



OAKSTEAD TIMES

THE OFFICIAL *Newsletter* OF OAKSTEAD • SEPTEMBER 2022 ISSUE

**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

**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

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 ends 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

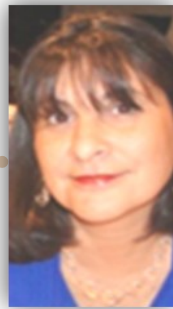
Recycling is every Wednesday *No glass – No blue bags are accepted*

OAKSTEAD NEWSLETTER

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



Nancy's NEWS by Nancy Intini, Operation Manager



I am happy to announce the new awnings and pool deck furniture is here!

Residents have been complimenting the new color scheme too. It is a splash of fun cool water summer color.

With so many new residents moving into Oakstead, I thought I would give you a little bit of the history of Oakstead. The land has passed from the Indians to Thomas Milo to Donald Buck (the developer) to the residents of Oakstead. Enjoy!

Oakstead's History

You are about to meet two very interesting people named Milo Thomas and Don Buck. Milo Thomas was the original owner of the Oakstead property before it was Oakstead. Don Buck was the developer. I thought it best to reprint the old articles just as they were written in the St. Petersburg Times many years ago as it was written much better than I could ever write. Enjoy!

His land, his ranch, for a lifetime

By CHUIN-WEI YAP Published June 12, 2007



Every day rancher Milo Thomas drives around his 1,500 acre Saginaw Ranch. Thomas sold his land to the Mitchell family, who promised to let Thomas live out his last days on the ranch.
Times photo: Julia Kumari Drapkin

Even on a ranch stacked with miles of trees, the old oak tree stands out.

It's big, but it's not the size that beguiles Milo Thomas.

It's the odd shape of it. The branches droop to one side, almost touching the ground before rising again. It looks almost like a human hand, its fingers gently tapping time.

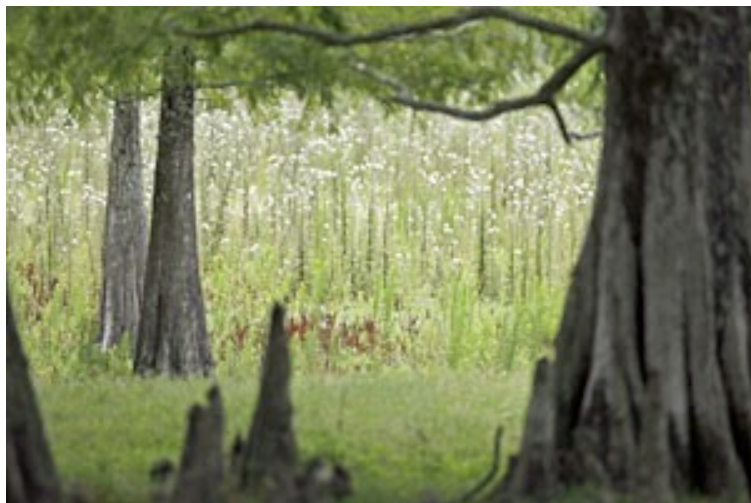
"I've been fixing to show you this," he said. "The Indians used to pray here."

Thomas doesn't know how old it is.

The tree was here when he started piecing his ranch together 22 years ago. It was here when he still ran a dairy in Odessa.

It was here when he sold the roughly 800 acres that became Oakstead on State Road 54. And the 1,450 acres that became Westchase in Tampa.

It was here when he still had his wife, his two sons and his grandson.



Oak and cypress trees on Milo Thomas's ranch
Times photo: Julia Kumari Drapkin

It will be here on this 1, 500-acre wonderland when he dies.

"I started to buy this place in April 1985," Thomas said. "A piece of this here, a piece of this there. After I got rid of the dairy, I moved everything here."

He's 85 now, and this land, circled by Crews Lake and the Pithlachascotee River, has become a soul mate.

So it's not altogether surprising that Thomas just doesn't want to move any more.

But there's just one multimillion-dollar problem.

It became clear to Thomas in 1989 when his friends, the Starkey family, found themselves slapped with \$9-million in estate taxes after J.B. Starkey Sr. died.

The Starkeys had to liquidate their 16, 000 acres at the barrel of the government's gun, and Thomas learned a lesson.

"It took them a long and hard way to get the money to pay for it," he said. "A family would have to wipe out everything they got to pay the government."

To any sensible person, now would seem like a good time to settle in some suburban lot or seaside condominium.

But Thomas isn't always sensible. This is a man who couldn't even be bothered to report a shrapnel wound he received during the second World War. "You lose a fingernail, you get a Purple Heart," he scoffs.

This is a story of how one of Pasco's last big ranchers found a way to stay home.



Milo Thomas loves to smoke Native American Spirit cigarettes
Times photo: Julia Kumari Drapkin

History of tragedy

There's something of a mischievous boy in Milo Thomas. He doesn't mind interrupting an interview to inform a photographer that she is "a cutie."

The boy grew up in the southeastern Polk County community of Frostproof, where his father ran a citrus and cattle farm. The Great Depression wiped out most of his dad's livelihood, and the family moved to Oldsmar.

"The only thing I inherited was a good name," he said.

When he got back from fighting the second World War as a Navy man stationed in the Pacific, Thomas and his six siblings started over. They leased bits of property in what is now Westchase. Acre by acre, they bought up the land.

As their beef business got under way, Thomas branched into a dairy operation in Odessa in 1957. That wound down as Trinity Memorial Cemetery began to take shape on his doorstep.

Before he left Odessa in 1987, Thomas bought 100 lots in the graveyard for his family members.

"That's where most of my family are, and that's where I'm going to be when I die," he said.

By then, Thomas was already familiar with tragedy.

He had three sons. One hit a tree while driving and died at 18. Another was killed at 32 in a farming accident. A 16-year-old grandson collapsed while running a lap around a football field.

His wife fell to lung cancer in 1984. But he believes the kids' deaths were what killed her.

He couldn't stand to stay in the same house where she died. So he moved north to the flat expanse on U.S. 41 that he had spent four years assembling.

This is where he still keeps 560 head of Brangus and Braford cows, where sandhill cranes and alligators roam, and where the law of the land is spelled out in the chalk-white bones of dead calves ravaged by coyotes.

It is the only life that Thomas has known.

"I never had any hobbies," he said. "To me, riding a horse wasn't a hobby. I don't golf. I don't hunt. I don't fish."

Friends to the rescue

His friends are his former ranching neighbors in Odessa: the Starkeys and the Mitchells.

As the Starkey family grappled with their estate tax nightmare, Thomas

began to fret about his ranch.

"I couldn't have sold to a developer and be able to retain the place for my lifetime," he said. "If a developer bought it, they would have come in and built houses."

Most of his siblings are dead. Only two older sisters, Dora and Virginia, are left. Thomas, who lives with his ranch hand Joe Barbosa and housekeeper Virginia Barbosa, is estranged from his remaining son.

The solution took more than a decade to come.

In late 2002, Thomas got a call from his banker, with an offer from the Mitchell family.

They wanted to buy the ranch, but it would remain undeveloped and Thomas could stay there for as long as he lived.

Dates faded in and out of Thomas' memory these days, but he remembers this one quite clearly.

"On the 10th day of December was when I sold all this land to the Mitchells," he said.

Thomas declined to disclose the price. The county property appraiser's records show \$8.9-million.

What would the Mitchells do with Thomas' ranch?

"We don't have any plans right now," Dewey Mitchell said. "At some point, we're going to have to address that."

It doesn't bother Thomas any more.

He's got his estate plan laid out. He's got his 2-year-old great-granddaughter, Sydney Scott. He's got his Natural American Spirit cigarettes and his cows and his oak tree, on this quiet green land he loves.

"Now all I got to worry about is living," he said.

Unfortunately Milo Thomas died in September of 2009. His Obituary.

Thomas, Milo, 87, died Wednesday at Saginaw Ranch in Brooksville surrounded by family. He was born on February 16, 1922 in Frostproof, Florida to Gus S. and Lula Stokes Thomas. He married Fay Milian on December 14, 1942 before deploying to the South Pacific where he served honorably as a Seabee with the Navy Construction Battalion for three years. Upon returning from the war, Milo and Fay started a family. Milo and Fay had three sons, Milton Milo and Randall Martin, both born in 1947, and Dwight Bradley who was born in 1949.

Descended from a cattle family, Milo started a small dairy on Linebaugh Avenue in Tampa after the war but eventually moved the growing operation to Odessa, FL in the late 1950's. His wife and three sons contributed enormous efforts to the success of the dairy. In the 1980's Milo sold the dairy operation due to falling milk prices and purchased land near Spring Hill, FL where he maintained a herd of six hundred to eight hundred beef cows. Milo called upon his carpentry experience gained with the Seabees to construct his family home on Sheldon Road and to contribute to the design and construction of his home on Saginaw Ranch as well as countless buildings and structures associated with his dairy and ranching operations. He also continued to raise cattle on the family land on Sheldon Road, most of which has now been sold to the Westchase development of Northwest Tampa.

He is preceded in death by his parents, Gus S. and Lula Stokes Thomas; three sisters, Virginia Johnson, Russell Thomas, and one unnamed sister who died at birth; three brothers, Emery, Gus Jr., and Gordon Thomas; his wife, Fay Thomas; two sons, Milton Milo Thomas and Randall Martin Thomas; and one grandson, Milton Milo "Tommy" Thomas Jr. He is survived by his sister, Dora Kingery of Tampa, FL; one son, Dwight Bradley Thomas of Brooksville; two granddaughters, Alison Fay Scott and Tammy Jean Thomas of Tampa; one grandson, Christopher Adam Thomas of Trumansburg, NY; two great-granddaughters, Sydney Ann and Bailey Louise Scott; and a large and loving extended family.

Tanglewylde NEWS by Fred Krauer



Lightning Strike Danger

The other night I was watching the news on the TV and I looked out the window and saw that a lightning storm was moving into the area south of Oakstead. It was weird because the flashing lightning and thunderous noise was as if the storm was right over us although it wasn't raining. On the news just the other night there was an announcement that a lightning strike that hit a local apartment building displacing twenty families. No one was hurt but that is not my point.

A few years back I was sitting in my driveway watching dark clouds to the south and occasionally hearing thunder. I decided to go indoors and watch the ball game. I put the TV on and was watching the Rays when I saw a flash and heard a loud bang accompanied by the smell of burning wires.

Checking the outside of the house, I could see my irrigation box was blown apart and my neighbor's box was smoking.

On my weather radio they said the storm was six miles away but how could lightning hit my house? It taught me a lesson that when you hear thunder don't play games get into your home where it is safe.

Treating Fire Ant Mounds

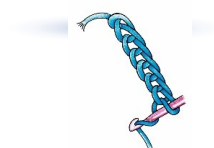
Recently I noticed ants climbing up the side of my home and sprayed their trail and figured that would be the end of the problem. A few days later they were back. This time I sprayed around the whole area thinking I got them now! But no, they just moved down further. So I called a professional and was told don't do anything to make them feel they are under attack. The trail went down my driveway and

along the curb and down the storm drain. Since he treated the driveway and along the foundation, I have not seen a single fire ant but it does not mean they won't be back.

Budget Time for 2023

This time of the year which is budget time is the most worrisome time of the year for the HOA. It is a fine line of trying to cover our expenses and hoping the year ahead will not present us with unexpected expenses. Are we on the verge of a recession? We are sitting tight waiting for the accountants to give their approval on our proposed 2023 budget. Once the Board receives the proposed budget it is reviewed and voted on and we hope what was projected and with a little bit of luck we will have a successful year.

CLUBHOUSE Programs



Crochet with Friends

Monday's 10 a.m. – noon. Beginners welcome. No fee. Bring your own supplies

Watercolor Class

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



Social Group

Monday 6:30 to 9pm.
Bring your dollar to play progressive rummy.



Swim lessons with Stacy 727-389-1769
Stacy.AllAboutAquatics@gmail.com

Water Aerobics

with Janna Tuesday, Thursday and Saturday
9am to 10am \$4.00 Class schedule may vary.
Check with Janna for class schedule



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 start up on Fri, Sept. 9th and 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.

1st Friday food truck

Enjoy fun friends family food and music.



Progressive Rummy

Join us Monday nights, bring \$1.00 to play
6:30pm

Weymouth NEWS by Weymouth Board of Directors

It's great to be back! Weymouth residents have been anxious to receive monthly updates about our community. Let's start with an update from the annual meeting that took place on July 27th. Three Board of Directors seats needed to be filled and four qualified candidates threw their hats in the ring to be considered. Tom Broy was elected and will serve as Vice President. Gloria Montalvo was elected and will serve as the Director at large. Steve Shaw was elected and will serve as Secretary. They join Remo Gori, President and Debra Herweh, Treasurer. Special thanks goes out to Robert Norman for his service on the Board over the last 2+ years and to all our villagers that attended the annual meeting. It was great to see such a large turnout.

Transparency is the word that we hear most when we are out and about in the community. Your HOA Board meets every 4th Wednesday of the month at the clubhouse and attending in person, or via Zoom is a great way to stay on top of current events. Do you want some historical perspective or access to our bylaws, financials, agendas or minutes? The best place to find this information is online

at <https://g360.greenacre.com/>. You can gain access to the Weymouth portal by simply sending an e-mail to webaccess@greenacre.com. Include your full name, and property address with your request. If you find the world wide web too intimidating, reach out to me for help. If there is enough interest, we can even host a seminar at the clubhouse.

If you are experiencing issues with your outside irrigation, landscaping or property, reach out to our property manager, Jeff DAmours, by e-mail at jdamours@greenacre.com.

We are looking at ways to improve the communication. Look for some ideas to be discussed at our next Board meeting. We look forward to seeing you there.

We can use your help with future monthly articles in the Oakstead Times. If you have a topic you'd like to see addressed, drop me a note at wey.secret@gmail.com. If you'd like to be involved in writing a future newsletter article, we welcome your assistance. Until next month, stay healthy, safe and happy

2022-2023 GRADES K - 12

Pasco County SCHOOL CALENDAR



	August 10th, 2022 First Day of School
CLOSED	September 5th Labor Day Holiday
	September 9th Progress Reports
	October 14th End of First Quarter
CLOSED	October 17th Teacher Planning Day / No School for Students
	October 25th Report Cards
	November 11th Progress Reports
CLOSED	November 21st - 25th Thanksgiving Break
	December 16th End of Second Quarter

CLOSED	December 19th, 2022 - January 3rd, 2023 Winter Break
	January 12th Report Cards
CLOSED	January 16th Martin Luther King Jr. Day
	February 3rd Progress Reports
CLOSED	February 20th Presidents' Day
	March 10th End of Third Quarter

CLOSED	March 13th - 20th Spring Break / No School for Students
	March 28th Report Cards
CLOSED	April 7th No School for Students
	April 21st Progress Reports
	May 26th Last Day for Students



Demi Noack Reattor

Call me for any Real Estate Need

813.465.4950

DemiSellsHouses@gmail.com

REALTYONEGROUP
ADVANTAGE

Oakstead MASTER HOA

by Christopher Ayoub



The Oakstead Homeowners Association has nearly 1300 member properties and includes the recently completed Townhomes of Oakstead Village. The primary responsibility of the HOA is to administer and enforce the rules and regulation contained in the

Declaration of Covenants. While I am sure that we all have somewhat different thoughts and opinions on the pluses and minuses of living in a deed restricted community, the value of having a set of standards and the impact on property values is hard to argue. The vast majority of HOA's will contract with a property management company to perform all the day-to-day operational functions. In Oakstead, the annual maintenance fee is currently \$60 and approximately 80% of those funds are used to pay for the cost of the management contract with our property manager, Associa Gulf Coast. Relative to other HOA Communities, our annual fee is certainly at the low end of the spectrum. While many communities the size of Oakstead have a full time presence by the property management company, our budget limits the amount of time our manager can be on-site. Past practice has been for the HOA Board and volunteer committee members to often take a supplemental role in the operational work load. This however requires a willingness of homeowners to step up and help with that work load. In the past, and this month's article is no different, I have stressed the need for community minded people to get involved by volunteering your time and energy for the betterment of our community. While some have, and I commend them for that, we have fallen far short of the numbers needed. Notwithstanding the need to have at least 5 Board Members, there are several very important committees that need a minimum of 3 volunteers to be able to function. The Design Review Board is responsible for approving requests for exterior modifications. The review and decision process is done online so there are no meetings to attend. The Fining Committee is

responsible to hear homeowner appeals relative to fines that have been recommended for covenant violations. Meetings for this committee will be a function of the amount of violations that have reached the fine assessment level. There are other committees that need to be established such as the Tree and Landscape Committee and the Mailbox Committee but we can't form them until we get volunteers. Give it a try. It's a great way to be part of the solution.

In recent months, attendance at the HOA's monthly meeting has been very encouraging. For too long, the only members in attendance have been the Board, so have interaction, input and interaction with fellow homeowners has been a real plus. Meeting are usually held on the 2nd Monday of each month at the clubhouse and begin promptly at 7:00pm. Meeting agendas always have two dedicated time slots set aside for homeowners to discuss issues of importance with the Board. Please join us!

On a personal level, my tenure serving on the HOA is coming to a close. The September Board meeting will be my final one, although I will temporarily continue to be a member of the Design Review Board and the Fining Appeal committee until volunteers can be found. It has been my pleasure and honor to have served on the Board for 10+ years.





Come out to the Oakstead Clubhouse for the first annual Trunk or Treat spectacular. The fun takes place from 6:30pm to 8pm, or when the candy runs out, on Saturday, October 29th. 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 6pm 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 unwrapped 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 carpool with neighbors. Parking is limited to the area around the tennis courts. Reserve your space today!

