

FLE HOA Happenings

"YOUR VOICE IN THE PARK"

Forest Lake Estates, Zephyrhills, Florida

June 2019

flehoanewsletter@gmail.com



Message from the Desk of Rick Schlager

Forest Lake Estates Homeowners' Association (FLE HOA) President

We are starting to get into the hot and humid weather. The Spring has been fairly dry with intermittent rain. The yards are looking green and lush but, the weeds have not taken over YET! On Sunday May 12th we had the Mothers' Day breakfast, we served over 180 residents. And we hope to have a great showing in June for the Father's Day breakfast.



The HOA Social and Activities Committees are doing a great job of arranging events for the summer months, please see the calendar for upcoming events for June.

We have had several meetings about the rezoning of the 11 - acre parcel in front of Forest Lake Estates. We have gotten the attention of ELS and will be sitting down with them on May 21st at 2:00 with their regional manager, the regional Vice President and someone from Asset Management/ Acquisitions from their Chicago office. We will talk about the issues and concerns we have with the development of the extra 30+ homes on those 11 acres and how they will affect our current residents and amenities. We will keep everyone posted as to the outcome of those meetings. We will be discussing our talking points that we were prepared to present to the Zoning Commission. We are keeping an open mind that we will be able to come to an equitable agreement.

Rent negotiations is still an open issue we are trying to resolve. As most of you know we tried to have a meeting with our lawyer to talk about the possible options and actions we could take against ELS. This meeting was cancelled due to a fatal accident that closed the highway in central Florida that our lawyer was driving on. We will postpone this meeting until October/November when more residents will be on hand to listen to him.

It is getting very quiet now in FLE. Most of the snowbirds are up North enjoying cold and wet weather (or so I have heard!). Zephyrhills goes from 80,000 winter residents to about 18,000 full-time residents and you can tell the difference. Although it is a nice change to the norm, we all enjoy the migration of our northern friends in September/October. Please be safe this summer and we will see you in the Fall.

Thanks

Rick Schlager
FLE HOA President

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May 21st Meeting with ELS

The FLE HOA Board of Directors met with representatives from ELS at 2:00 PM today. Their representatives included the regional manager, two (2) Vice Presidents and two (2) members of their acquisition/asset management team from their Chicago Office.

The first thing that was mentioned by our regional Vice President was the three (3) year rental agreement. They have reconsidered their stance on a one (1) year 5% rent increase. They proceeded to offer the 4.60%, 4.80% and 5% three (3) year deal and will make it retroactive from May 1, 2019. After the meeting the board got together and ratified the three (3) year rental agreement.

The primary reason for the meeting today was to discuss the rezoning on the eleven (11) acre parcel in front of Forest Lake Estates. We discussed all of the talking points that we had mapped out for the zoning commissioners.

- 1) Water/Sewer Utility System Usage – we will be setting up a meeting with Utilities, Inc. with their top management, ELS and members of the board to discuss the odor/water pressure and the impact on the new 36 homes.
- 2) Post Office Boxes (location) - The post office boxes for the new 36 homes will be located in the new office constructed at the front of the property.
- 3) Dog Park Location – the new dog park will be located next to the horseshoe pits, near the corner of that property under the large oak trees.
- 4) Maintenance Shed Location – the new shed will be located toward the corner of Fleet Lane and Twilight. The big oak tree on the corner will stay in place. It will be fenced off and we asked for a lower profile building that would fit better in that space. Also, they will grant a separate entry for FLE HOA storage access.
- 5) Loss of RV Storage – ELS is not in the storage business and they have identified a storage business called Black Sheep that is 4 miles from our location that charges \$ 35.00/month. They will give as much notice as possible for existing renters.
- 6) Buffer Zone/Noise level – there will be a 33 foot set back from County Route 54 and there will be a fifteen (15) foot type “D” landscaped buffer.
- 7) Turning lanes/Gate Security – there will be two gate entries. One for residents and one for guests,
- 8) Property Taxes – This item needs review. Both ELS and the HOA board will work on trying to identify any increase in taxes on the eleven (11) acre parcel. When they do their P4 prospectus they may break out the taxes separate on those 36 homes.
- 9) Environmental concerns – ELS stated that they will comply with all laws and requirements determined by Pasco County and the State of Florida. They are aware of the types of endangered/protected species of wildlife.
- 10) Swimming Pool – ELS has agreed to expand the seating area on the other side of the lap lanes by taking out the current fence and pouring a concrete slab, thus inserting more lounge chairs for our residents during the busy months.
- 11) Amenities – There will be an indoor wellness center behind the new office, along with a small convenience store with items such as soda, ice, etc. Phase 1 will be the new office, wellness center, store, and 36 homes. Phase 2 will be pickle ball courts (2), one (1) acre neighborhood park and play area.

We had a very productive three (3) hour meeting with ELS. They apologized several times for not negotiating in good faith. They emphasized that they wanted to keep us in the loop with any changes/updates that they have going on in our community. At this point in time we will support the rezoning effort by ELS as long as they stay true to their words from this meeting.

Message from Carolyn Keithley

Our summer season is in full swing. We had a marvelous Mother's Day Pancake Breakfast, thank-you to Mike Reid and the guys on his team. Karen Brown's Kitchen is off to a great start. Watch the bulletin boards at the Clubhouse and by the mailboxes for her upcoming menus. Father's Day Pancake Breakfast is Sunday June 16th. Come on out and have another great breakfast. Remember, Dad's EAT FREE! Tickets will be on sale June 3, 4, 10 and 11 from 10am-12 noon in the clubhouse. Lots of great things to keep us busy. Check the calendar and come on out and join the fun!



Carolyn Keithley
Social Director



Welcome New Residents

Alan Bookmiller	5903 Benz Drive
James & Mary Mastroianni	6203 Forest Lake Drive
Frank & Christine Tallman	5925 Utopia Drive
John Herringo—Robynne Smith	5739 Viau Way
Janet McGuire	6214 Jessup Drive
Stephen & Karen Stewart	578 Viau Way
Howard & Donna Karakhanian	6244 Spring Lake Circle
Angel Hernandez	5922 Benz Drive

Relocations

Debra Dilks - Jennifer Parris	5911 Twilight Drive
Mike & Anita Bodenheimer	41056 Bream Circle
Jan Erikson—Bob Schaff	6133 Spring Lake Circle
Peter & Nancy Carpenter	5651 Viau Way



Upcoming Events and Activities

Karen's Kitchen in the Clubhouse

June 4th and 18th 4:30—5:30P

Menus will be posted at clubhouse and mailbox bulletin boards

Father's Day Pancake Breakfast



Pancakes, Sausages and Beverages

Sunday June 16th

10:30 AM in the Clubhouse

Tickets available June 3rd, 4th, 10th and 11th. Dads are FREE, all others are \$4.00



JUKEBOX FRIDAY NIGHT SOCIAL

JUNE 14TH 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.



POTLUCK

THURSDAY JULY 4TH at 2:30pm

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.

COMMUNITY SING-ALONG

"EVERYBODY SINGS"

FLE Community Hall

Stage Side

Friday, June 21st

7:00 pm - 9:00 pm

Seating at 6:30pm

All FLE Residents are welcome

Bring your own refreshments and snacks

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.

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.



Gardening Program

Come join the discussion on best practices on water management for the rainy season and beyond.

Discussion will include the use of rain barrels, rain gardens, stormwater awareness and runoff.

Thursday, June 13th at 1:00 PM





Happy Anniversary



- 1 Aubrey & Merab Bowers
- 2 Glenn & Barb Lambert
- 3 Don & Nancy Barengo
- 7 David & Debra Wright
- 11 Dale & Louise Smith
- 12 Tom & Vicky Keffer
Vic & Cindy Bitel
- 13 Skip & Shirl Burnham
- 14 Paul & Sue Bowman
- 15 Jeffrey & Donna Hewes
- 17 Dick & Mary Mahon
Richard & Donna Earl

- 18 Ron & Pat Matthews
Ronald & Patricia Farr
- 19 Roy & Ginny Slusser
- 20 Daniel & Carol Lajeunesse
Algon & Olive Park
- 21 John & Nan Mann
Donald & Marilyn Ball
- 22 Tom & Pamela Borsch
Howard & Mary Bell
- 23 Gordon & Barbara Reynolds
- 24 Albert & Sherry Southgate
Dennis & Shirley Ladebnick

- 25 Roy & Jayne Scheitler
- 28 David & Betty Story
Darlo & Barbara Wentz
Dan & Carol Stamper
- 29 Jack & Victoria Labelle
Donald & Betty Blanchard
- 30 Steve & Shirley Coombs
Louis & Theresa Drnec



HAPPY BIRTHDAY



- 1 Dan Hudson
Herb DeBolt
- 3 Floyd Pease
Barbara Kehr
David Slanaker
- 5 Harold Keithley
Bill Banks
Peggy Ciminera
- 6 Pat Matthews
Dan Germain
Kevin Hall
Louis Drnec
- 8 Tom Keffer
Vince Boido
- 9 Ray Dion
- 10 Annette Strong
Magda Rivera
Linda Koelndorfer
Marilee Rodrigues

- 11 Doug Hoak
- 12 Norma Phelps
Pat Anderson
- 14 Joan Falcone
Kenny Beers
- 15 Clarence Brake
- 16 Mary Mahon
- 17 Barb Park
- 18 Barbara Johnson
- 19 Mary Bryans
- 21 Glenda Brake
Loretta Cull
- 22 Kathy Vahey
Paul Magee
Shirl Burnham
Patsy Frampton
- 23 Gordon Reynolds
- 24 Bonnie Valline

- 25 Carla LeMieux
Carol Ann Belanger
- 26 Jim Dill
Ken Wellhousen
Richard Fox
- 27 Steve Coombs
Ronald Bekech
Paul Bell
- 28 Sue Hudson
- 30 Nora Yesta

Some Environmental Education

Submitted by Lisa Kasunic

4/17/2019

Stormwater Runoff - Gardening Solutions - University of Florida, Institute of Food and Agricultural Sciences



Stormwater Runoff

Summer marks the beginning of Florida's rainy season, which means lots of water could be running through your landscape. While it's great for most plants, the rainwater running off your landscape is not so great.

Water that isn't absorbed into the landscape flows down streets, sidewalks, and driveways and ends up going down a storm drain. What most people don't realize is that storm drains don't lead to water treatment facilities like the wastewater from homes does. Storm drains divert water to a stormwater basin or empty directly into the closest body of water. This means that all the grass clippings, fertilizer, oil, and anything else that is captured in the stormwater runoff ends up back in the environment without being treated.

Reducing water pollutants

You can reduce the pollution in stormwater runoff by carefully using the appropriate amount of fertilizer and pesticides, sweeping up grass clippings and debris from hard surfaces, and never dispose of anything into a storm drain.

Reducing Stormwater Runoff

Beyond reducing pollutants that might end up in runoff, you can also reduce the amount of stormwater that leaves your property. Avoid impervious surfaces and use materials like gravel, mulch, or pavers as pervious options for driveways, sidewalks, and patios.

A rain barrel or cistern is a great way to capture rain that falls off your roof. Rain barrels help you cut down on the amount of water running through your landscape and onto impermeable surfaces. They also give you a free source of water for irrigating your plants. Redirect downspouts so that water is guided to the lawn or plant beds where it can be absorbed.

The plants you choose can also help keep water and pollutants out of the storm drains. Densely growing turfgrasses and groundcovers will help capture rainwater, while also filtering out pollutants and reducing erosion.

Rain gardens are another easy way to use your landscape plants to return water to the soil, reduce erosion, and help prevent stormwater runoff.

You can build a rain garden in a low section of your landscape or at the bottom of a downspout. Choose plants that like to get their feet wet, but can tolerate dry conditions as well.

Rain gardens work by collecting rainwater and filtering out impurities before the water returns to the aquifer.



Pollutants like oil get washed into storm drains along with rainwater.



This rain garden in front of the Southwest Rec Center on the University of Florida campus is designed to capture runoff from the center's sidewalks and paved entrances.

Read more about rain gardens on Gardening Solutions ([/design/types-of-gardens/rain-gardens.html](https://design/types-of-gardens/rain-gardens.html))

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:

JUNE 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Recycling 10A – Noon
2	Father's Day Ticket Sales 10A - NOON	Father's Day Ticket Sales 10A – NOON Karen's Kitchen 4:30 – 5:30P PuttPutt Social – 7P	Recycling 10A- noon	6	7	8 Recycling 10A-Noon
9	Father's Day Ticket Sales 10A -NOON	Father's Day Ticket Sales 10A – NOON PuttPutt Social – 7P	Recycling 10A- Noon	12	13	14 Friday Mite Social & Jukebox 7P
15						15 Recycling 10A- Noon
16	Father's Day Breakfast**	July 4 th Ticket Sales 10A - NOON **	Recycling 10A- Noon	19	20	21 Community Sing-a-Long 7P
17	July 4 th Ticket Sales 10A – NOON **	July 4 th Ticket Sales 10A - NOON ** Karen's Kitchen 4:30 – 5:30P PuttPutt Social – 7P	Recycling 10A- Noon	26	27	28 Recycling 10A -Noon
23	July 4 th Ticket Sales 10A – NOON **	July 4 th Ticket Sales 10A – NOON ** PuttPutt Social – 7P	Recycling 10A – Noon Sunshine Ladies 11:30	29		
30						

(K) – Kitchen Side (S) – Stage Side (MM/DD) – Start Date Check WWW.FLE-HOA.COM for updates to the Social and Activities Calendars

** FATHER'S DAY BREAKFAST – Everyone attending will need a ticket.

** 4th of July – Everyone attending will need a ticket.

JUNE 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			Pickle Ball Drop In	Shuffleboard			Pass the Ace
10:00 am				Beginner Bible Study Paper Recycling	Pickle Ball Drop In		Pickle Ball Drop In Paper Recycling
10:30 am							
11:00 am		Pool Exercise		Pool Exercise		Pool Exercise	
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)		Poker 5/10 (K)			
6:30 pm		Hand n Foot (K)	Hand n Foot (K)	Dominos (S)		Michigan Rummy Pinochle (S)	
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