



PACA News

July-September 2011

Volume 3 • Issue 3

PACA works for the benefit of homeowners, county

(This op-ed column by PACA's president was published in the St. Petersburg Times on May 18 in its Pasco Times section.)

By Jim Flateau | Guest Columnist

T. Rowe Price says its expansion into Pasco County will be delayed by the same economic factors slowing business growth across the nation, the *Times* reported on May 14.

Most readers probably agree with Price officials that their announcement was not surprising.

What might be a bit surprising to some is the audience the company selected to publicly update its development plans, and to candidly answer homeowner questions about them.

As *Times* staff writer Lisa Buie reported, "PACA is the first public group T. Rowe Price officials have visited." PACA is the acronym for the Pasco Alliance of Community Associations.

We are a not-for-profit corporation formed in 2007. Our goals are to inform and assist homeowner groups with operational issues, and to represent their interests before all levels of government.

PACA welcomes the public and invites the press to its monthly meetings, alongside of our members who represent 71 homeowner and condo associations plus community development districts. We also have 35 individual members. PACA meetings are the second Thursday of each month at 7 p.m. at the Land O'Lakes Community Center on U.S. 41.

The *Times* attended our May meeting and reported Price's delayed timetable for its expansion in Land O'Lakes that is still expected to ultimately employ upwards of 1,600 workers with an average annual salary of nearly \$50,000.

Previous speakers attracting the public and our members to monthly PACA meetings include then-U.S. Rep. Ginny Brown-Waite, current state House Speaker-designate Will Weatherford of Wesley Chapel and a host of county commissioners, other elected and appointed county officials and Pasco's schools superintendent. We've also heard from experts on such matters as community legal issues, Florida-friendly landscaping, financial practices and internal auditing, as well as water resource management. Many of our speakers were so impressed with PACA that they joined us as individual members.

Upcoming speakers include freshman U.S. Rep. Richard Nugent and our new Pasco Sheriff Chris Nocco, plus veteran state Sen. Mike Fasano of New Port Richey. We'll also hear from representatives of the hospitals under construction in Trinity and Wesley Chapel, as well as from the Pasco-Hernando Community College campus being built in Wesley Chapel, and from Raymond James on its plans to expand at Wiregrass Ranch.



PACA president Jim Flateau (left) with T. Rowe Price vice presidents Mark Ruhe (center) and John Townsend. The two executives addressed PACA's May 12 meeting.

Providing information to our members goes well beyond the speakers who enrich our communities by sharing their knowledge and expertise. We set aside time at our meetings to allow members to ask, and other members to answer, questions on the issues and challenges we face in our communities. We often find the best advice we can receive is from the experiences of our own members — both good and bad.

Our goals also include representing member needs and priorities to elected officials.

Pasco residents may recall the debate between Pasco commissioners and then-Sheriff Bob White over the latter's latest annual budget request. PACA presented the commissioners with a membership resolution last Sept. 7. It called on both parties to review their respective budgets and identify funds that could be redirected to road patrols and other deputy costs. That is, roughly, how they independently chose to resolve the issue months later.

PACA is now working cooperatively on the issue of "street trees" with county commissioners and their staff. As many of our newer communities were built, trees were planted in the narrow grass strips between streets and sidewalks. As the tree roots have grown, many are now tearing up sidewalks. That's raising questions about who decides and pays for any removal and potential replacement of trees, as well as for any repairs to

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County Board adds 25 recycling drop-off sites

The Pasco Board of County Commissioners approved a new program on May 25 to give residents 25 additional sites to recycle cardboard and newspapers.

The county will receive 20 percent of the money the vendor earns in selling the cardboard and newspapers as a commodity. The county will earmark those funds for our emergency services department, parks and libraries.

Even though it is not part of the curbside recycling program, officials hope this will get more people into the recycling program.

PACA members can support that effort by making their residents aware of these new sites, and urging them to drop off their newspapers and cardboard as a means to help fund necessary county agencies.

Here's a list of the new sites:

Dade City

- Burks Park, 13220 Gene Nelson Blvd.
- East Pasco Judicial Center, 38053 Live Oak Ave.

Holiday

- Harrill Recreation Complex, 2830 Gulf Trace Blvd.

Hudson

- Hudson Regional Library, 8012 Library Rd.
- Veterans Memorial Park, 14333 Hicks Road
- Arthur Engle Park, 11601 Denton Ave.

Land O' Lakes/Lutz

- Fire Station 23, 21300 State Road 54
- Fire Station 37, 18015 State Road 54
- Land O'Lakes Library, 2818 Collier Parkway
- Recreation Complex, 3032 Collier Parkway
- Community Park, 5401 Land O'Lakes Blvd.

Welcome, new members!

PACA welcomed four new Class B members to our ranks since the last edition of the PACA News.

They are Susan Barrett of Beacon Woods, Roger Fortney of Longleaf, Edward Haller of Eiland Park, Lufti Jadallah of Meadow Pointe.

Odessa

- Fire Station 15, 2036 Chesapeake Dr.
- Community Park, 1627 Chesapeake Dr.

New Port Richey

- County storage facility, 5418 Sunset Road
- Mitchell Park, 4825 Little Road
- Facilities Management Department, 7220 Osteen Road

Port Richey

- Fire Station 14, 7800 River Ridge Blvd.
- Fire Station 17, 2951 Seven Springs Blvd.
- Regency Park Library, 9701 Little Road

Shady Hills

- Community Center, 15840 Greenglen Lane

Wesley Chapel

- Fire Station 26, 28229 Aronwood Blvd.
- District Park, 7727 Boyette Road

Zephyrhills

- Fire Station 16, 34335 Chancey Road
- New River Library, 34043 State Road 54
- Recreation Complex, 39835 Chancey Road

PACA works for ...

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damaged sidewalks. We hope to assist the county in resolving these issues this year as it works to revise its land use code.

PACA also realizes there is strength in numbers when advancing the issues that matter to homeowners. We invite more Pasco homeowner and condo associations plus CDDs to join our ranks. Homeowners can also join as individual members. Details on PACA and memberships can be found on our website at mypaca.org, or by contacting our vice president/membership director Dave Quinones at (813) 991-1505 or dquinones@mypaca.org.

Together, we can continue PACA's efforts to inform, assist and represent homeowners to ensure an even better and brighter future for all of Pasco County.

Jim Flateau is the president of PACA and chair of the Ballantrae Community Development District in Land O' Lakes. He can be reached at jflateau@mypaca.org.

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Meeting Info

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

Website

www.myPACA.org

If PACA members have any issues that they cannot find a solution to and would like PACA to help, they can email PACA President Jim Flateau at JFlateau@mypaca.org or Government Affairs Chair Fred Krauer at FKrauer@mypaca.org.

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Expert outlines water collection system needs

Richard Gagen of CES Engineering Inc. of Tampa was our guest speaker at the April meeting.

He discussed the proper inspection of storm water collection systems to maintain their operational efficiency, and the in's and out's of the permitting system administered by SWFWMD.

He also detailed the Clean Water Act of 1989, pointing out that most state and county regulations flow from the Environ-

mental Protection Agency's mission to implement the act.

He noted certain storm water system permits issued to community associations are reviewable every 2-4 years to ensure they are complying with EPA standards.

For wetlands, he said permits may be for as little as 1-2 years for closer monitoring during the decade it might take for them to reach maturity.



Mr. Gagen (left) with PACA membership director David Quinones.

T. Rowe Price explains economic downturn delays Pasco expansion



T. Rowe Price vice presidents Mark Ruhe (left) and John Townsend share a laugh with PACA.

T. Rowe Price vice presidents John Townsend and Mark Ruhe made a presentation at the May 12 meeting, which drew some 50-55 members and guests. They provided an introduction to T. Rowe Price, including its history leading to its operations in Tampa and its role in the communities in which it is located. They discussed the factors leading T. Rowe Price to select Pasco County for corporate expansion, noting the cooperation and assistance of county officials. They said current economic conditions have led to a possibly two-year delay in plans to expand to a 72-acre site on SR 54 at Sunlake Blvd. in Land O' Lakes. The company still expects to eventually create 1,600 jobs paying an average of nearly \$50,000 annually. They noted the positives about the region and its work force that led it to expand to the Tampa Bay area in the first place continue to exist in Pasco County. The pair discussed the types of employee- and environmentally-friendly amenities and services that are planned for the Pasco site in order to attract and retain the best work force possible. The pair answered a series of questions during the meeting, and remained after the meeting to respond to more.

Sen. Fasano lists best, worst of new state laws

State Sen. Mike Fasano was candid and direct in assessing the recently-completed legislative session in Tallahassee when he addressed PACA members at our June 9 meeting.

The veteran Senator praised new laws this year that help HOAs collect past due assessments from banks, and another that allows HOAs to capture rent when landlords are in arrears on dues.

He was highly critical, however, of legislation that he said would provide a windfall for property insurance compa-

nies, while raising homeowner rates but reducing coverage. He called it the most anti-consumer bill of the year.

The Senator said he favored a state-wide windstorm pool to help protect Floridians in the aftermath of hurricanes.

He also endorsed the "pill mill" law that will treat physicians who participate in such scams "like the criminals they are."

A 40-year resident of Pasco County, he said groups like PACA are helping it grow and will be a vital part of its future.



Sen. Fasano (right) talks with PACA members prior to his remarks and Q&A with the audience.

Programs for this Quarter

July 14
Pasco Sheriff
Chris Nocco

August 11
Representatives of hospitals
in Wesley Chapel & Trinity

September 8
Landscape Panel on
"best practices"

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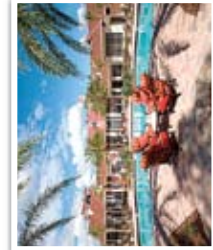
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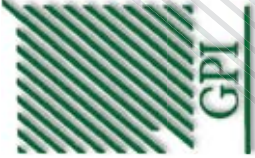
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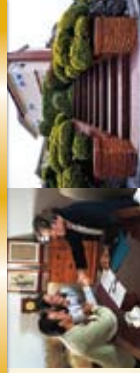


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