



THE PLANTATION PALMS

JULY 2026

Reader

THE OFFICIAL *Newsletter* OF PLANTATION PALMS

from the **PRESIDENT**

Litigation Update

As many homeowners are aware, the ongoing litigation involving Cole et al. vs. Pasco County and Plantation Palms HOA continues to move through the legal process. A hearing has been scheduled for July 8, 2026, at 9:00 AM via Zoom to address matters related to the Summary Judgment motion that was granted earlier this year. As this is an active legal matter, the Board's ability to comment on the specifics of the case remains limited. We will continue to monitor developments and provide updates to the community when appropriate and permissible.

Annual HOA Assessments Due July 1

A reminder that annual HOA assessments are due July 1, 2026. Due to delays in the mailing process, assessment notices were not sent to homeowners until mid-June. If you have not yet received your notice, please do not wait for the mailing to arrive before submitting payment.

Homeowners may conveniently view their account balance and submit payments through the Plantation Palms HOA homeowner portal (see link below). Timely payment helps ensure the Association can continue providing the services, maintenance, and community improvements that residents expect and enjoy.

Flagpole Project Update

The Board continues to evaluate the proposed community flagpole project. A preliminary location has been identified and is currently being reviewed for potential underground utility conflicts and other site-related considerations. Because the installation will require permitting and

coordination with contractors, additional due diligence is necessary before final decisions can be made.

The Association is currently soliciting and reviewing vendor proposals while working to better understand permitting requirements and project costs. We appreciate the community's patience as we work through this process to ensure the project is completed safely, responsibly, and in a manner that best serves the neighborhood.

Other Community Resources

Homeowner's Portal: <https://condo.cincwebaxis.com/cinc/home>

Until Next Time...

If you see Amy and I around the neighborhood or in town, please say hello!

Scott Wickham

Your Neighbor and HOA Board President

"BELIEVE THERE IS GOOD IN THE WORLD.
BE THE GOOD!"



ARC Monthly Meeting	July 6th
Investment Club Meeting	July 7th
Fining Review Committee Meeting	July 14th
HOA Monthly Board Meeting	July 16th
Book Club	July 21st
Cigar Night	July 26th
Fall Garage Sale	October 24th

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bcaulk@mgmt-assoc.com

813 433-2000

M&A Weekend & Emergency

813 433-2000

Pasco County Sheriff's office

non-emergency phone number

727 847-8102- Option 7

Don't forget to join our Facebook page for complete and accurate community information, open to ALL residents at, "HOA PLANTATION PALMS THE RESERVE". One of our admins will approve your request. You can also send a question to the Board at thereserve2020@gmail.com

From the Desk of the Reserve HOA President

HAPPY BIRTHDAY U.S.A.!:

Happy 4th to all of our residents and a Happy Birthday to our country. May everyone have a safe holiday. It's been pretty hot, thus far, and I hope we can find some relief.

LANDSCAPING:

We continue to work with our landscapers, though the lawns are looking better, here is still work to do. Our contract with them ends at the end of this year and the Board has discussed putting it out to bid. They have been made aware and have been asked to submit a bid of their own. Either way we can expect landscaping fees to increase, though at this point we don't know by how much. Fuel, as well as labor costs have gone up which will definitely affect any provider we hire. A new operations manager has been assigned to our property, who was also brought up to speed regarding issues that we have experienced. We will keep you informed as more information is made available. Thanks Lorraine and Loren for conducting the monthly inspections. It's been hot out there and I know it hasn't been easy.

SIDEWALK PARKING:

As always, there are those that insist on parking across the sidewalks. Please refrain from doing so as it forces people and pets into the streets.

DOG POOP:

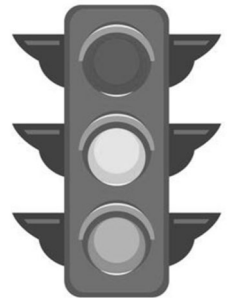
We continue to see this as an issue, though there has been some improvement. Please pick up after your pets.

POOL:

We recently had an inspection by the State. The inspector advised that our pool has been consistently clean over the past few years, allowing them to inspect yearly. Thanks to Eryn for doing such a great job! Loren is right there on her off days making sure there are no issues. Also, we have distributed a majority of the pool keys, with about 50 residents who still have not swapped out their key for a new Key Card. 20 of those are snowbirds and/or rentals. Please pick up your keys before they get sent to Oldsmar. I doubt you want to drive there to pick them up. Landlords, please send me an email authorizing distribution to your tenants.

TRAFFIC SIGNAL:

The vendor for the traffic signal has been approved! We should start seeing construction begin over the next month or so. It's been a long time coming but we are in the final stretch.



SERVICE REQUESTS:

eshires@mgmt-assoc.com.

If it's Board/community related, please use the Board email address "thereserve2020@gmail.com" to communicate with us. As I'd like the entire Board to be aware of resident concerns I ask that you use this email address.

If you are new to the Reserve (owner or renter), please contact a Board member via email at "thereserve2020@gmail.com". Don't forget to join the Facebook page: "HOA-PLANTATION PALMS THE RESERVE"

Please note that the FB page IS NOT an "Official" page. While I have been sending out lots of Board/HOA information I will post not as HOA President, but as a resident. Changes to Florida law, and advice from our attorney led me to this decision.

How to be a good neighbour



Considerate Noise Levels

Keep noise down during quiet hours and inform neighbours about loud activities



Tidiness

Keep outdoor areas clean and dispose of waste properly.



Friendliness

Be approachable and greet neighbours with a smile or wave.



Clear Communication

Address concerns directly and share contact information.



Respect Privacy

Avoid intruding on neighbouring properties or personal spaces.



Offer Help

Assist neighbours in times of need or difficulties



Community Support

Get involved in local events and support community initiatives



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**FROM THE DESK OF THE SAVANNA AT PLANTATION PALMS
HOA PRESIDENT**

Savannah Board Meeting which is August 6th.

Hello, Savanna Neighbors – Check out the Condominium Associates website (<https://condo.cincwebaxis.com/>) to get all the latest updates and access to our governing documents. The Condominium Associates website and link to our community is the "Official" Savanna forum of information. It contains meeting minutes, the governing documents, as well as any additional communications to the community.

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MANATEE: Love 'em But Leave 'em Be

Manatee sightings are up lately we thought it would be a good time to share a few pointers on manatee manners.



On the water. Look, but don't touch.

Avoid excess noise and splashing. Disturbance from human activity can cause manatee to leave a safe area for waters with heavier vessel traffic. Watch from above water and at a distance. If you want to get a closer look, cut your motor and observe quietly. Fifty feet is the suggested minimum safe distance.

Resist the urge to feed manatee. Feeding can alter their natural behavior; a "tamed" manatee may approach boats expecting a handout, only to be injured by a propeller.

Before starting your engine, always scan around your boat for manatee. Manatee surface quietly and are easy to miss.

Protect seagrass beds by avoiding boating over them entirely when you can. If you must, trim up your motor and idle to a safe depth before getting on plane and carefully push your boat off if you run aground. Prop scars on seagrass can take years to recover, and seagrass is a primary food source for manatees.

If you see an injured, dead, tagged, or orphaned manatee, or witness one being harassed, contact FWC immediately: call 1-888-404-3922, dial #FWC or *FWC on your cell phone.

The manatee is protected under federal law by the Marine Mammal Protection Act of 1972 and the Endangered Species Act of 1973, making it illegal to harass, hunt, capture, or kill any marine mammal. Florida's Manatee Sanctuary Act of 1978 adds state-level protection, defining harassment as any activity that alters the animal's natural behavior. Violations of state law carry a possible fine of up to \$500 and up to 60 days in jail. Federal conviction can result in fines of up to \$50,000 and up to one year in prison. In cases of extreme harassment resulting in injury or death, Florida may pursue prosecution under federal law.

To learn more, visit Save the Manatee Club at savethemanatee.org. The organization holds a 4-out-of-4-star Accountability & Finance rating on Charity Navigator and was co-founded in 1981 by former Florida Governor and U.S. Senator Bob Graham and singer-songwriter Jimmy Buffett.

July 7th - Global Forgiveness Day

This annual event encourages people worldwide to resolve conflicts, let go of past grudges, and foster healthier, more compassionate relationships.

This is a great opportunity to practice empathy and let go of negative thoughts.

Reach Out: Send a message to someone you need to apologize to or reach out to reconcile with a friend or family member.

Practice Self-Forgiveness: Take time to reflect on your own mistakes and offer yourself the same grace you would give to others.

Read and Reflect: Explore resources on the healing power of forgiveness.



August 18th - National Relaxation Day

Established in August 1985 by a nine-year-old Michigan boy that decided that people think too much about work.

This observance encourages people to intentionally step away from their daily routines, reduce stress, and prioritize self-care. Stash away your phone and take a digital detox by stepping away from work emails and social media.

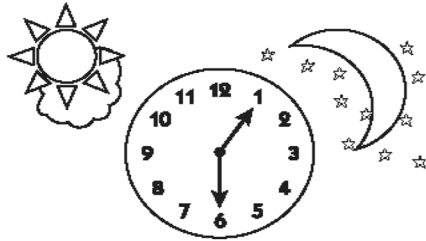
Unwind in Nature: Pack a book and head to the shaded areas of one of our neighborhood parks

Pampering: Enjoy a spa day, sauna session, or a long bubble bath to decompress and reset

Relax at Home: Put on comfortable clothes, dedicate the day to doing nothing but enjoying a cold beverage or binge-watching a favorite show, listen to your favorite relaxing album, order a meal to be delivered, and take a nap.



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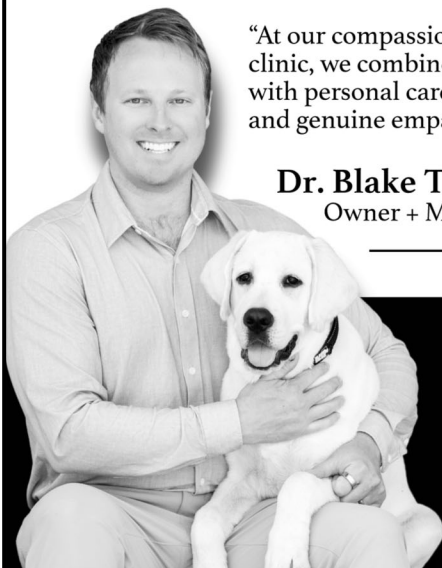
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KNOW YOUR RISK

It's important to determine and understand your risk. If your home is on the coast, you may experience storm surge, flooding & rainfall, extreme winds and rip currents. If you are inland, you may experience tornadoes, power outages, flooding & rainfall and strong winds.



HAVE AN EVACUATION PLAN

Having an evacuation plan is essential for hurricane preparedness. A few things needed for your plan: know your evacuation zone, plan for your pets, have a go-bag for supplies, plan several routes, follow any evacuation orders.



BUILD A KIT

Whether you are sheltering-in-place or evacuating, you will need a kit of supplies. This kit may include: water & non-perishable food, full gas tanks, cash on hand, medicine, batteries, chargers, radio.



CHECK YOUR INSURANCE COVERAGE

While preparing for hurricane season, it is important to call your insurance provider for a check up on your insurance. Check with your agent, know your policy, consider flood insurance, and keep documents handy.



CREATE A PLAN

Before an impending hurricane occurs, make time to write a plan to aid your family. A plan may include: a contact list, critical documents and at least one contact outside of impact area. Be sure to include your neighbor and share your plan.



SECURE YOUR HOME

When a hurricane is identified, it is important to secure your home. This may include: cover windows, secure all doors, secure loose outdoor items, trim trees and move vehicles to safe location.

9 Things You Should Never Pour Down the Drain, According to Plumbers

Whether you're cleaning your kitchen after a big meal or finishing a painting project, it can be tempting to pour just about anything liquid—or sometimes even solids—down the drain. But some substances can destroy your pipes. Keeping your drain clear of these materials will help you and your family enjoy a well-functioning kitchen and unspoiled water supply. From coffee grounds to household cleaners, here are nine things plumbers say you shouldn't pour down the drain.

Paint

Pouring paint down the drain can contaminate water sources and damage your pipes. Read the label on paint that you use and dispose of it according to the directions. If in doubt, take leftover paint to a hazardous waste disposal center.

Grease, Fats and Oils

These substances can solidify and clog your pipes, leading to severe blockages in your plumbing and the public sewer system

Fibrous Vegetables

Avoid throwing fibrous vegetables such as onions, celery, corn husks, fruit peels, and artichokes into your drain as they get tangled in the disposal motor, causing jams and obstructing water flow. Fibrous vegetables can lead to costly repairs and major inconvenience.

Starchy Foods

Foods like potatoes, rice, and pasta can expand with water, creating a glue-like substance that clogs your pipes. The starch from potatoes can cause your disposal blades to stick, and peels can adhere to the sides of your pipes. Use a strainer to catch starchy food particles before they enter the drain.

Household Cleaners

Do not pour household cleaners down the drain. Many cleaners contain corrosive chemicals that can damage pipes and harm the environment. Instead, take cleaners to a hazardous waste disposal site.

Coffee Grounds

Coffee lovers can fall into the habit of pouring coffee grounds down the drain, but this can seriously damage pipes. Throw your grounds into your garden or trash instead. Coffee grounds are oily and can clump up, causing clogs and expensive future repairs.

Produce Stickers

Produce stickers are a small but sticky substance that can block your pipes. Peel stickers off your produce and dispose of them in the trash.

THE GARDENING CALENDAR

What to do in JULY

Bedding Plants: Summer annuals to plant now include celosia, coleus, torenia and ornamental pepper.

Bulbs: Butterfly lily and gladiolus are bulbs that can be planted during the middle of summer.

Herbs: While summer is too hot to start herbs from seeds, many will do well if started from small plants.

Palms: Continue planting palms while the rainy season is in full swing. Support large palms with braces for 6-8 months after planting. Nails should not be driven directly into a palm trunk.

Trees: Prepare for hurricane season by checking trees for damaged or weak branches and prune if needed. Hire an ISA certified arborist.

Lawns: Determine the cause of any lawn problems before taking action. If an insect is the culprit, treat only the affected area. Rule out disease or sprinkler malfunction.

Solarize the vegetable garden: Use summer heat as a tool in preparing the vegetable garden for fall planting. It takes 4-6 weeks to kill weeds, disease and nematodes, so start now.

Azaleas: Prune no later than mid-July to protect developing buds for next spring's bloom. Irrigation: An inexpensive rain shut off device can save money by overriding an irrigation system when it rains. If one is already installed, check that it is operating properly.

Pests on Ornamental Plants: Small white dots on the leaves of azaleas and other ornamental plants may indicate lace bugs at work. Spray forcefully with water to help control this pest.

Citrus: Check citrus trees for damage to fruit or leaves and take action to minimize the effect of insects and/or disease on developing fruit or the overall health of the tree.

What to do in AUGUST

Bedding Plants: The hottest days of summer limit planting now to heat tolerant coleus, kalanchoe, and vinca.

Bulbs: Aztec lily, butterfly lily, walking iris, and spider lily can be planted any time of the year, even late summer.

Herbs: Herbs that can be planted from plants (not seeds) include bay laurel, ginger, Mexican tarragon, and rosemary.

Vegetables: Many cool-season crops such as collards and onion can be planted now, including a final crop of warm-season vegetables, such as pepper. Tomato can also be planted for the fall garden.

Lawns: Apply controlled-release nitrogen to St. Augustine lawns this month.

Palms: Check older fronds for yellowing as it may indicate a deficiency of magnesium or potassium. Apply an appropriate palm fertilizer.

Vegetables: If not done in July, solarize the vegetable garden in preparation for fall planting. Poinsettias: Pinch back Poinsettias and Mums before the end of the month to allow time for buds to form for winter bloom.

Ornamental Plants: Rapid growth and leaching rains may result in nutrient deficiencies in some plants. Fertilize those plants that show signs of deficiencies.

Bedding Plants: Remove spent blooms, cut back, and fertilize flowering annuals and perennials to extend the bloom season into the fall months.

What to Do Every Month

- Adjust irrigation based on rainfall.
- Deadhead flowers to encourage new blooms.
- Monitor the garden for insects and disease.
- Plant trees, shrubs, and perennials and water until established.
- Mow lawns at recommended heights: St. Augustine : 3-4"



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