



# THE VOICE OF MILLPOND DECEMBER 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](http://www.millpondestateshoa.com)

## PRESIDENTS CORNER - December

The 2024 budget was voted upon and passed on November 16. There was a small increase. The only issue still outstanding is our insurance. All of the various insurances are due this December. The carriers are delaying their new premiums yet they promise a higher than usual increase. That makes planning difficult.

Soon the spa area will see new lighting. The current woodwork by the gazebo that holds the light fixture is showing its age. There will be a new pole in the area outside of the fence. It will hold the new lighting fixture. The hedge around the pool/spa deck will be set at the height of the surrounding fence. There have been several incidents of our younger residents climbing the front gate entrance to enter and use the complex after the 10 pm closing.

Our illustrious power company, Duke, should be finished this December with their siege of our community. Hopefully they will repair the several areas they damaged while on their rampage.

Merry Christmas and Happy New Year.

G. Bernard Zanetti,  
President Community HOA



IMPORTANT: Millpond Community Documents, pool & clubhouse rules available on our website at:  
[www.millpondestateshoa.com](http://www.millpondestateshoa.com)

The following is a list of Sections and the 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. (2024 Budget Meeting minutes are posted in the Clubhouse bulletin board)

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## Welcome to What's Happening in



I cannot believe it's the end of the year.

Thanks to everyone who participated in our annual Meet and Greet. We had a great turn-out and some new faces. The food was fantastic and we had a great bartender. If you missed this one, please join us in the Spring.

By the time you get the Voice, the committee of Christmas Elves will have decorated the clubhouse for Christmas. Thanks to everyone involved.

I will report on the Christmas Dinner next month.

We hope to have many events planned for 2024. Breakfast will be coming back. Look for details in January.

Happy Advent, Happy Hanukkah, Happy First Day of Winter (not here), Merry Christmas, Happy Boxing Day, Canada and please be safe on New Year's Eve.



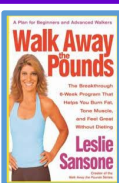
On behalf of the Activities Committee and Myself, Enjoy whatever you celebrate.

**Millpond Estates**  
**Italian Christmas Buffet**  
**Saturday December 9th 6p-?p**  
**Doors open at 5:30**  
**Tickets \$10 per person**  
**Sign up in Event Book and buy**  
**Tickets during Clubhouse office hours**  
**BEFORE Thursday Dec. 7th**

**MENU**  
 (by Chefs Bernard & Stan)  
 Tossed Salad  
 Breaded Chicken  
 Parmigiana  
 Baked Ziti  
 Garlic Bread, Dessert  
 Assorted soft drinks  
 (BYOB)

Have a great month and talk to you in 2024

Stan



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



**CHAIR YOGA**  
**Every Monday at 2PM in the Clubhouse**



Contact: Cheryl 978-857-1312



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) 836-0936

### 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 # and phone number.**

**Thank You.**

**727 376-1991**

**Or send an email to: millpondestateshooffice@gmail.com**



## SECTION 5 – December 2023

Happy Holidays to all Millpond Residents! We wish you a happy and safe holiday season, and hope everyone is able to connect with family members and friends to share this special time of the year. We send our best wishes to all of our servicemen and women and we welcome all of our Snow Birds back, and hope they enjoy their time here. Many of our residents decorate for the Holidays with great spirit and enthusiasm. Take some time, bundle up the family, take an evening walk around the neighborhood, and enjoy all the beautiful displays. Our residents do an amazing job and turn Section 5 into a Winter Wonderland!

The Millpond Estates Section 5 Annual Meeting will be held on January 23, 2024. You will receive a mailing from Coastal Management containing information. The 2024 Board will be elected and items on the Agenda will be addressed. Please review the material when you receive it. This entire procedure is required by Florida Statutes. Please watch your mail and the Clubhouse Bulletin Boards for further information.

New Board members are needed to serve on the Board. This is an important time in Section 5. If you are interested in running for the Board, please leave your contact information in the Section 5 envelope on the Section Bulletin Board in the Clubhouse. A member of the 2023 Board will contact you and provide information and answer your questions

We thank all Residents who continue to cooperate and keep Section 5 a beautiful and safe place to live. We warmly welcome our new residents!

BY Kathy Logue



## MILLPOND SECTION 4 - December

### Morningdale, Olin and McClung – this is your Section

Welcome to all the new homeowners that have moved in recently to our section. We have a few more for sale signs around so more to come.

*If you are new and have questions* please contact our mgmt. company, **Qualified Property Mgmt. Amanda is our LCAM** (licensed community association manager). She can answer all your questions. **The phone to reach her is: 727-869-9700**

If you have questions on rules, our documents, monthly dues, or need an architectural change form, etc., please visit the website: <https://millpondestateshoa.com>

Under Section IV (4) you will find all of our neighborhood information.

In our rules, it states garbage cans belong on the side of the house or in the garage. We are seeing lots of them again in front of the garages.

Please place them in the proper location. It's so expensive to have to send letters for this while it is so easy to remedy. Garbage day you have to move it from the curb, so a few more steps to the proper location will help prevent money being wasted.

I feel silly even having to write about it, but there are quite a few lately so I'm mentioning it here. All rules and restrictions have to be treated the same no matter how insignificant they may seem. 😊

The holidays are on the way, looking forward to the outside decorations and don't forget to stop on Onorio Street and see what new additions have been made at the house that does it up right!

Hope to see you at a meeting soon, the next one will be the annual meeting on **Thursday, January 18, 2024 at 6pm.**

Jennifer Taylor  
Section 4 President



## SECTION TWO!!

Happy Hanukkah!  
Winter Solstice 12/21!

Merry Christmas &  
Happy New Year!



# December Holidays

WINTER SOLSTICE

occurs at...

4:48 PM EST,  
Dec. 21, 2023

Today marks the shortest day of the year. While the time of sunrise will continue to drift later until Jan. 4, 2024, additional daylight will accumulate every day from today until June 21, 2023. Tomorrow will be about two seconds longer than today!



Merry  
Christmas

Happy  
New  
Year



## The December View from Section Three

Welcome home to all the returning snowbirds! This year you will discover that here we have been in severe drought, I was grateful for the blessing of a few days of rainfall just before Thanksgiving, but as of December 1st we are now restricted to a single day of watering each week. It is also helpful to postpone mowing altogether or to set your mower blades higher during this time in order not to damage your lawn.

On a happier note, as we head towards Christmas, I am delighted to see people breaking out the lights and decorating. Thank you for brightening our neighborhood! We can all use a bit more good cheer! I also want to thank those who plan our social events, like the meet and greet in November. It was really great to just get out and visit with neighbors old and new. For anyone interested in the Christmas party, please be sure to sign up at the clubhouse. Now that's about all for this month and this year. I want to wish each of you a Merry Christmas and a happy and blessed New Year!



*"Once in our world, a Stable had something in it that was bigger than our whole world." — C.S. Lewis*

Peter Caligiuri Board Member Sec 3

## Section 6 - DECEMBER 2023

Hello everyone,

Barbara from building 2 has passed away. Let's give our condolences to her family.

On a happier note I hope everyone had a Happy Thanksgiving.

All assessments should have been paid at this time, if not it needs to be paid by December 31.

Living in an HOA community means there are rules, regulations and your HOA fees that need to be followed and paid. All matters going on in our community are discussed at all meetings, in the voice, letters and posted. By now we have voted on the budget and are now fully funded.

Happy Holidays and Season's Greetings to everyone.

Thank you, Terriann

## Hi Residents of Millpond Estates Section 7

December is already here. Merry Christmas. Happy Hanukkah. Happy Kwanzaa.

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 peaceful December.

If you have any questions or concerns about Millpond Section 7, call our property management company Parklane Real Estate Services LLC at 727-232-1173.

Thank you.



## Section 6A - The Lakes

Wishing all our residents in The Lakes Section 6A the happiest of Holidays!



*Linda L. Lahman,  
Trish Ursin and your board of Directors*

### RESIDENTS OF MILLPOND TRACE

I'm occasionally asked about my most memorable Christmas. It was 23 years ago. For me it was leaving my wife to tend for a houseful of dinner guests as I suddenly found myself writhing in pain from a kidney stone. Bad news? Surprisingly not. It landed me next to a friend in the ER who just needed someone to encourage him through a life-threatening emergency. The holidays remind me that life has meaning and purpose, even when things seem to go wrong. If there is something that unites people of different faiths this time of year, it is that Christmas and Hanukkah remind us that in the words of Longfellow:

Then pealed the bells more loud and deep:  
"God is not dead, nor doth He sleep;  
The wrong shall fail, the right prevail,  
With peace on earth, good will to men."

That said, there are a few reminders for Trace owners and residents. We accumulate more trash\* than usual this time of year. So, remember these simple rules:

- Securely bag your trash.
- Breakdown your empty boxes.
- Do not dispose of flammable or toxic items; furniture or appliances.
- Items that do not fit in the dumpster **must not** be left next to the dumpster!

Unit owners and residents must only park properly registered and tagged non-commercial passenger vehicles in their assigned parking spaces. Unlicensed vehicles will be towed from the Association's property. Each owner may use one guest/visitor parking space for a second vehicle.

Owners are reminded that our bylaws prohibit the leasing of their condominium unit(s) for a period of two years after initially acquiring their unit(s). All leases must be approved by the Association before finalizing.

\*Note: We have recently replaced the tall dumpsters with shorter ones, and have increased the number of pickups from twice a week to three times a week.

As noted last month, **Wednesday December 6<sup>th</sup>** (at 7:00 PM) is the **Extension Date on the Special Meeting** for tallying the vote on the proposed amendments to our Declaration and Bylaws. Many will recall that at the Special Meeting of September 20<sup>th</sup>, the proxy vote was extended to December 6<sup>th</sup>, pursuant to FL Statute 718. Hopefully, every owner will have weighed in on the proxy ballots which were mailed on September 6<sup>th</sup>. If you did not submit a ballot on or before September 6<sup>th</sup>, or if you did not receive a ballot and wish to vote on or before the meeting on December 6<sup>th</sup>, please contact Kyle Prichard at Coastal HOA Management (727 859 9734) a.s.a.p.

One important and final item, **Wednesday December 20<sup>th</sup>** (at 7:00 PM) the Board of Directors will meet to **vote on the Budget for 2024**. This will necessarily delay the printing of the coupon books until January 15<sup>th</sup> or after for the monthly condominium fee. However, timely payments can still be made online through our portal, <https://comwebportal.com/login> .

Again, to all on behalf of the Millpond Trace Condo Association Board of Directors, we wish you and your families every blessing for the holiday season and a prosperous New Year!

That's it for now!  
Ed Eastman, President  
Millpond Trace COA



## **Pasco Sheriff's Office DECEMBER 2023**

### **Stay Safe While Away From Home During The Holiday Season**

The holiday season is often a time for shopping, merriment and for many, travel away from home. Potential criminals may take advantage of your extended time away, but there are simple ways to keep your home safe. Pasco Sheriff's Office is helping you prepare your home for your time away by sharing important safety information. Implementing some of these tips can go a long way in providing you with peace of mind while away.

Complete a home safety evaluation before leaving for a trip. Lock all exterior doors and windows and ensure each lock works properly. Check that fences and gate latches function well and are closed. If your home has a security system, confirm all devices work properly and are set while you're gone. Make sure security cameras are properly positioned and their lenses are clean. Ensure you also know how to access your security camera footage. Never leave a spare key near exterior doors, as criminals know common hiding places. Instead, ask a trusted neighbor or friend if you're able to store a spare key with them.

Making your home look "lived-in" while you're away can prevent you from becoming a victim of a crime of convenience. Use timers or smart devices to turn lights off and on at times you're typically at home. This can help deter criminals by creating the appearance you're home. Ask a trusted neighbor to retrieve mail and put out trash cans while you're away. Keep your yard tidy, ensuring plants near windows are well trimmed, which helps eliminate potential hiding places for criminals. Secure outdoor items in a shed or garage to reduce the opportunity for theft.

Don't forget packages or deliveries while you're gone. If possible, have deliveries scheduled for when someone is home to accept packages. Install a visible security camera to monitor where your deliveries are dropped off. If you cannot schedule a delivery, have shipments sent to a trusted neighbor, friend, office or a package room. Place a temporary hold through the post office to stop delivering mail until your return. If you have automatic deliveries, be sure to pause those while you're gone too.

Though you may be excited to share your travel plans with your friends and family on social media, keep in mind that potential criminals can use that information against you. Safeguard who sees what you share online by managing social media account privacy settings and restricting sharing abilities. Remove location tags and avoid "checking in" to locations on social media. Additionally, don't share travel activities, itineraries or locations on social media platforms before or during travel. Post your vacation photos after you return!

Taking extra precautions during the holiday season can go a long way in ensuring that your property stays safe while you're away. Knowing that you've taken time to properly prepare your home can help you enjoy your holidays even more. For more crime prevention tips, follow Pasco Sheriff's Office on social media, or visit our news site at [News.PascoSheriff.com](http://News.PascoSheriff.com). Safe travels, Pasco!



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



**FOR ALL SECTION HOA business please contact the Property Management Company for YOUR SECTION. DO NOT CALL THE CLUBHOUSE OFFICE WITH SECTION, HOMEOWNER, OR HOA ISSUES**

### **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 PLEASE CONTACT:**

**AMANDA MANION, LCAM Phone: 727-869-9700**  
**QUALIFIED PROPERTY MANAGEMENT INC.**

5901 US 19 Suite Q

New Port Richey, FL 34652

email: [Amanda.m@qualifiedproperty.com](mailto:Amanda.m@qualifiedproperty.com)

### **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@pascocountyfl.net](mailto:mwells@pascocountyfl.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**

### **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

### **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:**

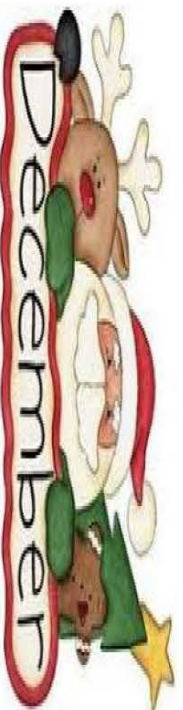
**Mon. Tue. Thu. Fri. 10 am - 2 pm**  
**Wednesday 3 pm - 7 pm**

#### **OWNERS NEW FOB PICKUP - CALL THE OFFICE**







**IF YOU ARE A NEW MILLPOND OWNER, YOU NEED TO 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 BUYING OR SELLING, PLEASE CONTACT OUR OFFICE WITH DATE OF SALE SO THAT WE MAY KEEP FOB REGISTRATIONS UP TO DATE.**

**RENTERS KEY FOB: PLEASE CONTACT YOUR LANDLORD (THE PROPERTY OWNER) THE OWNER MUST COMPLETE THE "RENTERS USE OF COMMUNITY PROPERTY FORM" & PRESENT A COPY OF THE LEASE AGREEMENT TO: OFFICE ADMIN, JOANN CAVALLO, DURING CLUBHOUSE OFFICE HOURS OR SEND VIA EMAIL EMAIL: [MILLPONDESTATESHOAOFFICE@GMAIL.COM](mailto:MILLPONDESTATESHOAOFFICE@GMAIL.COM) OR 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](http://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**



2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					Walkers 10a-10:45 1	2
Bingo 1-5 pm 3 	Walkers 10a-10:45 Bridge 1pm YOGA 2pm G.S. 6-7:30 4	Walkers 10a-10:45 Sec 2 meeting 6:30 5	Mahjong 1-5p Trace Proxy voting meeting 7 pm 6	Walkers 10a-10:45 Happy Hanukkah December 10-15 7	Walkers 10a-10:45 8	Doors open at 5:30 19 
1st Sunday of Advent Bingo 1-5 pm 10 2nd Sunday of Advent	Walkers 10a-10:45 Bridge 1pm YOGA 2pm 11	Walkers 10a-10:45 Lunch Bunch noon Zen Kitchen & Bar Book Club 3pm THE LIBRARIAN SPY by Madeline Martin 12	Mahjong 1-5p 13	Walkers 10a-10:45 14	Walkers 10a-10:45 15 	16
3rd Sunday of Advent Bingo 1-5 pm 17	Walkers 10a-10:45 Bridge 1pm YOGA 2pm 18	Walkers 10a-10:45 19	Mahjong 1-5p Trace Budget meeting 7 pm 20	Walkers 10a-10:45 The WINTER SOLSTICE occurs at: 4:48 PM EST. Dec. 21 2023 21	Walkers 10a-10:45 22	23
4th Sunday of Advent NO BINGO 24 	25 	NO Walkers today NO BUNCO TODAY! SEE YOU IN JANUARY 26	Mahjong 1-5p Sec 6 7pm meeting 27	Walkers 10a-10:45 28	Walkers 10a-10:45 29	30
NEW YEAR'S EVE 31 						

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 WITHOUT A NEW KEY FOB THAT IS NOT WITH YOU.