

FLE HOA Happenings

“YOUR VOICE IN THE PARK”

Forest Lake Estates, Zephyrhills, Florida

July 2019

flehoanewsletter@gmail.com



Message from the Desk of Rick Schlager

Forest Lake Estates Homeowners' Association (FLE HOA) President

On Sunday June 16th we had the Father's Day breakfast. Karen Brown and crew served over 125 residents. Pancakes and sausage, with an added bonus of scrambled eggs, was a big hit. Keep an eye on the calendar for all you full time residents. More events to come from the HOA Social and Activities Committees.



The HOA Board is meeting with ELS and Utilities, Inc. the week of June 17th. This was one of the talking points for the rezoning of the 11-acre parcel that ELS wants to develop. We will be discussing capacity, odor/pressure quality and the existing pumping stations in FLE. We will keep everyone posted as to the outcome of that meeting. I am working with ELS management to get a signed memorandum of understanding on all the talking points that we discussed with them.

Rent negotiations have been resolved. Vince Boido and ELS signed a 3-year long term agreement. ELS is preparing a new letter to send out to residents informing them of the new rate and the terms of that agreement. Great job Vince and the rent committee!

ELS is still working with a third party vendor to get the front gate fixed. They have kept the gate closed for security purposes, but the control panel to dial a resident when a guest or workman arrives still does not function properly. Residents will have to go to the front gate and use their key fob or UPC bar code to let them in.

Please make sure your home is being looked after this summer. It is amazing how fast the weeds grow and how dirty the siding can get due to the daily rain showers. ELS will do their yearly 360 degree inspections.

Anne and I are preparing to make our annual trip to New Hampshire and Vermont to visit our two boys and four grandchildren. We will be gone for the months of July & August. I will do my best to conduct business while I am away. I may not always be in a location that gets cell phone service. There are several fulltime board members that can also help while I am away.

Please be safe this summer and we will see you in the Fall.

Thanks

Rick Schlager

FLE HOA President

Forest Lake Estates Homeowners Association (FLE HOA) Officers and Board of Directors

President:	Rick Schlager raschlager1@gmail.com 1-813-788-4244
Vice President:	Vince Boido flehoanewsletter@gmail.com 1-813-843-1191
Secretary:	Wendy Coache flehoa.secretary@gmail.com 1-813-395-5650
Treasurer:	Trudy Ansel flehoa.treasurer@gmail.com 1-440-242-7737
Social Director:	Carolyn Keithley flehoasocialdirector@gmail.com 1-813-602-8978
Advertising Director:	Rick Schlager raschlager1@gmail.com 1-813-788-4244
Recycling Director:	Larry Shapiro lshapiro@outlook.com 607-346-0217
Director:	Mark Matthews mmatthews6225@gmail.com 1-813-778-3377
Director	Vic Bitel victah1000@gmail.com. 248-459-8476
Chairs	
Membership:	Janice Collins flhoa.membership@gmail.com 1-813-788-5678
Activities	Mike Reid fleactivitiesdirector@gmail.com 413-824-5426
Welcoming	Cindy Bitel bitel1976@gmail.com 248-459-7187
Newsletter:	
Editor-In-Chief:	Vince Boido
Layout:	Vic Bitel Wendy Coache
Advertising:	Rick Schlager Larry Shapiro
Columnists:	Judy These Lenore Bray
Photographers:	Vic Bitel Lenore Bray



Message from Vince Boido

Happenings Editor and FLE HOA Vice President

This past Wednesday, a water impact meeting was held. In attendance were:

Representing Equity Life Style-Vice President Scott, and Sydney Morris from corporate offices in Tampa, Marisa from Chicago (via video conferencing) and FLE manager Peggy Cortes.

Representing Utilities, Inc.-VP Patrick Flynn, External Communications Director Chris Snow, and Area Manager Lee Neal.

Representing the FLE HOA Board-Rick Schlager, Vic Bitel, Mike Reid, Wendy Coache (via video conferencing), Jim Dill, and myself.

Numerous issues were discussed prompted by previous discussion with Forest Lake Estates residents and the HOA and questions directed to ELS regarding water concerns and the proposed expansion of 36 homes at the front of the park. The issues/questions and responses are as follows:

- 1. Capacity of waste water treatment plant.** The proposed 36 home and office expansion represents an increase of about three percent of the community population. The permitted treatment and disposal capacity is 216,000 gallons per day. During peak periods (January-March) the average daily flow rate is currently 83,000 gallons per day which is less than forty percent of the plant's permitted capacity, which is ample to serve another thirty-six homes.
- 2. Capacity of current well-water.** The state of Florida regulates and authorizes a daily average withdrawal of 99,785 gallons, with a peak (highest water use) of 160,650 gallons. The highest reported number was March 2019 at 89,800 gallons. This is about twenty-four percent of the plant's rated capacity. The remaining plant capacity is enough to supply another thirty-six customers without difficulty.
- 3. Odor of the waste water treatment plant during peak season.** An air scrubber was installed in 2014 and remains in service year round. During the peak season, several residents stated that odors were present. Utilities, Inc. contends that their Lead Operator did not "adequately adjust the biological treatment process in conjunction with the increase in flows during the high season. Consequently, odors were generated that should not have been." In May, Utilities, Inc. made a staffing change replacing the Lead Operator. Customers who experience odors from the treatment plant should call Customer Service at 866-842-8432.
- 4. Consistent pressure across all 892 homes.** The pumping equipment at the water plant maintains system pressure within a tight band of 58-63 pounds per square inch. Typically, one of the four high service pumps will run automatically based on the pressure measured at the plant. The system controls the output of the pumps to match varying demand. In the event the pressure drops, and one pump is unable to meet demand running at full speed, a second pump starts and ramps up to speed within the 58-63 pounds per square foot range. A third or fourth pump will run to meeting the pressure range if needed. Typically, more than one pump runs only when a hydrant is being used to flush the distribution system. Utilities, Inc., is not aware of any restrictions in the piping network that correlate with low pressure that may be evident at customers' taps. Utilities, Inc. staff on occasion have found kinks in individual service lines that caused a bottleneck before the meter and thus reduced pressure. Customers who experience low pressure at their tap should contact Customer Service at 866-842-8432. Field staff will investigate and attempt to resolve the problem, and may monitor and document pressure fluctuations. It is critical for homeowners to maintain any water softener systems, this may be a factor in low pressure situations.
- 5. Pumping stations in RV and FLE (maintenance and constant attention/repair).** The system is over thirty years old and will need to be replaced in the future. There are two lift stations in the collection system. The flow from the RV lift station flows into a manhole with the park and ultimately to the master lift station on Spring Lake Circle. All of the flow is then pumped from the master lift station (Spring Lake Circle) to the treatment plant for processing. There has been several incidents whereby the red light/alarm having been going off. The field staff has experienced mechanical problems with the two pumps over the last four months. When the pumps become clogged with items that should not be disposed of in household toilets, the water level in the wet well rises which triggers the alarm and notifies field staff remotely. Staff unclogs the pump and returns it to

Continued on page 4

service. Because the frequency of these events have increased, staff has determined the pumps are worn out. In the next couple of weeks, two existing pumps will be replaced with new pumps. The new pumps will restore the performance of the lift station and reduce the frequency of the alarm system to go off. Please remember that the resident's disposal of waste items in the toilet cause a majority of the problems. Utilities, Inc. has a list of items that are acceptable, and not acceptable, contact Customer Service at 866-842-8432 to ask how to obtain this list.

6. **Water quality and monthly flushing.** The water treatment process includes the addition of an iron sequestrate (polyphosphate) compound that is designed to keep the iron (that is naturally present in the aquifer) in the water. Over time, the sequestrate loses its effectiveness due to the chemistry and age of the water. Routine flushing takes place on the first Monday of each month. This reduces the residence time of the water in the piping network with the goal of minimizing the precipitation of iron out of solution. Three times per week (twelve times per month), Utilities, Inc. takes samples of the phosphate level in the system. From the data, it can be determined how much to adjust the phosphate feed rate. There has been talk amongst residents that the water quality sampling only is checked and reported just prior to hydrant flushing to skew the results in favor of Utilities, Inc. That is incorrect. Water quality sampling occurs six days a week with respect to monitoring residual chlorine. Water is also tested for microbiological activity plus volatile organic, synthetic organic, primary and secondary inorganic, radiological, asbestos, lead and copper and disinfection byproduct parameters at various frequencies and location as required by the State of Florida. The State also conducts a sanitary survey of the system at least every three years or less and stated that the system is in full compliance with Department rules and regulation following the 2016 and 2019 Sanitary Surveys.
7. **Will there be another pump station for the thirty six proposed homes?** The ELS site plan for expansion includes the construction of a lift station and is responsible for the entire costs. It is feasible to construct a gravity main from the existing collection in the park to serve the proposed expansion due to the shallow depth of the nearest gravity main.
8. **Conclusion:** All of our concerns were addressed. The HOA and ELS sitting at the table with Utilities, Inc. was very productive. The message that Utilities, Inc. stressed is that they want their customers to be more interactive with Customer Service voicing any concerns directly. They have introduced an on line convenient way to set up your account and to have access to current information and to voice your concerns/complaints. This application is called MyUtilityConnect. Go to the page in the newsletter for more information. Please remember that they want to hear if there has been changes to their quality (odor, pressure, or other issues) and to contact Customer Service at 866-842-8432. After dealing with Utilities, Inc., the HOA Board is also interested with what they have done to correct the issue, and if not satisfied, we can then deal with them on your behalf and if necessary to ask ELS to assist. You can share this with me and I can take this to the HOA Board. Please e-mail Vince Boido at flehoanewsletter@gmail.com. We learned quite a bit about water and how the waste water treatment plant works. We knew that there were issues and quite frankly surprised when it was admitted that an employee was not doing his job properly and had to be replaced. The thirty-six additional homes and office building will not have an effect on the system as many wondered. Utilities, Inc. has expressed that they would like to meet with their Customers and HOA on a yearly basis, or more often if necessary, discussing concerns. We also learned that there is no correlation between usage and odor that proper adjustments are the key factor.





A new way to pay and manage your utility bill is here!
Introducing **MyUtilityConnect**

We're excited to offer you a convenient way to make payments, manage usage, and connect with us with our new customer portal and mobile application, MyUtilityConnect.

With a few simple steps, you can begin managing your utility account online and receive these immediate features at your fingertips:

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- Receive notifications when your bill is about to be due or if you missed a payment
- Receive notifications and estimated restoration time when unexpected outages occur
- View current and historical usage to monitor trends

Get started with these simple steps:

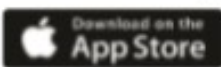
1. Visit connect.myutility.us or search "MyUtilityConnect" in the Apple App or Google Play store, or by scanning the QR code at the bottom of this page.
2. Click "Register" and have your account #, zip code and email ready
3. When prompted, fill in the rest of your account information
4. Enjoy the convenience of managing your utility account at your fingertips!



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Download the app to your mobile device!



Reminder from the Desk of Peggy Cortes

General Manager Forest Lake Estates

Entrance Gates – As a reminder, when calling EMS remember to mention that our community is a gated community. To gain access after normal business hours, they must have the sirens on for the gates to be opened. EMS responders should have knowledge on how the gate systems operate; however, it's always a good idea to remind them that the **SIRENS MUST BE ON** to avoid any problems or issues with the gates. The office number that's listed at the gate should **ONLY** be used during office hours since that line is **NOT** monitored 24/7.

Thank You

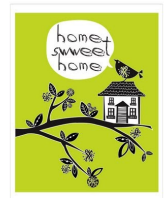
Peggy Cortes

General Manager

Forest Lake Estates



Welcome New Residents



- | | |
|------------------------------------|--------------------------|
| Randy & Kathy Johnson | 5949 Utopia Drive |
| Paul & Diane Binder | 41222 Whitmer Drive |
| Thomas & Bonnie Bertrand | 5904 Utopia Drive |
| Kevin & Marie Holland | 6344 Presidential Circle |
| Michael Carlucci | 6144 Spring Lake Circle |
| Mark & Sharon Swinson | 6047 Twilight Drive |
| Vilmarie Gonzalez & Jeremy Morales | 6113 Forest Lake Drive |
| Marc & Brenda Currie | 6019 Spring Lake Circle |
| Stacy Smith & Turner Hoe | 6156 Presidential Circle |
| Dorothy Lopez | 6341 Utopia Drive |
| Troy Wampler & Angela Ford | 6203 Utopia Drive |
| Marvin & Lois Rowe | 6401 Forest Lake Drive |
| Christina Hall | 41204 Xenon Way |



Relocations

- | | |
|--------------------------|------------------------|
| John & Carmella Murphy | 41062 Bream Circle |
| Harrison & Margaret Thom | 6013 Forest Lake Drive |
| Dale & Lois Smith | 5715 Viau Way |



July Events



POTLUCK

THURSDAY JULY 4th at 3:00pm

Hot Dogs & Hamburgers provided

Bring a potluck dish to share &

Your own drinks, plates and silverware.

Tickets are required for the Hot Dogs & Hamburgers. Tickets are free for HOA members and will cost \$2 for Non-HOA members. You can pick up your tickets at the FLE Community Hall on:

Monday & Tuesday June 17th and 18th and

Monday & Tuesday June 24th and 25th and

between 10AM and Noon.

If you bring guests, please bring enough food.



ICE CREAM SOCIAL

JULY 28, 2019

6:00PM

ADVANCE ORDER & PAYMENT REQUIRED

Advance order & payment dates

July 15th, 16th, 22nd and 23rd

In the Club House from 10am until noon



AARP DRIVER SAFETY COURSE

FOREST LAKE ESTATES CLUB HOUSE

July 24, 2019

10:00am - 4:00pm

Cost

\$15.00 for AARP Members

\$20.00 for all others

Upon completion of this course, you will receive a certificate, and it may get you a discount on your car insurance.

Contact Janice Collins to sign up for this event.

813-788-5678

flehoa.membership@gmail.com



More Events and Activities

Karen's Kitchen in the Clubhouse

July 9th and 23rd 4:30—5:30P

Menus will be posted at clubhouse and mailbox bulletin boards



JUKEBOX FRIDAY
NIGHT SOCIAL
JULY 19TH 7pm



Putt Putt Social

Tuesdays at 7PM

No commitment, show up any weeks you want.

\$1 to play, we draw for partners. You can't be paired with your spouse.



Recycling

PAPER RECYCLING

Bring Paper and cardboard to the bins near Post Office, behind the white fence.

Cardboard must be broken down. **NO** plastic bags, no Styrofoam, no garbage. Paper and cardboard only.

Wednesday & Saturday
10:00am to 12:00 noon.

Plastic, Metal, Paper, Cardboard The East Pasco Transfer Station accepts all recyclable material. No need to sort, dump all into one bin. Turn left out of park onto Pasco Co 54 W (becomes Eiland Blvd) Drive 6.9 miles, turn right onto 579N. (Handcart Rd) Go about 3.9 miles, station is on right. Furniture, and appliances for free. TV's are \$5 or \$10.

352-521-0500

CANS FOR KIDS

We collect **aluminum drink cans** to benefit CANS FOR KIDS . **CLEAN, EMPTY** cans can be deposited into Blue barrels in the clubhouse area or into wagons at 6450 Presidential Circle and 5702 Viau Way

Questions, suggestions and/or **volunteers** please contact Larry Shapiro 607-346-0217 or the summer contact, April through December, Janice Collins at 813-788-5678

IMPORTANT NOTICE: Glass is no longer being accepted at the Handcart Road transfer station. If you are recycling, please remove the glass from your recycling.



Happy Anniversary



- | | | |
|----------------------------|------------------------------|---------------------------|
| 1 Joe & Mikie Morra | 10 John & Denise Cooperwhite | 22 Richard & Mildred Fox |
| 2 Jim & Mary Mastroianni | 14 Ronald & Dianne Bekech | 24 Stan & Judy Banack |
| 3 Dave & Pam Allerdig | 16 Gordon & Linda Burnham | David & Marcella Gaudreau |
| Larry & Hermine Shapiro | 17 David & Penny Pelfrey | 25 Jim & Ginny Forsaith |
| 4 Doug & Debbie Francis | Jim & Lynda Adams | 27 Ron & Anne Strauss |
| Kurt & Judy Thiese | 20 Dan & Jeanne Perrier | 29 Larry & Jane Stickwood |
| 6 Frank & Margaret Honaker | Dale & Nancy Braatz | Tom & Janet Steward |
| Pete & Joan Falcone | Jeff & Susan Draves | |
| 7 Paul & Linda Chermak | Roy & Sharon VonAlmen | |



★ HAPPY ★ BIRTHDAY!



- | | | |
|-------------------|---------------------|----------------------|
| 2 Bryon Stritch | 15 Anne Marie Brown | 26 Leonard Hitchcock |
| Glenda LeBlanc | Cindy Dougherty | 28 Floyd Piepenburg |
| 3 Jen Parris | Maggie Vanier | Anthony Beson |
| 4 Pamela Borsh | 16 Virginia Bannon | 29 Sue Nolin |
| 7 John Natale | 17 Ronald Peck | Bernice Rodgers |
| Jane Krupke | Maureen Wittmeyer | 30 Joanne VanOrden |
| 9 Carole Kohanski | 18 Kathy Krook | Patricia Bailey |
| Mike Bodenheimer | Nancy Braatz | Daniel Valline |
| Diane Smetana | Marilyn Ball | Mary Bell |
| Judy Burleson | 19 David Silverman | Michael Walt |
| 10 Bob Hartsough | 20 Keith Spencer | Morris Blake |
| 12 Shaye Nolin | 21 Phyllis Dion | 31 John Scollan |
| 13 Angie Buck | Janet Steward | Ernie Ranni |
| Pat Bennett | 24 Jim Jones | Michele Davis |
| 14 Bill Irwin | Jean Nuzzo | |
| Janet Prather | 25 Dave Peters | |

FOREST LAKE ESTATES

Resident Concern Form

Date:

Resident Name (s):

Address and Site Number

Telephone Number:

Incident or Problem Detail

Date of Incident or problem:

Resident(s) or Person(s) Name(s):

Location(s) of Incident or Problem(s):

Description of Incident(s) or Problem(s):

Resident Signature:

Date:

Resident Signature:

Date:

Date Received in Management Office:

Received By:

Action Taken:

Community Manager's Signature:

JULY 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
			Recycling 10A- noon	July 4 th Pot Luck 3:00 P (ticket required)		Recycling 10A – Noon CLUBHOUSE CLOSES AT 2pm FOR A PRIVATE FUNTION
7	8	Karen's Kitchen at the Clubhouse 4:30P PuttPutt Social – 7P	9	Recycling 10A- noon	10	
					11	12
						13
14	15	Advance Order for Ice Cream Social 10A - Noon PuttPutt Social – 7P	16	Recycling 10A- Noon	17	
					18	19
					Friday Night Jukebox Social 7P	20
21	22	Advance Order for Ice Cream Social 10A - Noon Karen's Kitchen at the Clubhouse 4:30P PuttPutt Social – 7P	23	Recycling 10A- Noon AARP Safe Driver Course 10A – 4P**	24	
					25	26
						27
28	29	Ice Cream Social – 6P (advance order required)*	30	PuttPutt Social – 7P	31	
			Sunshine Ladies 11:30A			

(K) – Kitchen Side (S) – Stage Side (MM/DD) – Start Date Check www.fle-hoa.com for updates to the Social and Activities Calendars

**AARP Safe Driver Course cost is \$15 for AARP Members and \$20 for all others. Contact Janice Collins for advance sign up 813-788-5678 or flehoa.membership@gmail.com

JULY 2019 FLE RECURRING EVENT ACTIVITES SCHEDULE

time	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
7:45 am		Line Dance Exercise		Line Dance Exercise		Line Dance Exercise	
8:30 am		Tennis Round Robin	Tennis Round Robin	Tennis Round Robin	Tennis Round Robin	Tennis Round Robin	Tennis Round Robin
9:00 am	Interfaith Service	Senior Exercise		Senior Exercise		Senior Exercise	
9:30 am				Shuffleboard			Pass the Ace
10:00 am		Pool Exercises	Pickle Ball Drop In	Beginner Bible Study Paper Recycling Pool Exercises	Pickle Ball Drop In	Pool Exercises	Pickle Ball Drop In Paper Recycling
10:30 am							
11:00 am							
12:00 pm					Mahjongg		
12:30 pm						Chimes (K) Year Round Members	
1:00 pm	Movies Pool Volleyball	Pool Volleyball	Pool Volleyball	Pool Volleyball	Pool Volleyball Pinochle	Pool Volleyball	Pool Volleyball
2:00 pm							
3:00 pm			Pickle Ball Drop In		Pickle Ball Drop In		
3:30 pm							
4:00 pm							
4:30 pm							
4:45 pm							
5:00 pm							
5:30 pm							
6:00 pm	Polish Poker	Poker 5/10 (K) Hand n Foot (K)	Hand n Foot (K)	Poker 5/10 (K) Dominos (S)	Pass the Ace (K) Hand n Foot (K)	Michigan Rummy Pinochle (S)	
6:30 pm							
6:45 pm							
7:00 pm			Putt Putt Social		Texas Hold 'Em (S)	FLE Photo Club (thru 5/17) Bid Euchre (K)	
7:30 pm							
8:00 pm							

K is Clubhouse Kitchen Side S is Clubhouse Stage Side C is card/HOA room