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**Kim E. Uhlig & Karen E. Uhlig**  
**1936 Bruce B. Downs Blvd.**  
**Suite 432**  
**Wesley Chapel, Florida 33544**

The Plantation Palms Newsletter is published monthly and mailed to all residents of Plantation Palms. If you would like to advertise in this newsletter please call 907-3629

IKarepublishing@aol.com

# *Plantation Palms Reader*

## *August 2010*

### *President's Letter...*

*Michelle Corriveau*

I hope everyone is enjoying their summer vacation. We are closer to getting work started on the guardhouse. The plans are with the county, but had a few items that needed corrections, so we are expecting approval soon!!!! Hopefully work will have started by the time you receive this newsletter or it should start shortly after. So, please make sure you are careful coming in and out of the community. Also, the wall is scheduled to be repaired this year and that project should begin in the next month or so.

There are a few housekeeping things to review. Please make sure that any signs that you post for a yard sale, home sale, lost pet, etc are removed in a timely manner. Also, now that summer is here and our kids are out of school, the bike rack behind the guardhouse is not being used as much, however, it was noticed that a few locks were left on the bike rack. These unused locks will be removed by the association if they are not claimed by the owners. If you have not heard by now, our waste removal is being handled by Waste Services of Florida. Accurate Waste has gone out of business. With the change in service, there is no longer a separate pick up for recyclable papers. These are to be included with regular trash. Also, recycling of glass and plastics are on Tuesdays, every other week. A schedule for this was mailed several weeks ago. Please call Waste Services of Florida, Inc with any issues you may be experiencing with trash collection at 727-847-9100. Thank you.



### *From the Property Manager...*

*Joan Fissella*

The water restrictions in Pasco County for watering lawns are still in effect; however, please ensure lawns are being maintained properly. Even with the water restrictions, lawns need to be mowed and edged. Check your sprinklers to make certain that they work and are set for the proper time. There are many mailboxes that are dirty and can be cleaned with little or no water (some residents even recommend spraying Tilex or a water and bleach mix). If the mailbox is broken or the post is in need of repair, you must get the new black mailbox and post. The mailboxes can be ordered from Creative Mailbox and Sign Designs – 813-749-2303. The longer you wait, the higher the price will be. The Board had voted that when a mailbox had to be replaced, it must be replaced with this new type. However, even though restrictions are still in effect, there are no longer restrictions with regard to pressure washing. Many driveways need to be pressure washed to get rid of the mold and mildew.

Some homeowners are leaving garbage cans out and according to the guidelines of the Association they are not to be visible from the street. Commercial vehicles are becoming commonplace at night. Violation letters will continue for commercial vehicles and also for boats. You can bring your boat home to clean it or make repairs; however, it cannot be there for several days at a time. There is no fining committee in place; however, uncorrected violations will be turned over to our attorney and the in-compliant resident will be liable for legal fees. If you have a circumstance that requires some additional time, please contact me and advise me of the special need. Now is the time to get out there and take care of your home. Step across the street and look at your home the way your neighbor does and see if your home needs some extra TLC. It is part of my responsibility to help ensure the compliance of the DCCR's to maintain the beauty of the community. I need your help to do this. Thanks.



Editors: Kim E. Uhlig  
Karen E. Uhlig 907-3629

Publication deadlines are the fourth Monday of every month.  
Distribution: 850 copies to residents and all advertisers.

Articles of general interest and letters to the Editor are welcomed for inclusion. All written communication may be edited for length and clarity and cannot be returned. The Editor reserves the right to change policies and advertising rates without prior notice. The views expressed in articles in the newsletter do not necessarily represent the views of IKare Publishing, Inc.

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All articles are provided to IKare Publishing by the Board Of Directors and the residents of Plantation Palms.

IKare Publishing is not responsible for content or accuracy. We would encourage all residents to attend the meetings held in your community in order to stay on top of all issues.

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## Monthly Meetings

Board Of Directors meetings are on the second Wednesday of each month. The Schedule is:

### Upcoming Meeting Dates:

Next Board of Directors' meetings will be at the Guardhouse on  
**8/11/10**  
and  
**9/8/10.**  
7:00 p.m.

If anyone wants a copy of the year-end financial, to contact Joyce Anderson at Management & Associates, (813) 433-2006.



## Board Of Directors & Committees

### President

Michelle Corriveau,  
michu43@aol.com

### Vice President

David Schwarz,  
dschwarz@gte.net

### Secretary

Vito Randazzo  
dazzo71@gmail.com

### Treasurer

Paul Fuchek,  
Pfuchek@aol.com

### Directors

Terence Doohen –  
tdoohen1@verizon.net  
Robert Furtek – Furtefam@verizon.com  
Ana Vazquez – AnaRam2004@aol.com

### Architectural Committee

Paul Sonnenberg, Chair

### Finance Committee

Paul Fuchek, Chair  
Bob Lively

### Security & Safety Committee

Robert Furtek, Co-Chair  
Michelle Corriveau, Co-Chair  
David Schwarz; Colby Hossler;  
Lou Gusmini

### Landscape Committee

(Including Roads, Sidewalks, & Sewers)  
Ana Vazquez, Chair

### Website Committee

David Schwarz, Chairperson

### Newsletter Committee

Michelle Corriveau, Chairperson  
Ray Meunier  
Belinda Montes DeOca

### Neighborhood Watch

Dave Schwarz, Chairperson

### Property Manager

Joan Fissella-  
JFissella@mgmt-assoc.com  
M & A Associates-Phone:  
813-433-2009  
720 Brooker Creek Blvd.  
Suite 206  
Oldsmar, FL 34677  
Fax: 813-433-2040



## Plantation Palms Homeowners Association Balance Sheet As Of 6/30/10

<b>ASSETS</b>		
-----		
<b>OPERATING:</b>		
1010-010	CASH-CHECKING-BAY CITIES BNK	\$ 93,126.26
1031-000	CASH-CHECKING-SUN TRUST	100.00
1031-001	CASH-MMA-SUN TR	225,903.05
	ACCOUNTS RECEIVABLE-OWNERS	74,669.03
1410-000	PREPAID INSURANCE-GENERAL	4,304.04
1410-003	PREPAID INSURANCE-W/C	341.32
1430-000	PREPAID TAXES-FEDERAL	844.00
1430-001	PREPAID TAXES-STATE	475.00
1500-001	UTILITY DEPOSITS-ELECTRIC	604.50
	<b>TOTAL OPERATING</b>	<b>\$ 400,367.20</b>
<b>RESERVES:</b>		
1042-001	CASH-CD-MER BNK-02/02/11-1.75%	\$ 100,291.66
1055-001	CASH-MMA-HERITAGE BANK	233,509.17
1077-001	CASH-CD-1ST BNK-06/29/10-1.75%	52,718.59
1094-001	CASH-CD-SUPERIOR-06/30/11-1.5%	99,954.59
	<b>TOTAL RESERVES</b>	<b>\$ 486,474.01</b>
	<b>TOTAL ASSETS</b>	<b>\$ 886,841.21</b>
-----		
<b>LIABILITIES &amp; EQUITY</b>		
-----		
<b>LIABILITIES-OPERATING:</b>		
2410-000	UNEARNED REVENUE-BILLINGS	\$ 243,466.02
2450-000	UNEARNED REVENUE-PREPAID FEES	32.00
	<b>TOTAL LIABILITIES</b>	<b>\$ 243,498.02</b>
<b>EQUITY-FUND BALANCES:</b>		
4112-000	CAPITAL CONTRIBUTION-DEVELOPER	\$ 1,250.00
4999-000	OPERATING FUND-PRIOR YEARS	94,225.21
	OPERATING FUND-CURRENT YTD	61,393.97
	<b>TOTAL OPERATING FUNDS</b>	<b>\$ 156,869.18</b>
3022-000	RESERVE FUND-STREETS	\$ 370,359.26
3027-000	RESERVE FUND-WALLS	41,096.53
3029-000	RESERVE FUND-GENERAL	12,240.02
3044-000	RESERVE FUND-STORM DRAIN	18,981.37
3050-000	RESERVE FUND-POND RENOVATION	5,423.55
3067-000	RESERVE FUND-GRDHSE/GATES	27,237.49
3080-000	RESERVE FUND-INTEREST	3,135.79
	<b>TOTAL RESERVE FUNDS</b>	<b>\$ 486,474.01</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 886,841.21</b>
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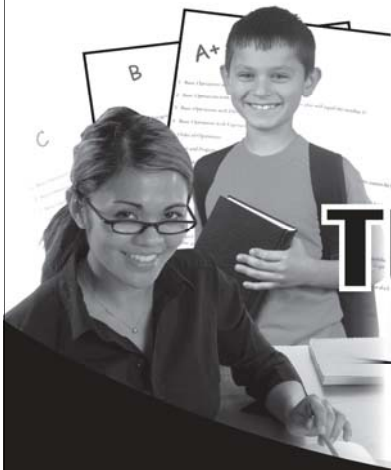
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## *Safety and Security Committee*

Please make sure that you keep your eyes open and notice your surroundings. Please call Pasco Sheriff at 813-996-6982 to report any suspicious activity. Let's all assist in not only keeping our community beautiful, but keeping it safe as well.

Don't forget, as always, we are at the guardhouse on Tuesday nights from 7pm to 8pm to change phone numbers in the call box system and issue bar codes. We will not be open on June 15, as the room is needed for a meeting. Please remember that bar codes are \$10 and proof of ID and residence are required. We are going to try something different. We have created a generic email address that you can send all your inquiries about the call box and codes. The new email address is [PPHOAGateQuery@gmail.com](mailto:PPHOAGateQuery@gmail.com).

For information on the gates at The Reserve or Savanna, please contact the appropriate management company.

If you are interested in finding out what kind of police activity has been happening in our community, you can visit [www.pascosheriff.com](http://www.pascosheriff.com) and click on the link for Subdivision Activity under online resources. There is also very valuable information regarding safety and crime prevention under the crime prevention link at the top of the site.

## *Savanna Residents*

If you would like to be included in the Savannah Directory, please forward your contact information to: [jewel@communityservicemedia.com](mailto:jewel@communityservicemedia.com) or mail to:

Jewel Aardema  
23321 Gracewood Circle  
Land O Lakes, FL 34639

Join our group on Facebook: Savanna

Come join us at our monthly meetings on the 3<sup>rd</sup> Wednesday of each month at the guardhouse of the main entrance of Plantation Palms. Ed Gray, Property Manager, Melrose, [Egray@melrose-sovereign.com](mailto:Egray@melrose-sovereign.com)

Gary LaVigne, President, [Glavigne1@hotmail.com](mailto:Glavigne1@hotmail.com)

Mike Shaver, Vice President/Treasurer, [Mshaver1@tampabay.rr.com](mailto:Mshaver1@tampabay.rr.com)

JoAnne Magnan, Secretary, [Mimagnan@verizon.net](mailto:Mimagnan@verizon.net)

Jewel Aardema, Director, [jewel@communityservicemedia.com](mailto:jewel@communityservicemedia.com)

Rebecca Cappellini, Director

## *A Resident View of the Board Meeting ...by Laurann Flynn*

I attended the board meeting at the guard house on Wednesday, July 14 and these are my "unofficial minutes" of the meeting (official minutes can be found at [www.plantationpalmshoa.com/](http://www.plantationpalmshoa.com/)):

### **President/Vice President Report -**

Call box needs to be checked to see if repairs are done. Grass clippings (from mowing) should not be blown into the street. They should be picked up or blown back onto the grass.

Signs from garage sales and other notices put up in the neighborhood should be removed in a timely basis by the people who put them up. A lot of them are left up for others to clean up.

Bike locks on the bike rack should be removed each day – not left on the rack.

### **Manager's Report -**

Received quotes for the work on the wall. Not sure if all work quoted accurately. Board members will team up and walk the wall with a potential contractor to make sure quotes cover all repairs and painting costs.

Water restrictions – homeowners can pressure wash more than once a year can wash their cars anytime but watering restrictions remain once a week on the designated day.

Guardhouse – county had problems with a few items. Changes had to be made before permits would be issued. Awaiting response from the county.

Violations letters – are being sent to residents. Some are complying, but others are ignoring the letters. Have to decide if further legal action is required.

### **Architectural Committee -** 3 applications approved.

The committee is almost finished working on standards and the DCCR rules compilation. Should be ready to distribute to board members in a week or two.

**Safety and Security** – New bar codes received. Sales of new stickers continue on Tuesday evenings.

**Old Business** – Road evaluation study not quite finished. Formal report should be ready for the next meeting.

**New Business** – Residents have been calling about solicitors at their door. Police should be called these people are trespassing. Do not let them in your door!

Next meeting will be August 11, 2010.

## **Plantation Palms Resident Tournament**

October 9<sup>th</sup> 2010

Shotgun 1:00pm

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## *Dining at the Palms*

Don't forget to come and enjoy yourself at the Plantation Palms Golf Course Clubhouse on Friday nights!!! This is an awesome opportunity to meet and mingle with your fellow Plantation Palms residents. Come out and taste some of the wonderful dishes that Chef Ben creates with flair!!! Thank you to Carol D'Annunzio and Paul Sonnenberg for organizing these awesome events!!!

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## *The Reserve Residents...*

### *Items of interest for Residents of the Reserve...*

#### **WELCOME NEW RESIDENTS**

Mary Poritz, 23850 Coral Ridge Lane  
Louis Savinetti, 23957 Coral Ridge Lane

#### **DIRECTORY CORRECTIONS:**

As stated in the disclaimer of the new Plantation Palms 2010 Resident Directory all efforts were made to produce an accurate product. As fate would have it, errors do happen. We have heard from a few of you who have provided corrected information which is to be sent to others in the community. Therefore, we ask that you make the following corrections to your copy of the 2010 directory. If you have corrections, please contact Breck Boynton at his email listed elsewhere on this page, or Cheryl Perry by phone at 929-9641. Jane Elrod, phone 813-919-5306  
Marjan Muers, email address: miramas@earthlink.net  
Tom/Lesley Twiss, name spelling  
Noel/Ana Vazquez, phone 813-675-5570  
Richard Winslow, phone 813-996-0480  
Waste Services of Florida 727-847-3333

#### **Treasurer's Report**

As of June 30, 2010  
Total Operating Funds     \$101,099  
Total Reserve Funds        \$665,370

Respectfully submitted,  
Cheryl Perry, Treasurer

#### **Your Villa Board**

Breck Boynton, President  
[jboynton2@tampabay.rr.com](mailto:jboynton2@tampabay.rr.com)

Michelle Corriveau, Vice-President  
[michu4@aol.com](mailto:michu4@aol.com)

Cheryl Perry, Treasurer  
[cjperry5885@verizon.net](mailto:cjperry5885@verizon.net)

Cathy Quackenbush, Secretary  
[catquackenbush@yahoo.com](mailto:catquackenbush@yahoo.com)

Chuck Cloutier, Member-at-Large  
[chuckandnora@msn.com](mailto:chuckandnora@msn.com)

Bob Lively, Member-at-Large  
[fbsi2@verizon.net](mailto:fbsi2@verizon.net)

Marjan Meurs, Member-at-Large  
[miramas@earthlink.net](mailto:miramas@earthlink.net)

#### **Management & Associates**

Joan Fissella, Property Manager, M&A  
[jfissella@mgmt-assoc.com](mailto:jfissella@mgmt-assoc.com)

Rick Limbert, Customer Service, M&A  
[rlimbert@mgmt-assoc.com](mailto:rlimbert@mgmt-assoc.com)

Jessica Scannavino, Gate Manager, M&A  
[jscannavino@mgmt-assoc.com](mailto:jscannavino@mgmt-assoc.com)

#### **SUMMER HOURS FOR MANAGEMENT & ASSOCIATES**

During the Summer, until September 3rd, office hours for Management & Associates will be: Monday through Thursday 8AM to 12 noon and 1PM to 4PM. The office is closed from 12 noon to 1PM for lunch. Friday's schedule will be 8:00AM to 2:00PM. Property managers will not be available to answer emails or phone calls except during the hours stated. If you have an emergency, please call 813-433-2000 and leave a message for the on-call person to contact you.

#### **RESIDENT RESPONSIBILITY FOR CLEANING SIDEWALKS, DRIVEWAYS, MAILBOXES AND FRONT ENTRY DOORS**

With hot, humid, wet weather we are experiencing, porous concrete surfaces abutting our properties are showing signs of mildew and mold. As part of the home's routine maintenance, owners are asked to keep these areas clean. Don't wait to receive a letter from the management company before you address any of the following conditions.

Pressure washing is about the only means by which to thoroughly clean concrete. It is advised that current Pasco County water restrictions be reviewed before doing any pressure washing projects. Some owners have used an enzyme treatment for mold/mildew removal with great success. This type of treatment does not use chemicals to remove the mold/mildew spores, but rather a safe enzyme eats away at the organisms that cause the problem. Those with driveways and sidewalks in shaded areas are more prone to mildew and/or mold problems, but all concrete areas should be given a proper cleaning to keep them looking fresh. Now that all villa homes have been re-painted, we ask our residents to do their part in keeping the community clean. Pressure washing your driveways and sidewalks will refresh the approach to your home.

If you still have the older white mailbox and post, these require continued cleaning for mold and mildew. A little bleach and elbow grease works wonders. Other commercially made product work well on the plastic surface. Even the dirtiest mailbox can be cleaned. Try it, it works.

While you're at it, take a look at your front entry door. Many of us don't use this door on a regular basis, and the same conditions that cause mold and mildew on concrete can cause the front door to circum to the same build-up. Of course you wouldn't pressure wash your front door, but using a mild detergent and sponge should remove the grime that builds up there. First impressions are lasting ones, so take pride in your home... the single most expensive investment you have.

#### **THE CUTTING EDGE – Raymow's Corner**

Happy Summer to everyone. Hope everyone is staying cool here in these dog days of summer.

August brings us a little closer to those beautiful days we all enjoy. In this month we will be doing yet another fertilization round towards the end of the month - closer to September. There has been very little chinch bug activity on the property, and we are keeping them monitored very closely.

We will also be doing another trimming towards the 3rd week of August. Bug activity during this month can be high and we will be watching very closely and treating as necessary.

Mowing is still going on weekly and with the recent rains we sometimes put the mowing off a day depending on how wet the property is. This is to insure we do not damage any areas on the grass as well as making a mess of things.

Again if you have any concerns about your landscape please contact the management company and a Raymow representative will come out to assist you. Thank you and have a great and safe August. **The Raymow Team!!!**



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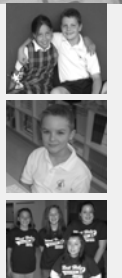
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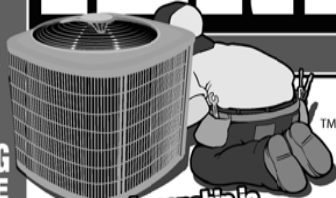


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