



PACA News

January - March 2009

Volume 1 • Issue 1

Meeting Info

Second Thursday of
Every Month
at 7pm
Land O'Lakes
Community Center
5401 Land O'Lakes
Boulevard
(US Highway 41)

Membership Classes

Class A-1

HOA's, CDD's and Condo
Associations (CA's)
with resident
controlled boards

Annual Dues: \$50

Class A-2

Nighborhoods without
HOA's, CDD's, and CA's

Annual Dues: \$25

Class A-3

HOA's, CDD's and CA's
with governing boards
not controlled by
homeowners or whose
governing board has not
applied for membership

Annual Dues: \$25

Class B
Individuals

Annual Dues: \$10

Website

www.myPACA.org

PACA's First Newsletter

Since this is the first issue of the Pasco Alliance of Community Associations (PACA) Newsletter, I wanted to tell you a little about PACA and how the newsletter will be organized.

PACA was created in April 2007 to help Community Development Districts (CDDs), Homeowner Associations (HOAs), and Condominium Associations (CAs) with internal and external problems by having a synergistic effect. By internal problems, we mean issues involving the management of the organization such as collecting assessments, enforcing deed restrictions, processing architectural changes, working with the property manager, establishing a web site, etc. By external problems, we mean issues that would involve the county, state, or federal governments such as improving roads outside the community, installation of traffic signals, making zoning changes, etc.

PACA has four classes of membership. There are three Class A memberships and one Class B. There are 60 Class A-1 members who are resident controlled CDD, HOA, and CA Boards. The 2 Class A-2 members are resident councils in communities that do not have a CDD, HOA, or CA. The 4 Class A-3 members are also residents councils in communities who have a developer controlled Board. The 23 Class B members are individuals who are not on the CDD, HOA, or CA Boards.

The PACA Board decided to start with a four page, quarterly newsletter. In future editions, the front page of the newsletter will feature one of the Class A members. The article will tell what that organization is doing to help improve their community. Hopefully, the other PACA Class A members can use this information to improve their community. The second page will tell about speakers and programs for past and future meetings. The third page will be about what issues the Government Affairs Committee is working. The last page will consist of advertising to pay the cost of printing.

Bill Parsons
President, PACA

This newsletter is printed courtesy of the *Times Publishing Co., Inc.*

Program Committee

By Cass Peters, Program Committee Chairperson



October 9, 2008

Bill Parsons, President of PACA, gives Mike Olson, Pasco County Tax Collector, a certificate of appreciation for being the guest speaker. He explained how taxes are collected using a tax certificate sale prior to June 1st. The person who pays the taxes is issued a tax certificate and can have the property sold at auction if the owner does not pay him the taxes within two years.



November 13, 2008

Mr. Brudny (left), HOA Attorney, and Paula O'Neil, Pasco County Clerk Elect pose with Bill Parsons (right) and Jerry Lynn, PACA Treasurer. After Paula O'Neil's explanation of the role her office plays concerning foreclosures, Mr. Brudny gave a presentation on "Foreclosures". He provided actions Boards can take to help solve problems created due to foreclosures.

Next Quarter's Programs

January 8, 2009

Will Weatherford,
State Representative
for District 61

February 12, 2009

Dick Ortiz,
Pasco Code
Compliance Manager

March 12, 2009

Tampa Bay Area
Regional
Transportation
Authority (TBARTA)



December 11, 2008

At the December 2008 PACA meeting, Chris Dewey, Karen Bryant, and Jennifer Seney (Left to Right) gave presentations on "Going Green". Chris Dewey's presentation on "Lean and Green Communities" covered what communities can do concerning yards and common areas to save money, conserve water resources, create beautiful landscapes, and

protect property values. Karen Bryant's presentation on "Creation Station" explained how non-profit groups can obtain free reusable material such as art and craft supplies, books, computer games, desktop accessories, magazines, pencils, pens, and many other items. Jennifer Seney's presentation explained the Pasco Recycling program.

Advertising in this newsletter is easy & affordable!

Contact Kelly at (813) 661-2458 or via email: kmariskanish@sptimes.com.

Government Affairs Committee

By Fred Krauer, GAC Chairperson

The Government Affairs Committee (GAC) services PACA in two ways. The first area that the GAC works on is getting updates on Pasco Government from the Board of County Commissioners meetings. These meetings provide a good insight into how Pasco County funds are being spent on road projects such as completing S.R. 56 from Bruce B. Downs Blvd to Meadow Pointe Blvd (see photo 1 of S.R. 56 stopping at East side of Shops at Wiregrass), and other infrastructure projects such as building the Wesley Chapel Library on the land in Seven Oaks given to Pasco County for this purpose (see photo 2 of vacant lot where Wesley Chapel Library is to be built). It also tells us about zoning changes for parcels containing hospitals, residential, commercial such as Shops at Wiregrass (see photo 3 below of Shops at Wiregrass), etc. Our second source for looking at issues is from the PACA members. For example, when I needed help from PACA to stop Progress Energy's high voltage power lines (see photo 4 below of similar power lines going through Seven Oaks) running through neighborhoods along S.R. 54, I made a presentation to the Board. After the Board discussed it in length, they asked me to give a five-minute presentation to the membership to see if the membership would support the No Power



Lines effort. It turned out that the backing of PACA and 3,000 petitions were enough to make Progress Energy change their route, away from Pasco County. It also opened the eyes of the Board of Commissioners to how fast residents of east and central Pasco County could be activated to work an issue. Commissioner Hildebrand said that PACA is "definitely a force to be reckoned with."

Another community, Colony Hills, requested assistance from PACA for help with adding turning lanes into their community after three deaths in two different accidents. Colony Hills had been fighting since 1999 with FDOT and the County Board of Commissioners to help get a turning lane installed at S.R. 56 and Lanier Rd (see photo 5 below of intersection). After Colony Hills made their presentation to PACA and the membership, they decided to back them in their efforts. We had at our next meeting Commissioner Schrader from District 1 in attendance as a speaker and PACA and Colony Hills asked Mr. Schrader to help these residents in securing a turning lane in front of their community. Within a few days of that meeting, engineers were looking over the intersection and within a few weeks work had begun on the turning lane.



If a PACA member has any issues that they can't find a solution to and would like ACA to help, they can email PACA's President, Bill Parsons, bparsons@mypaca.org or me, fkrauer@mypaca.org.

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