



THE VOICE OF MILLPOND

AUGUST 2023

Address: 7729 Morningdale Drive New Port Richey, FL 34653 Phone:727-376-1991

Like us on Facebook: <https://www.facebook.com/MillpondEstatesHOA/>

The Voice and Community Documents are available online at our website: www.millpondestateshoa.com

PRESIDENTS CORNER

Duke Energy issues are still taking its toll on our landscaping. No one is claiming ownership of the work or willing to give information. For the most part many of the main sprinkler issues are resolved. Now it is the off-shoot zones that are creating problems. New ones attributed to the work keep popping up. Our on the spot repairs are allowing proper watering.

We are still issuing new fobs from two different groups – snowbirds and nonusers. Request for replacements is by appointment. We are still learning all the new software features.

Now that some of our larger maintenance projects are finished, we are tackling some of our little issues like the gate to the pool, spa/pool pump house, sending 10 lounge chairs out for repair, repairing drip system by SR54, playing nursery maid to SR54 and Trouble Creek plants/flowers.

G. Bernard Zanetti President

ONE BLOOD WILL BE HERE ON
SATURDAY, SEPTEMBER 2ND
FROM 10:00 AM TO 1:30 PM
YOU CAN MAKE AN
APPOINTMENT ONLINE AT
www.OneBlood.org



IMPORTANT: Millpond Community Documents, pool & clubhouse rules are available online at our website: www.millpondestateshoa.com

The following is a list of Sections and Documents they have on our website:

Sec. 1 - Architectural Guidelines Sec 2 - All Documents Sec 3 - All Documents & Architectural Request change form Sec 4 - All Documents & Architectural Request change form Sec 5 - Rules & Regs, Articles, Bylaws, 2nd Amendment, Declaration/& Amendment, Records Request Policy, Architectural Request change form Sec 6 - Articles, Bylaws, Rules & Regs Sec 6A - Rules & Regs, Bylaws, Architectural Request change form & procedure, Do not Spray Form; Trace Condos - Declarations, signed Amendment, Architectural Request change form, Documents, Lease Ownership Amendments.

PRESIDENT CORNER	Page 1
Clubhouse Activities	Page 2
Section 5	Page 3
Section 4	Page 3
Section 2	Page 4
Section 3	page 4
Section 6	Page 5
Section 6A	Page 5
TRACE	Page 5
Section 7	page 5
Pasco Sheriff	Page 6
Important phone #'s	Page 7
Pool & Clubhouse INFO	Page 7
Calendar	Page 8



Welcome to What's Happening in AUGUST:

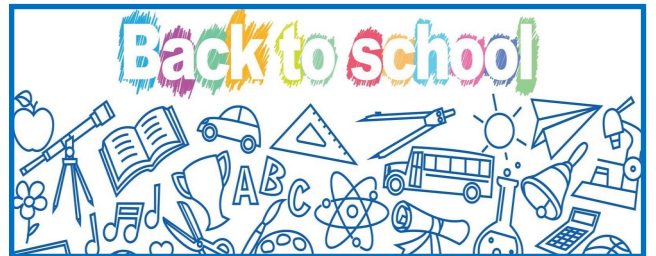
Thanks to everyone who came out to our July 4th BBQ. It was a huge success. A special thank you to Bernard for being out in that heat on the grill.

Thanks to everyone who came to the breakfast buffet. Where else can you eat a breakfast buffet for \$5.00???

Please plan on joining us for our Grandparents Day Breakfast Buffet \$2.50 for Grandparents on Saturday September 9th from 9AM to 10:30AM. (cost will be \$5.00 for non grandparents)

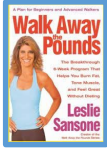
Since nothing is happening in August and we take a break, I want to thank the activities committee for their continued support. It is a pleasure working with these people. We have a lot of fun planning and executing these events for Millpond. I so enjoy you all.

Happy Friendship Day, Happy Civic Holiday in Canada and
REMEMBER SCHOOL STARTS AUGUST 10.



Talk to you next month and enjoy the dog days of August.
 Stan

Walking Exercise Class **Monday, Tuesday, Thursday & Friday MORNINGS** in the Clubhouse 10 - 10:45



CHAIR YOGA




Will return on **Monday August 14th at 2PM**

Contact: Cheryl 978-857-1312

Attention Homeowners!!

If you have not picked up your NEW key fob, please contact the office for an appointment. Leave a voice message with your name, address/Section & phone number.

Thank You.

727 376-1991

BUNCO! Calling All **BUNCO PLAYERS!**



1 - 4 pm the **LAST Tuesday of every month** If interested Please call MaryAnn after 3pm 727 372-0685

WEDNESDAY MAHJONG GROUP IF INTERESTED IN PLAYING



MAHJONG: PLEASE CALL DIANNE VOIGHTS AT: (727) 836



SECTION 5 – August 2023

We send our best wishes to all of our teachers and students who are returning to school on August 10! Yes, the school buses will be out, so let's all drive very carefully. We hope all of our teachers and students have a happy, safe, normal year!

Section 5 Held a Members Meeting on July 11, 2023. All members were notified about the meeting through a mailing sent out June 16, 2023. The mailing was sent to the address Coastal has on file for you. Included in the packet were the text of the two Amendments and a proxy.

The Meeting was called to order at 2 PM by Mr. Stephan C. Nikoloff Esq. our attorney, who chaired the meeting, supervised the voting process, and answered questions. Esther DiBisceglie, our Coastal Manager, took custody of the proxies from Board members who had collected proxies and included the proxies that had been mailed to Coastal.

Mr. Nikoloff called for a Motion to close the voting. The Motion was made and seconded and the Motion carried. Esther processed the votes as listed on the proxies and announced the results:

Total: 88 Proxies collected/mailed to Coastal
Amendment # 16- Definition of Commercial Vehicles: 85 YES 3 NO
Amendment #27-Minimum 12 month lease: 86 YES 2 NO

The proxies and related documents were taken by Esther to be stored at Coastal as part of the Section 5 Official Records. We thank all Owners who cooperated and sent in their proxies or gave them to Board members who went door-to-door. The Goal of the Board, always, is to keep Millpond Section 5 a safe and attractive Community with high property values. To do this, we ALL have to work together to follow the Deed Restrictions, correct violations if we receive a letter from the Board about a violation, pay our monthly assessments, and support Community events.

By Kathy Logue

MILLPOND SECTION 4 - August

If you live on McClung, Olin or Morningdale, THIS IS YOUR SECTION. 😊

We seem to have had a good amount of violation letters that went out recently for things that can be easily curbed.

This costs us too much money. But they have to be sent per our documents. We need to work better on this.

Weeds...if you are having an issue with weeds, you may want to add in some landscaping in those spots that will help camouflage trouble areas.

Some ideas are Liriope or Flax Lily Plants. Also approx. 3-4 inches of mulch will help weeds from coming back. Rocks will not help keep them away. Also Rock yards are not allowed. Please do not replace your lawn with them. The best time to pull weeds is early in the am when the ground is wet with dew or after a good rain. Lowe's sells something called a hand weeder that makes it much easier.

The other is our garbage cans. Our rules say to put them on the side of your house or in your garage. There are

way too many in front of garages.

It takes us all working together to curb our costs and keep our neighborhood beautiful.

Our documents, rules, deed restrictions, by-laws, etc are online now. Please visit www.millpondstateshoa.com to find them.

Please remember to fill out arch forms for all changes that need one. Make sure to check before making changes if you aren't sure.

If you have questions or have a concern, please reach out to our mgmt. company Qualified. Their phone is 727-869-9700. Amanda is our LCAM.

Normal Meeting notices will be posted at the Clubhouse and the newsletter (if there is time before print). We will be having just a couple more meetings during the year.

Hope everyone has a great remainder of the summer before school starts again!

Section 4 Board



HELLO SECTION TWO!!

Summer is here and it is a hot one. Pickle Ball is still going on every Monday Night from 6:00 pm – 8:00 pm, indoors, and it is air-conditioned at the New Port Richey Elks Lodge located at 7201 Congress Street in New Port Richey. Sign-up is free and open to all residents in Millpond and the public. For more information call Jeff Siegel 845-791-0091 or Mike Psofimis 727-514-1054.

Who's up for Meet your Neighbor? How about a section 2 get-together? Maybe a Section 2 Social Committee? (would have free range to plan and do whatever the committee decides) Could be funded by Section 2 HOA. Does anyone like to go boating? How about Fishing? Bowling? Happy Hour? Any other ideas? Contact Jeff Siegel or Mike Psofimis 727-514-1054 if there is an interest in getting something started.

Your HOA Board members in Section 2. Jeff Siegel President, Harry Newman Treasurer, Janice Bian Vice President, Mike Psofimis Board Member, Robert Cook Secretary. If anyone would like to volunteer for any committees, contact any of your board members.

Reminder to pay attention to your speedometer when driving through Section 2. **The speed limit is 15 MPH.**

Nobody likes getting their vehicle towed. Whether you are a homeowner, guest, or visitor, **THERE IS NO PARKING ON THE STREETS OR ON THE GRASS IN SECTION 2.** If you require a temporary parking pass for the parking lot, call WCM or email them. The parking pass does not mean that you have an unlimited pass to park in the lot forever. I always remind all our homeowners to **READ YOUR DOCUMENTS PLEASE!!!** This way you will understand What we are allowed to do in Section 2, what is not allowed, and whether the Board can assist you or not.

If you have not logged into your portal and or are a new homeowner, you should contact West Coast Management for your free orientation and videos. By doing this, you will also find out about all the different services that we all receive for our Monthly assessments and how to connect or order services. (high-speed internet, cable tv & one digital box, lawn maintenance, trash pickup, painting, roofs, streets, parking lot overflow, lawn treatments, sidewalks).

We continue to have many new homeowners in Section 2! Welcome to all! It is most important that all new homeowners contact our management company, Westcoast

Management, at 813-908-0766. If you have not already done so. We urge all homeowners, not just our newbies to reach out to WCM so that you can get orientated with our **RULES & REGULATIONS**, which are different from our **DOCUMENTS** (also referred to as the **DECLARATIONS** or **DEED RESTRICTIONS**) and the new software (your portal) to go online and look over all information on our section and your personal account. When you go through the process, you also have the opportunity to ask any and all questions. By following this procedure, you will avoid all misunderstandings or violation letters. Our Association Manager is **Rhonda Zaboroski**, Office (813) 908-0766. **READ YOUR DOCUMENTS PLEASE!!!**

As always, we would like to thank all our homeowners for assisting in keeping section two one of the best places to live. We are so grateful for your hard work to keep our section looking wonderful! Please remember to keep your sidewalks and driveway clean and control those weeds, trim your palms, trees, and bushes. Clean up after your pets.

Lastly, **PLEASE READ YOUR DOCUMENTS!**

Jeff Siegel, President Section Two

View from Sec. 3 - AUG 2023

Though it has been an incredibly dry Summer so far, as of the writing of this column, all it takes is one storm to upend our lives. So, as we enter August, please be sure to have a plan, just in case one decides to come our way. Keep your car fueled up, have a destination in mind as to where you might evacuate to and of course keep stocked up with plenty of extra water, non-perishable food and batteries. Hopefully by now everyone has

transitioned to the new fobs for the pool. The few times I have been to the pool lately I have found that they work great! If you have been away or are new to Millpond, you will have to call the clubhouse and set up an appointment to get your copies. Last of all, as far as the Duke Energy work, which has been blocking our roads and generally making a mess in Millpond, I have put a couple of calls in for information about their completion date, but have not heard back from anyone yet. Otherwise,

things are pretty quiet in Section Three this Summer. If you have any other questions or issues, please call Coastal Management at 727-859-9734.

That's about all for now. God bless!
Peter Caligiuri

"My concern is not whether God is on our side; my greatest concern is to be on God's side, for God is always right."

Abraham Lincoln



Section 6 - AUGUST 2023

Hello hope we all have been staying cool in this hot, hot weather. As we are using the pool ,to stay cool, please do not forget to push in your chairs , close umbrellas and etc. We all have received our letters in the mail by now for our assessment. First payment is due in August, then September and October.

Thank you
Terriann



Hi Residents of Millpond Estates Section 7

August is here. It's been very hot. Remember that you have access to the main community clubhouse pool and hot tub with your fob key.

This is a friendly reminder that parking on Onorio Street is not allowed in Millpond Estates per deed restrictions. Please park your vehicle in your driveway or garage.

Hope everyone has a safe summer.

If you have any questions or concerns about Millpond Section 7, please contact our property management company Parklane Real Estate Services LLC,

directly at [\(727\) 232-1173](tel:7272321173)

Thank you.

MILLPOND LAKES VILLAS - 6A



10 Tips for Surviving a Heat Wave While It's Happening

1. Stay hydrated with plenty of water—even if you're not thirsty.
2. Never leave children or pets alone in hot vehicles
3. Stay inside during the hottest part of the day (10 A.M. to 4 P.M.) and limit time outside in the sun.
4. When you're in the outdoors, make sure you stay out of direct sunlight as much as possible. Wear a hat or even carry an umbrella. Wear sunscreen!
5. Set your air conditioners to a lower temperature and use curtains or blinds to keep direct sunlight out. Keep shades and blinds closed.
6. Don't drink alcohol, sugary soda, coffee, energy drinks, or other caffeinated beverages, as they dehydrate you!
7. Eat small meals and eat more often. Eat food with nutrients (not empty carbs) and also food with higher water content (fruits and vegetables).
8. Wear light, loose-fitting, airy, light-colored clothing and a hat made of breathable material.
9. Check on family and friends who are elder or more susceptible, especially if they may have lost A/C. If you or someone you know is experiencing heat-related issues (such as rapid heartbeat, dizziness, fainting, headaches, muscle cramps, vomiting, or diarrhea), call your doctor.
10. If you feel overheated, cool off with wet washcloths on your wrists and neck, or take a cool sponge bath or shower. Carry a cold water bottle spray or cooling facial mist with you, and spritz cold water on your pressure points to bring your body temperature down.

Thinking of exterior improvements or changing Landscaping (other than flowers or plantings in existing beds) make sure you submit an Architectural Request Change Form and Architectural Request Procedure. Also, the form MUST include any copies of building plans, blueprints, sketches, surveys, pictures, contracts, specifications and/or other documentation that apply to your project. The form is located on the Millpond Estates HOA home page - VI-A (<https://millpondestateshoa.com/>).

Did you know MAX is now included with your internet/cable service from the association?

Check Bulletin board often for updates and association information.

Submitted by:
Trish Ursin

RESIDENTS OF MILLPOND TRACE

The shade of the Trace's southern live oaks lends to the park like feel when one drives along Hardwick Drive. Even during the unseemly heat wave we've been experiencing, I can't think of a place my wife and I would rather call home. The challenge facing us as owners and residents of this wonderful place is maintaining and sustaining those elements and features that brought us here.

Fortunately, we have not only a proactive condo association board, but owners who have contributed both sweat and expertise to tend to urgent

issues as diverse as weeding around their buildings or assisting in the search for reputable roofers. And, we are excited that building four will finally get a new topper soon!

Just a quick reminder to our residents, if replacement windows are in your planning, be sure to submit those plans to the condo association board for approval before installing them. A ton of heartache and financial trouble is easily avoided by following our by-laws.

That's it for now!

Ed Eastman, President
Millpond Trace COA



PSO AUGUST 2023

Keep Students Safe Throughout the School Year

Pasco County schools are back in session soon and Pasco Sheriff's Office reminds our community that student safety is everyone's responsibility. With the new school year, our community will see more traffic, school buses, bike riders and pedestrians commuting to and from school. As such, PSO reminds citizens of ways in which they can help protect our students and community throughout the school year.

No matter how you travel, reduce distractions to prioritize everyone's safety. Eliminate disturbances, such as phones, while traveling, especially in school zones. Follow posted speed limits, which are reduced in school zones, and obey traffic laws and directions. Pedestrians should always cross at crosswalks, where drivers expect pedestrians to cross. Wait for the Crossing Guard or signal to indicate it's safe to cross. When it comes to school buses, take time to review Florida's school bus laws. Passing a stopped school bus can result in tragedy, so it's imperative for drivers to obey a bus's lights and signals.

Recognizing and reporting suspicious activity can help keep schools safe for everyone. PSO investigates all threats we are made aware of, and threats have consequences, even if they are fake. Don't spread or share online content that appears to be a threat. To report a threat or suspicious incident, call the Pasco County Non-Emergency Line at 727-847-8102, option 7. If you are in danger or witness an emergency, call 911 immediately. Early reporting can stop or solve a crime and even the smallest tips can greatly aid an investigation.

The start of a new school year is also a great time for parents and guardians to have open discussions with students about safe and appropriate online behavior. Learn what websites and mobile apps students are using, and consider downloading and becoming familiar with them. Also consider implementing parental controls when they're available. Ask questions about who students are talking to online, and discuss with students the lasting impact that sharing personal information online can have. Set all accounts to private, disable location sharing settings and never accept message or friend requests from those you don't personally know.

PSO's school-based members, such as School Resource Officer, Crossing Guards and Traffic Control Officers, work hard to keep schools secure year-round, including summer training to hone skills to keep students and faculty safe. SROs ensure schools are secure and supportive of a healthy learning environment. SROs also provide guidance and mentorship for students by serving as coaches, club leaders and more. School Crossing Guards and Traffic Control Officers ensure students and families get to and from schools safely when crossing busy streets.

PSO is dedicated to promoting a positive learning environment that is safe for all. Keeping students, families and schools protected is everyone's responsibility, and following these important school safety tips can keep our community safe. Have a safe school year Pasco!

Point your
cell phone
camera at the
QR code to
get Pasco
Sheriff News.



***ALL Issues in your SECTION contact your property management company for YOUR SECTION.**

PLEASE DO NOT CALL CLUBHOUSE OFFICE WITH SECTION HOMEOWNER ISSUES THANK YOU.

YOUR 2023 COMMUNITY BOARD

President—G. Bernard Zanetti
Vice-President—Mary Herrmann
Secretary—Stan Kowal
Treasurer—Joanne Boyle-Fisher
Director—Andy Christophersen

For issues pertaining to the Clubhouse, Pool and/or common areas contact:

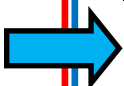
Amanda Manion, LCAM

QUALIFIED PROPERTY MANAGEMENT INC.

5901 US 19 Suite Q

New Port Richey, FL 34652

Phone: 727-869-9700 email: Amanda.m@qualifiedproperty.com



SECTION PROPERTY MANAGEMENT CONTACTS

<u>TRACE</u>	<u>SECTION 1</u>	<u>SECTION 2</u>
Coastal Management 727-859-9734	Qualified Property Management 727-869-9700	West Coast Management Company 813-908-0766
<u>SECTION 3</u>	<u>SECTION 4</u>	<u>SECTION 5</u>
Coastal Management 727-859-9734 MaryAnn Syraski	Qualified Property Management 727-869-9700	Coastal Management 727-859-9734
<u>SECTION 6</u>	<u>SECTION 6A</u>	<u>SECTION 7</u>
Coastal Management 727-859-9734	Coastal Management 727-859-9734	Parklane Real Estate 727-232-1173

IMPORTANT STUFF TO KNOW

EMERGENCY PHONE NUMBERS & OTHER IMPORTANT NUMBERS

Emergency & Non-Emergency Services

Police (Sheriff), Fire & Medical Emergencies—911

Poison Control Center—1-800-222-1222

Pasco County Sheriff's Non Emergency— 727-847-8102
central number for many different departments.

Pasco County Information # 727-847-2411

County Commissioner-District 4: Mike Wells

Email: mwells@pasocountyfl.net

Phone # 727-847-8100

Water, Gas & Electric

Water-FGUA - 727-372-0115

Electric-Duke Energy—1-800-700-8744

Progressive Waste Solutions: 727-847-9100 & 727-849-3333

Telephone & Cable

Verizon—1-800-483-4200 Spectrum—813-684-2000

Direct TV—1-800-280-4388 Dish Network-1-800-424-7085

Daily Newspapers

Tampa Bay Times-813-273-4414

Hospitals

Bayonet Point Regional Medical Center

14000 Fivay Road, Hudson, FL 34667 1-800-432-7811

Medical Center of Trinity

9330 State Road 54, Trinity, FL 34655 727-834-4000

Helen Ellis Memorial Hospital

1395 S. Pinellas Ave., Tarpon Springs, FL 34688

727-942-5000

Morton Plant North Bay Hospital

6600 Madison St., New Port Richey, FL 34652 727-842-8468

HONOR AND RESPECT YOUR OLD AMERICAN FLAGS



PLEASE BRING YOUR WORN, TATTERED OR TORN AMERICAN FLAGS TO THE CLUBHOUSE.

WE HAVE A BOX LOCATED TO THE RIGHT AS YOU WALK IN THE CLUBHOUSE SPECIFICALLY FOR DAMAGED, WORNOUT FLAGS

USMC RETIRED: MSGT STEVEN MERCIER OR CAPT. FRANK DOYLE WILL RESPECTFULLY DISPOSE OF THEM. THANK YOU FOR HONORING OUR FLAG IN THIS WAY.

CLUBHOUSE HOURS - 8AM - 10PM
ADMIN. OFFICE HOURS:

Mon. Tue. Thu. Fri. 10 am - 2 pm
Wednesday 3 pm - 7 pm



OWNER FOB PICKUP BY APPOINTMENT
PLEASE CALL THE OFFICE

If you are a new homeowner to Millpond, you must show proof of **OWNERSHIP** to purchase a pool/clubhouse Key FOB. The cost is \$25.00 each (CHECK or cash) **Limit 2 per home.** If selling or buying, please contact our office with date of sale so that we may keep FOB registrations up to date. **Renters in need of a Key FOB: Please contact your landlord (the property owner) Owner must complete the "Renters Use of Community Property Form" & present a copy of the lease agreement to JoAnn Cavallo, during Clubhouse office hours**

Or send via Email: millpondestateshoaoffice@gmail.com
call : 727 376-1991 for more information

POOL & CLUBHOUSE RULES ARE POSTED ON THE BULLETIN BOARD IN THE CLUBHOUSE AND ALSO ON OUR WEBSITE AT www.millpondestateshoa.com A POOL SAFETY SIGN IS POSTED AT THE POOL ENTRANCE. PLEASE FAMILIARIZE YOURSELF WITH THESE RULES BE SURE TO ADHERE TO SAFEGUARDS SUCH AS NO ALCOHOL ON THE PREMISES AT ANY TIME, NO MORE THAN FIVE (5) GUESTS ALLOWED PER HOUSEHOLD, AND NEVER OPEN THE POOL GATE FOR UNKNOWN PERSONS THAT ARE NOT WITH YOUR GROUP

AUGUST 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Chair Yoga Returns on Monday, August 14 th at 2pm		1 Walkers 10a-10:45	2 Mahjong 1-5p	3 Walkers 10a-10:45 Bridge 1-4p	4 Walkers 10a-10:45	5
Bingo 1-5 pm 6	7 Walkers 10a-10:45 Bridge 1-4p	8 Walkers 10a-10:45 Lunch Bunch noon Applebee's Sec 5 - 1pm ARC Board Mtg follows	9 Mahjong 1-5p	10 Walkers 10a-10:45 Bridge 1-4p 	11 Walkers 10a-10:45	12
Bingo 1-5 pm 13	14 Walkers 10a-10:45 Bridge 1-4p YOGA 2pm	15 Walkers 10a-10:45 Book Club 3pm Killers of a Certain Age by Deanna Raybourn	16 Mahjong 1-5p Trace meeting 7 pm	17 Walkers 10a-10:45 Bridge 1-4p	18 Walkers 10a-10:45	19
Bingo 1-5 pm 20	21 Walkers 10a-10:45 Bridge 1-4p YOGA 2pm	22 Walkers 10a-10:45	23 Mahjong 1-5p	24 Walkers 10a-10:45 Bridge 1-4p	25 Walkers 10a-10:45	26
Bingo 1-5 p 27	28 Walkers 10a-10:45 Bridge 1-4p YOGA 2pm	29 Walkers 10a-10:45 BUNCO 1-4 PM	30 Mahjong 1-5p	31 Walkers 10a-10:45 Bridge 1-4p 6A meeting 5:30p		
						September 2nd BLOOD DRIVE TODAY 10 am – 1:30 pm

POOL HOURS: 9:30 AM – 10:00 PM 7 DAYS A WEEK – ALCOHOL IS NEVER PERMITTED – NO EXCEPTIONS!

CLUBHOUSE HOURS (LIBRARY, EXERCISE ROOM & GAME ROOM): 8AM – 10PM EVERYDAY

No more than 5 guests and PLEASE never open the pool gate for anyone that is not with you.