

# Oak Ridge Homeowners Association, Inc.

*David Rosin, President; Mike Brescia, Vice President  
Pat Spence, Treasurer; Julie Rosin, Secretary*

## Current Events

- **Road to Progress** –Time to pay for the road work that has been accomplish..
- **Celebrate**– The birth of our Nation, July 4 Oak Ridge Flag celebration.
- **Going Batty**– Master Gardener Bill Higdon reports on some friends in the neighborhood.
- **Building a Bat house**- Bil Higdon, Master Gardener, provides you some insight on Bat box construction.
- **Septic tank Legislation**–The Florida Legislature is on the move.
- **President's Corner**– Welcoming committee and volunteerism.
- **A FIRM Grip**– Understanding Flood Insurance Rate Maps.

## Calendar

**July 4th**– Independence day Flag celebration planned

**Nov 11, 12, 13**–Oak Ridge Community Yard Sale

**Dec 24**–Luminaries

## Road to Progress—Assessments

Pasco County Paving and Assessment has mailed the assessments for all completed projects in Oak Ridge.

Much to our delight, the actual assessments are 1/3 less than the original estimate. **(Group 3-Actual assessment \$2,263, Estimated \$3,575 per ERU (36.7% lower))**

As explained at the initial Pasco County meeting and on the [FAQ page](#), you may

pay the entire assessment and avoid interest charges or make the 10 annual payments and incur a 4.75% interest charge, while spreading your assessment payments over 10 years.

The [Frequently Asked Questions \(FAQ\) page](#) provides you all the information on the paving effort in addition to the dedicated web page that details the history of the effort and pro-

vides links to the County Commission meetings which approved the parcel owner's ballot initiative.

If you have questions that are not answered on the FAQ page, send them to [president@myorha.org](mailto:president@myorha.org) and I will see to it your questions are promptly answered.



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ORHA Member

## Oak Ridge Celebration—Our Nation's Independence

Summer is in full swing and most of you are reading this newsletter sitting by your pool, sipping a cold drink and enjoying the life we live here in Oak Ridge.

Oak Ridge salutes our Nation's independence each July 4th with a massive display of lawn lined U.S. Flags.

Be a part of this annual celebration by purchasing and displaying your flags beginning Saturday morning, June 30, 2012 through sundown, Wednesday, July 4, 2012.



You may purchase flags online via the Oak Ridge Homeowners association web site at <http://www.myorha.org/flagDisplayInfo.shtm>

Flag purchases must be completed online by June 27th to be delivered to your home at the Oak Ridge address you provide, by June 30th. From June 30th through July 4th, flags must be picked up from the Vice President, Mike Brescia, at 6315 Arbor Drive (call before arrival).

Oak Ridge members save approximately 33% over non-members, so if you haven't joined the association, it is to your benefit, in more ways than one, to [join now](#).

As more and more Oak Ridge residents participate, don't be the only house on your street not displaying flags!

## Going Batty—Our non-feathered friend

### Bill Higdon—Why would we want to attract bats to our gardens?

Because bats are insect eating machines. One bat can eat up to 1200 insects per hour.

**Did you know?**

ORHA members advertise free on [www.myorha.org](http://www.myorha.org)?

ORHA members advertise at discounted rates in the newsletter?

ORHA members receive discounts on flags and luminaries?

Are you an ORHA member?

[www.myorha.org](http://www.myorha.org)

They assist in the pollination of plants and deter insects from our areas with their sonar. Not only are they important in keeping insect populations in check, they also play an important role in agriculture such as devouring beetle larvae that damage vegetable crops.

Contrary to popular belief, bats are not blind but have good vision and use a sonar location system to find their food. Just the sound of this sonar can deter insects.

They are mammals, similar to primates, are fast and of course, nocturnal.

In the state of Florida there are 13 species of bats; here in Central Florida there are four varieties.

Bats do not swoop down into our hair and we have a greater chance of being bitten by a rabid dog than by a bat.

## Building a Bat House— You can do it, Bill helps

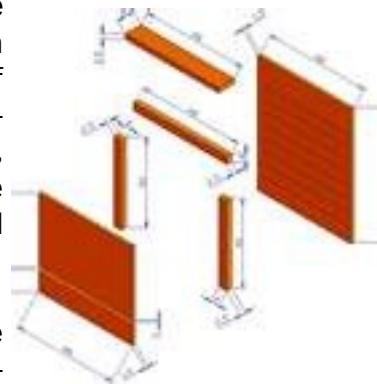
Bill Higdon—There are numerous bat houses available online and there are also many building plans online for the do it yourselfer.

### Important Factors in Building a Bat House.

**Location** - The bat house should be located in a sunny spot 12 - 20 feet above the ground. It should be placed either on a free standing pole or on the side of a building. There should be an abundant source of water (pond, stream, etc.) near a tree line, and a diverse source of food is needed. Avoid bright lights and noisy areas.

**Design** - The house itself should be built from exterior wood such as cedar or T1-11 plywood. Do not use pressure treated wood as this may be toxic. The unit should be water tight but have a vent for air circulation. According to research done by the Bat Conservation International Association, a chamber measuring 14" wide, 24"

long and believe it or not, only 3/4 " deep. Allow 3" for a landing area. Using rough-sided wood is needed for bat to grab on-



to the bat house. If rough wood is not available then line the inside of the bat house with screening. There are also many plans available for multiple chambered bat houses.

An interior temperature between 80 -100 degrees is needed for bats to raise their young. This is what will attract bats to your house.

Putting bat houses on trees encourages predators such as hawks, rats, snakes and (cont on pg 3)

**Emergency - 911**  
**Non-Emergency**  
**Sheriff**  
**727 847 5878**  
**Fire**  
**727 847 8102**  
**Code Enforcement**  
**727 847 8110**

## Building a Bat house– You can do it, Bill helps (cont)

squirrels. Late winter or early spring is the best time to set up a bat house but it can be done anytime.

For further information, I invite you to go to the Bat Conservation website. <http://www.batcon.org>

This is a natural way for us to control the insect population near our homes.

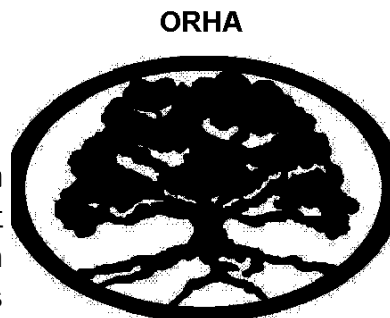
Bill Higdon, Master Gardener  
Pasco County Extension Office

## Septic Tank legislation—HB 1263

The Florida Legislature has passed a revision to the legislation that was passed in 2011, which affects all Pasco County residents. The revision places the decision to implement septic system inspections on the Pasco County Commission.

You can read the full contents of the legislation, [HB1263](#) from the department of Health’s website. Easier to understand [FAQ](#) is a better source of information.

The **bottom line** is that the decision now rests with the Pasco County Commission. Your Oak Ridge HOA is monitoring the situation, and will advise of any status changes.



**Member Appreciation**

## President’s Corner

As more and more houses in our neighborhood sell, the inventory of homes for sale in Oak Ridge drops to all time lows. Zillow.com shows:

Group 3—Overview has 2 properties

Group 2—Millstone has 2 properties

Group 1—Copperfield has 3 properties

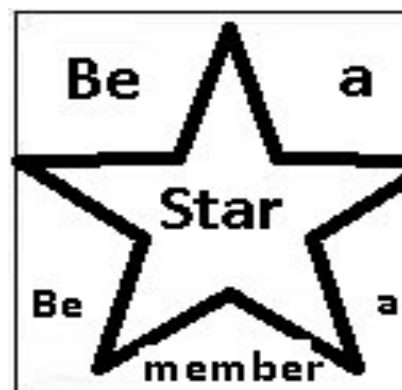
Our home values are on the rise, thanks to the steps we took in 2011, the improving economic conditions and value new home buyers see

in the 1+ acre properties we all enjoy.

The projects you have undertaken, the new coat of paint, the pavers on the drive way, the new sod in the front yard, the flower garden by the front door, and the kitchen upgrade your spouse has always wanted. They all improve the value in your home and make the neighborhood more desirable for all residents.

What will you accomplish this year? Fix that rickety old fence? Spruce up the falling down mailbox? Maybe paint the outside of the house that has needed it for years.

You can glean more ideas for home improvement from the [HOZZ](http://www.houzz.com/) web site <http://www.houzz.com/>



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President



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**Together we can do wonderful things**

<http://www.myorha.org>

*The Oak Ridge Homeowners' Association, Inc. (ORHA) is a voluntary HOA in a deed restricted community located in beautiful New Port Richey, Florida.*

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**ORHA**

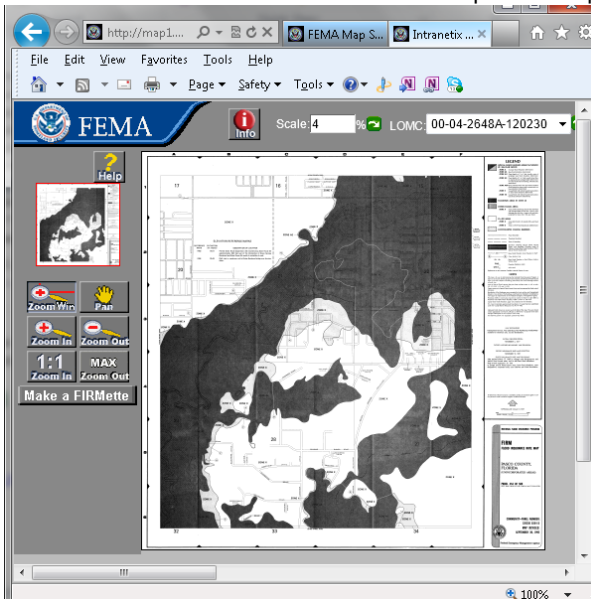
## A FIRM Grip—Understanding Flood Insurance Rate Maps

Many Oak Ridge parcel owners carry flood insurance, either private or part of the National Flood Insurance program, as a requirement of their mortgage company or to transfer the risk of flood damage to an insurer.

Understanding your risk, and the associated insurance premium that goes with that risk, can save you thousands of dollars.

The 'risk' in this article is framed using the Federal Emergency Management (FEMA) Flood Insurance Rate maps (FIRM). You can find your property in the FIRM by going to [http://](http://gis1.msc.fema.gov/Website/newstore/Viewer.htm)

[gis1.msc.fema.gov/Website/newstore/Viewer.htm](http://gis1.msc.fema.gov/Website/newstore/Viewer.htm) and entering your address.



As a general statement, if your property is above 15 ft elevation, you will be in an

X'd out area of the 100 year flood plain (but you **MUST** look on the map for your particular property).

If you happen to be one of the Oak Ridge property owners that have both an X'd out and an 'A' flood zone on your property, you may apply to **FEMA** to revise your particular plot of land as defined by the plat of record filed at the Pasco County Court house, book and page.

To revise said plat, you must have a "Licensed Profession-

al" submit a Letter Of Map Amendment (LOMA) by completing an 'MT-1' form or the [online version, eLOMA](#).

When the proposal is accepted, it will create a Letter Of Map Change (LOMC).

If your goal was to move your parcel from zone A to zone X, you will no longer be required by your mortgage provider to obtain flood insurance.

Should you decide to continue to purchase flood insurance, zone X is less expensive than zone A.

Anyway you look at it, a win win.