



# PACA News

October-December 2011

Volume 3 • Issue 4

## Pasco redistricting affects commissioners more than voters

By Jim Flateau  
PACA President

Without a word of citizen comment during a public hearing, the Pasco Board of County Commissioners then redrew the lines on Sept. 20 that set commissioner district boundaries for the next ten years.

The impact on voters is minimal:

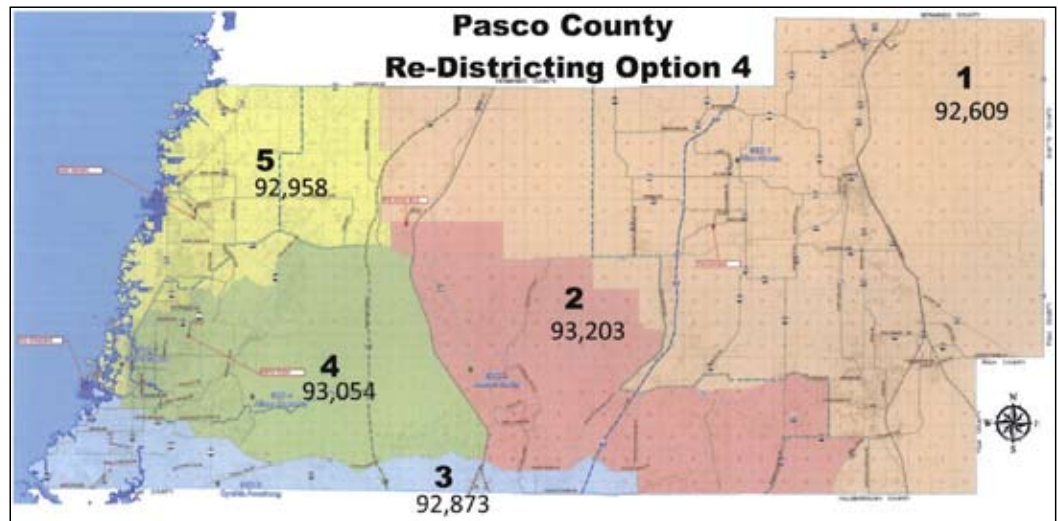
- Redistricting does not change anyone's polling location.
- Voters will continue to cast ballots to elect all five commissioners in county-wide elections, not just the commissioner representing the district in which they vote.
- Residents are free to contact any or all commissioners on any subject, not just the one representing the district in which they vote.

The real impact of redistricting is on the five county commissioners, who all saw their district lines change. The old lines were based upon the results of the 2000 U.S. Census. The new lines, which take effect Oct. 1, follow population numbers from the 2010 census.

Pasco's population was 344,771 residents in 2000, meaning each of the five commissioners represented roughly 68,954 residents. By 2010, the population grew to 464,697. That means each commissioner should now represent about 92,939 residents.

But PACA members know the population growth was not so evenly distributed throughout the county: instead, it centered along the SR 54/56 corridor between Trinity and Wesley Chapel.

That resulted in Commissioner Pat Mulieri's District 2 grow-



ing to 139,689 residents, for example, while Commissioner Jack Mariano's District 5 increased to only 70,422 residents.

Now, Districts 3, 4 and 5 boundaries need to be extended eastward to pick up population from District 2, just as District 1 needs to encompass more areas to the west. The map above shows new district lines, with all five now within one percent of the population goal of 92,939.

When all was said and done, the biggest impact in the county comes where all those changed lines converge – in the Land O' Lakes community. For example:

- The north side of SR 54 from the Suncoast Parkway to US 41 had been wholly within Ms. Mulieri's district. Now, it is part of Commissioner Henry Wilson's District 4. That area includes PACA members Ballantrae, Oakstead and Suncoast Pointe, plus three of their neighboring communities.

- Commissioner Ann Hildebrand's District 3 used to run from New Port Richey east to the Suncoast. It was pushed eastward on the south side of SR 54 and then along the south side of SR 56, to terminate at Bruce B. Downs Blvd. in Wesley Chapel.

- The intersection of US 41 and SR 54 is now the border for three districts. The northwest corner is in Mr. Wilson's district, the northeast corner is in Ms. Mulieri's district and the entire southside of SR 54 is in Ms. Hildebrand's district.

Pasco's five school board members traditionally approve the same district lines as those adopted by the commissioners. Commissioners and school board members unanimously endorsed the map above at a joint workshop held on Aug. 16. The school board expects to vote to approve these same lines.

### **Welcome, new PACA members!**

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

They are Raina Ferro-Johnsen of Oakstead, Patricia Jones of Oak Ridge, Traci Malik of Ashley Lakes, Arthur Hayhoe of Penny Royal MHP and Sheriff Chris Nocco and Capt. James Mallo of the Pasco Sheriff's Office.

# Here's incentive for residents to follow yard rules

By David Quinones  
PACA Vice President & Membership Chair

Community associations face numerous challenges and one of them is getting homeowners to maintain their properties. The adherence to community standards can be achieved through different approaches.

One positive way in building communal harmony, is through the establishment of a HOA Yard of the Month program.

To assist you in starting one of your own, here's a general reference on establishing Yard of the Month programs that can be altered for your association.



## YARD OF THE MONTH

### HOA Yard of the Month Program

The HOA Yard of the Month Committee should encourage homeowners to take pride and care of their front yards. The recognition will be bestowed on residents who undertake the maintenance of their front yards. This participation and cooperation from homeowners should improve the overall ambiance of the community.

The YOM committee should choose a front yard that best meets the overall aesthetic goals as well as adherence to the community's architectural standards. Only the front yard as viewed from the street should be considered for curb appeal nominations.

### Judging Criteria

Judging criteria for yards and landscaping could include:

- A neatly mowed and edged lawn.
- Trees and shrubs are trimmed and pruned.
- Healthy vegetation which has minimal weeds.
- Walkways and driveways shall be clean, including trash containers removed from view.
- Curb areas should be free of debris and dirt.

- Mailbox and post are to be clean and in good condition.

- No artificial vegetation

(During the holiday season from October through January, the festive, decorative manner should be taken in to consideration.)

### YOM Nomination & Selection Process

Only the front yard viewable from the street should be judged.

Homeowners participating in the YOM program must be in good standing with the HOA, and dues must be in current status.

The YOM committee could select a Yard of the Month winner during the first week of each month.

Each month, only one YOM winner would be chosen by the committee.

In any calendar year, a residence can only be recognized once for this award.

The community association manager can be charged with initiating a recommended list of eligible candidates and forwarding it to the Yard of the Month committee.

The YOM committee will judge, determine and select the winner of the YOM award. All nominees shall be contacted prior to the selection of a winner to assure they would like to participate in the contest.

A Yard of the Month sign could then be placed in the front yard and remain the entire month. During this time, the YOM winner would be expected to maintain their yard in the same manner that allowed them to win the award.

Any current YOM committee members should be ineligible for nomination and never be awarded such YOM recognition.

### Directors

#### President

Jim Flateau

JFlateau@mypaca.org

#### Vice President/ Membership

David Quinones

DQuinones@mypaca.org

#### Treasurer

Jerry Lynn

JLynn@mypaca.org

#### Secretary

Margie Bradley

MBradley@mypaca.org

#### Communications

Steve White

SWhite@mypaca.org

#### Government Affairs

Fred Krauer

FKrauer@mypaca.org

#### Programs

Wayne Mooney

WMooney@mypaca.org

### 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](http://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](mailto:JFlateau@mypaca.org) or Government Affairs Chair Fred Krauer at [FKrauer@mypaca.org](mailto:FKrauer@mypaca.org).

Advertising in this newsletter is easy & affordable! Contact Kelly at (813) 661-2458 or email: [kmariskanish@sptimes.com](mailto:kmariskanish@sptimes.com). The St. Petersburg Times prints PACA's newsletter at no cost to members, with its costs defrayed by the advertising on page 4. PACA refrains from endorsing any of its advertisers.



**Brian Adams (left) and Thibaut van Marcke address PACA.**

## 2 hospital execs discuss new Pasco facilities

U.S. Census Bureau figures show Pasco saw record-setting growth in its population between 2000 and 2010. That growth came in the SR 54/56 corridor, between Trinity and Wesley Chapel.

So it was no surprise to see PACA host a joint appearance by Brian Adams, CEO of the 80-bed Wesley Chapel Medical Center and Thibaut van Marcke, COO of Medical Center of Trinity with 236 beds. The Trinity hospital is scheduled to open this year, with the Wesley Chapel hospital

expected to open in 2012.

Both executives discussed how their facilities will compliment one another in serving the residents of Pasco County and neighboring communities.

They discussed the state-of-the-art equipment their medical centers will offer, as well as the high levels of professionalism of their staffs.

However, both made clear their top priority is patient care and attention to their needs.

## Sheriff asks our help in fighting crime

Newly-appointed Sheriff Chris Nocco used his first PACA appearance to unveil a two-page resident survey that he said was to be posted the next day on the Pasco Sheriff's Office website at [www.pascosheriff.com](http://www.pascosheriff.com). He urged PACA members to complete the survey and to ask their residents to do the same. He said results will become a key part of the PSO's efforts to combat crime.

He asked residents to use the survey to tell him what they consider the most important and highest-priority services that his office can provide.

He detailed his intelligence-led policing initiative as "connecting the dots" where crime occurs – a key reason why residents should complete the survey, and contact his office when any crime occurs.

Sheriff Nocco defined "pill factories" as among the leading causes of crime in the county, noting that illegally-obtained prescription drugs figure in 70-80 percent of crimes. He also described his efforts to work more closely and share information with other law enforcement agencies in the county, to present a united front against criminals.



**Sheriff Chris Nocco makes a point.**

## Experts present ideas on meeting landscape needs, careful contracting



**Chris Dewey (right) and Paul Woods.**

Best landscaping practices and dollar values were the subject of conversation at PACA's Sept 8 meeting, with speakers Paul Woods of OLM, Inc. and Chris Dewey of Pasco County Cooperative Extension.

Both emphasized that HOA and CDD landscaping contracts should be specific – state the number of mowings or cuttings to be done, rather than saying "as needed." The more specifics the better, they agreed.

They suggested that HOAs and CDDs should routinely inspect vendor

work to ensure all contractual points are being addressed on a timely basis.

They also pointed out that while HOAs cannot prevent homeowners from implementing "Florida friendly" landscaping, they can specify what is acceptable and the extent of usage.

They predicted Pasco County may some day follow the lead of other counties in imposing some limitations on fertilizers, especially nitrogen and phosphates. Many jurisdictions limit their use because they cause unhealthy plant growth in ponds and lakes.

### Programs for this Quarter

**October 13**  
Steve Mezer  
Bush/Ross

**November 10**  
U.S. Representative  
Richard Nugent

**December 8**  
PACA annual meeting  
& Code Enforcement

# Florida's Leading Landscape Contract Management Service

Specifications & Bid Management

Clients include:

Westchase | Cheval | Lakewood Ranch  
Innisbrook | Black Diamond | Southern Hills  
Cory Lake | Gateway | Oakstead

Custom Specifications • Performance Payment™ Contracts  
Contractor Management

Contact **Tommy Medlock, President**

**800-615-3656** • [www.olminc.com](http://www.olminc.com)

# OLM Inc.



FA67372



Aid Property  
Management, Inc.

Avelino Vide, LCAM, CMCA

11015 N. Dale Mabry Hwy.

Suite A

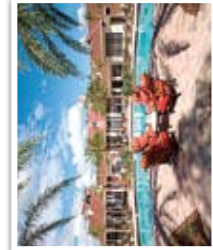
Tampa, Florida 33618

813-868-1104

FAX 813-774-7861

[Avelino@avidtampa.com](mailto:Avelino@avidtampa.com)

[www.avidtampa.com](http://www.avidtampa.com)



**RIZZETTA & COMPANY**  
ESTABLISHED

Serving communities for over 20 years!

Full service firm specializing in  
Community Development District,  
Association Management and  
Amenity Management Services

Request for information or a management proposal,  
email: [info@rizzetta.com](mailto:info@rizzetta.com)

Tampa: (813)933-5571 / Wesley Chapel: (813)994-1001

[www.rizzetta.com](http://www.rizzetta.com)

FA63458

## MANAGEMENT AND ASSOCIATES

*Professional Property Management*

Licensed Staff Providing Full Service  
Professional Property Management

Specializing in Condominiums And  
Homeowners Associations

**PINELLAS \* PASCO \* HILLSBOROUGH**

*We are committed to providing a desperately needed service to the Boards of  
Directors and the Membership of Condominiums and Homeowner  
Associations, catering to all diversities of communal living.*

Member of

**C.E.O.M.C.**

CALL NOW FOR A FREE CONSULTATION

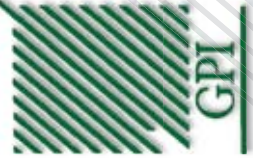
(813) 433-2000 \* (877) 626-2435 \*

[WWW.MGMT-ASSOC.COM](http://WWW.MGMT-ASSOC.COM)

FA58043



The Industry Leader - Serving Over 45,000  
Tampa Bay Families Since 1974



Professional Management &  
Accounting Services For  
Homeowner & Condominium  
Associations



Jeffrey L. Greenacre, CPM®

**813 600-1100**

• 4131 Gunn Highway, Tampa, Florida 33618

FA59519



Kelly A. Moran, CMCA, AMS, PCAM, Vice President

**RAMPART PROPERTIES, INC. AAMC**

10012 N. Dale Mabry Hwy, Suite 102

Tampa, FL 33618

Phone: 813-963-6400 Fax: 813-964-8582

[www.rampartproperties.com](http://www.rampartproperties.com)

FA50239

## Creative Management

*Community Association Management*

Effective Collections Process

Successful Restriction Enforcement

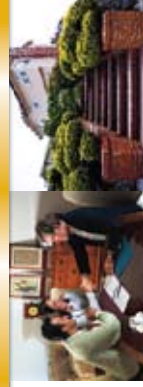
Personalized Service & Prompt Response Times

Caring for Your Community Like it is Our Own

Helping you make the difference!!

Contact **Helen Kelley (727) 478-4909**

[HKelley@Creative-Mgmt.com](mailto:HKelley@Creative-Mgmt.com)



**Self-Managed Associations**  
Large? Small? - Services & Online Tools

**Half the Cost of Full Service**

**877-230-8538**

[www.vanguardmanagementgroup.com](http://www.vanguardmanagementgroup.com)

FA67369