Clubhouse on December 10th. The clubhouse will celebrate New Year's Eve so make your reservation early to assure your spot.

We would like to welcome the new residents to Oakstead. Please be sure to register at the clubhouse so we can get your name into the gate system and sign you up for clubhouse access. The clubhouse is open from 9am to 9pm Monday through Friday. During the winter the clubhouse will close at 7pm during the week and 5pm during the weekends. If there is a party booked, or a board meeting the clubhouse will stay open until 9pm.

Golf carts... The use of golf carts is prohibited on sidewalks. This is a Pasco county ordinance. Please see the rules below:

Per Florida Statute (F.S.) 316.003, a Golf Cart (gas or electric powered) is considered a motor vehicle.

Per F.S. 316.212 and 316.2125, unregistered Golf

Carts may only be used on roadways designated/posted for use by golf carts and within gated retirement communities.

Please review these statutes for other applicable rules on golf cart use. Otherwise, all motor vehicles must be registered to be used on roadways.

To register your golf cart as a "Low-Speed Vehicle", please contact the Tax Collector's Office or the Florida Department of Highway Safety and Motor Vehicles.

320.01(41) "Low-speed vehicle" means any four-wheeled vehicle whose top speed is greater than 20 miles per hour but not greater than 25 miles per hour, including, but not limited to, neighborhood electric vehicles.

316.2122 Operation of a low speed vehicle or mini truck on certain roadways is authorized with the authorized restrictions:

(1) A low-speed vehicle or mini truck may be operated only on streets where the posted speed limit is 35 miles per hour or less. This does not prohibit a low-speed vehicle or mini truck from crossing a road or street at an intersection where the road or street has a posted speed limit of more than 35 miles per hour.

(2) A low-speed vehicle must be equipped with headlamps, stop lamps, turn signal lamps, tail

lamps, reflex reflectors, parking brakes, rearview mirrors, windshields, seat belts, and vehicle identification numbers.

(3) A low-speed vehicle or mini truck must be registered and insured in accordance with s. 320.02 and titled pursuant to chapter 319.

(4) Any person operating a low-speed vehicle or mini truck must have in his or her possession a valid driver license.

May a Golf Cart be driven on the sidewalk or bicycle path? No.

316.1995 Driving upon sidewalk or bicycle path.-

(1) Except as provided in s. 316.008 or s. 316.212(8), a person may not drive any vehicle other than by human power upon a bicycle path, sidewalk, or sidewalk area, except upon a permanent or duly authorized temporary driveway.

At this time, Pasco County does not have an ordinance allowing the driving of golf carts on sidewalks.

Fun Facts about Oakstead:

Oakstead is located 69' above sea level, Oakstead has 1184 homes, Oakstead has 64 ponds, Oakstead is located on 85 total acres.

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, Thursday
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 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 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.

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



Note from BOARD SUPERVISOR by Norm Keith



The good news, fall is here and cooler days are just around the corner. The bad news, hurricane season is here full blast and we need to keep our fingers crossed that we will continue to dodge hurricane bullets.

The CDD delivered 1183 Pasco County Disaster Preparedness Guides to Oakstead residents. This guide contains important tips that will aid in getting ready for a hurricane. The hope is that they will be used rather than being discarded.

I recently drove down I-75 through Valdosta and saw trees splintered along the way. The wind force it took to do this damage would be disastrous if it hit our area. Please take heed and get prepared.

It's hard to believe that Halloween, Thanksgiving and Christmas will

be here before we know it. Soon 2024 will be upon us.

The Oakstead 2024 budget was approved during the August CDD board meeting and I am proud to say with no annual assessment increases. I recently received my NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED NON-AD VOLOREM ASSESSMENTS. After studying this notice I estimated that my Pasco County taxes will increase approximately \$160.00 for 2024. Not as bad as I expected.

Oakstead still remains as one of the least expensive communities in Pasco county to live in.

This coupled with our beautiful landscaping, great clubhouse, nice nature trail, and friendly residents makes Oakstead a truly unique place to live and by working as a team we can make even better.

Welcome Home!

Oakstead MASTER HOA by Jeff Conran



As we've mentioned in several previous newsletter articles, we have a significant speeding problem within our villages.

The HOA board has

done significant research into mitigation options, and with the help of the CDD, we think we can make positive change. We're hoping that our neighbors will read these messages and make the decision to slow down..

Dan and Brooke are working hard to gather ideas to update our documents and we're close to the point where we can start voting on the proposals. So far, the winning ideas are; 1. Limitations on rental properties; 2. Removal of language banning sheds; 3. Adjustments to our street parking regulations. Other ideas that were brought up regarding changes to the requirement for bars on street-facing windows, as well as paint schemes can be addressed by the HOA board and don't require a 66% vote from the community. The board is reviewing these items and we're looking to get more input from the

community on them. Please don't hesitate to let us know if you have an opinion on the matter!

Now for the not-so-good portion of our newsletter article. Many of you have reached out regarding attorney letters against your property. These are an unfortunate reality when you don't make your payments of HOA fees on-time. Our annual assessment fees are due no later than 31 January each year. On 1 February, we assess a late fee, and on 1 June of that same year, we send your account to our attorney to collect. That bill usually comes with nearly \$400 in attorney's fees, which can all be avoided if you just pay your bill on time. For the 2023 calendar year, the fee was \$68 (yes, for the whole year) yet a few of our neighbors didn't pay and they're learning the process now. Please don't let that be you. If you have any questions, please reach out to Greenacre Properties Inc (our management company) or send the board an email. We really don't want to see anyone lose their homes over the low HOA fees.

Another not-so-good point is our compliance fines. Several of our neighbors have gotten \$1,000 fines for non-compliance with our covenants. The board hates to see these fines get levied, but it's the only real consequence for not keeping your property up to standard. Please understand that there is a process to get to the fines, and the first letter you receive about a violation is not the fin-

ing letter (there are actually up to 4 letters you get before the fine is assessed). There is no excuse for allowing your property to get to that point. The money collected through these fines goes directly back into the community (contrary to what some may think, the board receives NO compensation for their volunteerism). The board would prefer if we never collected a single one. Those residents who resolve the issues and those who communicate with the fining committee and the board with a valid plan of action (again, at the point it goes to fining the violation has been generally been outstanding for at least 3 months), usually see their fines waived.



Tanglewylde NEWS by Fred Krauer



Tanglewylde Portal

Tanglewylde Homeowners are encouraged to register for the Association Portal at 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. 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.

Hurricane Shutters

When installing hurricane protection on your home, you are allowed to install the protection 48 hours before the storm hits and up to seven days after the storm to remove them. Personally, this is one of those items that I hope we will never need, and if the storm is going to be that bad then maybe it would be time to leave.

Oakstead was built to the latest hurricane codes, but the windows that the builders installed were only rated up to 70 mph. If a Cat 3 Hurricane or a more severe hurricane is forecasted, it probably is time to put up the shutters, pack up and leave.

Tanglewylde's Budget for 2024

Tanglewylde HOA is working on rebuilding reserves that were depleted after the completion of new roofing and repainting the villas. Looking forward, the projected work that needs to be addressed is as follows: raising the height of the irrigation heads, replacing broken irrigation valves, replacing irrigation time clocks as needed and landscaping. The accountant is reviewing the proposed budget and Rizzetta, the management company, will bring it before the Tanglewylde HOA Board at the next meeting for final approval. This year, with all the inflation running rampant the Oakstead CDD Board voted not to increase the annual fee. The Oakstead CDD Board will sharpen its pencil to keep costs to a minimum. So, I am hoping that the Tanglewylde HOA can follow suit. In the past eighteen years, Tanglewylde HOA has worked within its budgets and has not had to require any special assessments.

Weymouth NEWS by Steve Shaw



Trunk or Treat is back! If you liked last year's inaugural event, you are going to love our sophomore effort. Come out to the Oakstead Clubhouse for our Trunk or Treat spectacular. The fun takes place from 6:00pm to 8pm, or when the candy runs out, on Saturday, October 28th. Dress up, decorate your car trunk and give wrapped candy out to the little ghosts and goblins in a safe, fun Halloween tradition that you'll never forget. Forty spaces are available first come first served. Reserve your spot by sending an e-mail to s.m.shaw@live.com. We will need your name, phone number and e-mail address. Each space will be numbered and you will be assigned a space. Arrive by 5pm to decorate your car trunk and to get your

wrapped candy ready to distribute. A prize will be awarded to the best-looking trunk display.

Need help decorating? Check your local party store. Chances are they'll have decorating kits. Want to participate, but the date doesn't work for you? Donate a bag of wrapped candy at the clubhouse. That candy will be used to supplement the candy each "trunker" brings to give out to the little ones. Parents are urged to walk their costumed children to the event or to car pool with neighbors. Parking is limited to the area around the tennis courts. Reserve your space today!

"It takes no more time to see the good side of life than the bad." ---Jimmy Buffett
I was saddened to learn of the loss of the Caribbean troubadour. His early works were the soundtrack of my late teens and early 20's. Although he was best known for his upbeat party songs, he was a master storyteller. This quote reminded me that our outlook determines our outcome. No one likes hanging out with gloomy Eeyore. It's much

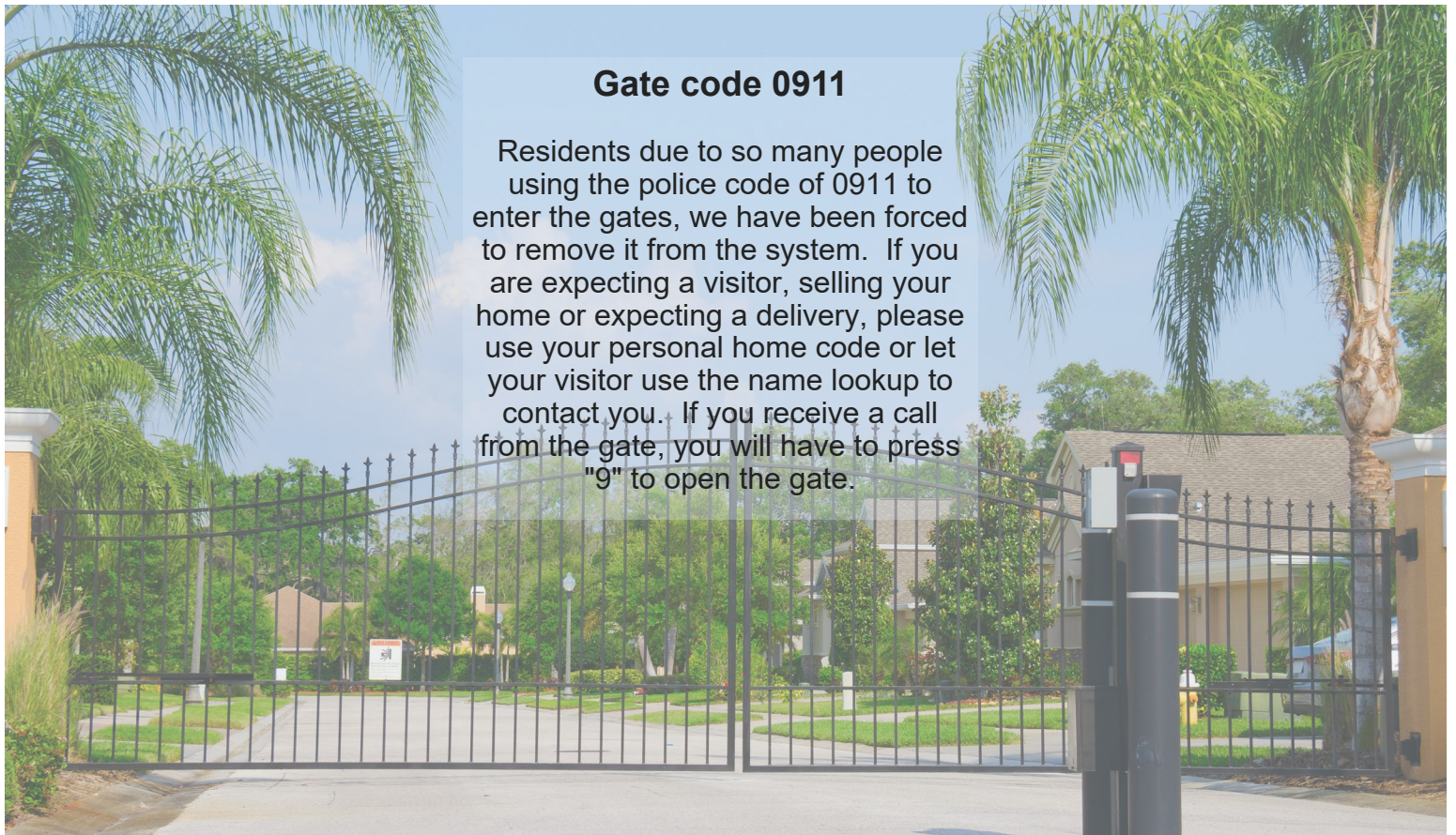
more pleasant to be surrounded with positivity.

- Express gratitude**
- Cultivate optimism**
- Avoid overthinking**
- Avoid social comparison**
- Practice acts of kindness**
- Nurture social relationships**
- Develop strategies for coping**
- Learn to forgive**
- Savor life's joys**
- Commit to your goals**

Did you know that it's been over 20 years since our governing documents have been refreshed? Much has changed in 20-years and your HOA Board of Directors has established a goal to update them all within one year. The Board is looking for volunteers to participate in this initiative. If you'd like to help, please send me an e-mail at s.m.shaw@live.com. This is a wonderful opportunity to help make living in Weymouth even better.

Gate code 0911

Residents due to so many people using the police code of 0911 to enter the gates, we have been forced to remove it from the system. If you are expecting a visitor, selling your home or expecting a delivery, please use your personal home code or let your visitor use the name lookup to contact you. If you receive a call from the gate, you will have to press "9" to open the gate.



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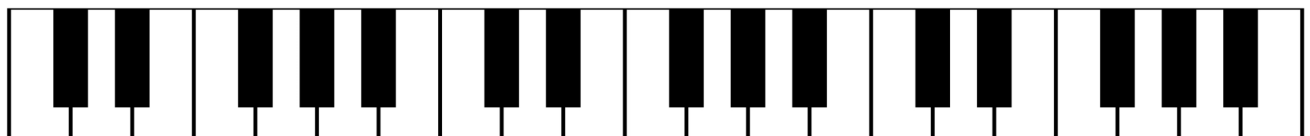
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Fall Word Search

FALL

AUTUMN

LEAVES

HARVEST

PUMPKIN

HALLOWEEN

THANKSGIVING

FOOTBALL

SWEATER

APPLE CIDER

SCHOOL

ACORN

ORANGE

YELLOW

BROWN

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

Pumpkin Spice Puppy Chow... No it's not for the dog!

Ingredients:

- 13.5 oz box (about 7-8 cups) Cinnamon Chex cereal, or Rice Chex
- 12 ounces orange candy melts or pure white chocolate
- 3 teaspoons ground cinnamon, divided
- 1/2 teaspoon ground nutmeg*
- 1/2 teaspoon ground cloves*
- 1/4 teaspoon allspice*
- 1 cup confectioners' sugar
- 1-2 cups mallowcreme pumpkins*

Directions:

Pour the cereal into a large bowl. Set aside. In 20 second increments, melt the candy

melts or white chocolate in a medium microwave-safe bowl. Stir after each increment until melted and completely smooth. Stir in 2 teaspoons of cinnamon, the nutmeg, cloves, and allspice until combined. Pour mixture over cereal and toss gently to coat each square. Be gentle, the squares break easily.

Pour the confectioners' sugar and 1 teaspoon of cinnamon into a large zipped-top bag. Add the coated cereal and shake until each piece is coated. Pour back into a large bowl and discard excess confectioners' sugar. Toss in the mallowcreme pumpkins.

Use 1 - 2 cups, whatever amount you prefer. Cover and store puppy chow for up to 2 weeks.

**Instead of nutmeg, cloves, and allspice - you may use 1.5 teaspoons of pumpkin pie spice.*

**Instead of mallowcreme pumpkins, try adding 1 cup of Pumpkin Spice M&Ms or Candy Corn M&Ms, 1 cup of Pumpkin Spice Hersheys Kisses, 1 cup of cinnamon chips, 1/2 cup of orange sprinkles, or even 1 cup of salty pumpkin seeds (which will cut the sweetness of the snack mix).*

Taken From Sallys Baking Addiction



unravel YOUR REAL ESTATE FEARS

Buying or Selling your home can be scary. I'm here to help! Call me for all of your real estate needs.

Demi Noack, REALTOR®
813.465.4950
DemiSellsHouses@gmail.com

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