

# Oak Ridge Homeowners Association, Inc.

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

## Current Events

- **Culverts, Conduits and Swales**—What is your responsibility in all this water.
- **Community Yard Sale**— November is the time to clean out the garage
- **Veterans Day Flags**—Join the fun with flags, November 9, 10, 11.
- **Road to Progress**—The work is wrapping up but no County sign off just yet
- **Grape Expectations**—Oak Ridge Resident Business
- **President's Corner**— Fantastic Neighbors

## Calendar

**Nov 9, 10, 11**—Flag salute to Veterans

**Nov 9, 10, 11**—Oak Ridge Community Yard Sale

**Dec 24**—Luminaries Display

**Apr 16, 2013**—Annual Oak Ridge Member's meeting

## Culverts, Conduits and Swales

The months of June, July and August have brought more rain to the residents of Oak Ridge than they have seen since Oak Ridge's creation in 1979.

Long time resident and Oak Ridge HOA Director, Joe Watkins, indicated he has never seen water pour over Pepperell Drive as it did during Debby.

**Street Culverts** that run under the street that connect swales and easements that are between property owners

**Easements** on private property that are in between two or more property owners

**Driveway Culverts** that run under a private property owner's driveway.



Each of the above components of storm water management play a critical role in allowing the efficient exit of accumulated rain water.

Pasco County Storm Water Management will take responsibility and assist the Oak Ridge parcel owner in managing their **Swales** and **Street Culverts**.

If you have standing water in your **Swale**, or you observe water building and unable to pass thru a **Street Culvert**, you can contact the Pasco Storm Water Management by completing the [online services request](#) in the PUBLIC WORKS section of the CUSTOMER SERVICE CENTER. Once your service center item has been submitted, a Pasco County Storm Water employee will visit your site and make a determination if the County

Everyone in Oak Ridge experienced some type of flooding on their property. Whether it was innocuous standing water in the swale in the front of their house to water up to the stoop of their back door.

The majority of Oak Ridge parcel owners suffered no serious damage during the rainy days that followed tropical storm Debby. Others came closer than they prefer to collecting on their flood insurance.

Numerous variables come into play that may result in a flooded house. Lets cover the factors that **you**, the Oak Ridge homeowner have control over to help minimize the potential for flood damage.

**Swales** or the purposely carved out, low-lying areas in the front of your property that run along parallel with the street.



Overview Resident's back yard after Tropical Storm Debby



Pepperell floods during Tropical Storm Debby

## Culverts, Conduits and Swales (cont.)

has responsibility and will assist or if additional problems need to be corrected. For example; swales that lay in-between private property may be prohibiting a street culvert from letting water pass from your property. Clearing the street culvert may not result in solving your standing water problem, but clearing the swale on the private property will (swales between property owners are the property owners responsibility). Pasco Storm Water will either notify the property owner to correct the problem or report the issue to Pasco Code Enforcement to pursue correction.

If the Pasco employee determines the County can help, a work order will be created to schedule the work to improve the drainage on your property.

You can track the status of your work order via the [Pasco County service request web page](#)

The storms and their associated rains have brought to light the enormous responsibility of each of the residents of Oak Ridge to ensure their property allows for the proper drainage, not just for their property's sake, but every-

one up stream.

Do your part:

- ◆ If your swale that runs parallel to the road has standing water, contact Pasco County via the [Pasco County service request web page](#)
- ◆ If you notice street culverts not allowing water to pass, contact Pasco County via the [Pasco County service request web page](#)
- ◆ If your driveway blocks water flow, hire a licensed contractor to correct your driveway by implementing an underground culvert to allow water to flow.
- ◆ Keep the swale between your property and your neighbor's property clear of debris.

**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)

## November 9, 10 and 11—Oak Ridge Annual Veteran’s Day Flay Display

Fall brings us cooler weather and our annual Veteran’s Day flag salute. This year’s flag display coincides with our annual community yard sale. The overlapping events will afford us lots of flag visibility.



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

Oak Ridge salutes our veterans with a massive display of lawn lined U.S. flags each year.

Be a part of this annual celebration by

purchasing and displaying your flags beginning Friday morning, November 9, 2012 through sundown, Sunday, November 11, 2012.

Flag purchases must be completed online by November 1st and will be delivered to you at the address you provide by November 7th.

Oak Ridge members save approximately 33% over non-members.

If you haven’t joined the association, it is to your benefit, in more ways than one, to [join now](#).

We’ve noticed more and more Oak Ridge residents participating and it looks GREAT! Don’t be the only house on your street that doesn’t

have flags displayed!

It’s an easy way to show our appreciation for those who sacrifice a lot for us.

**Please consider participating.**

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

## Banner of a Yard Sale— Nov 9, 10 and 11

The annual Oak Ridge Community Yard Sale will be held Friday, Saturday, and Sunday; November 9, 10 and 11.

The Association will be running ads on Craig's List and other free media resources in addition to paid advertising in the St Pete times and/or Pasco Tribune. We will also place signs at the nine subdivision entrances and a Banner (see photo) beginning Monday, November



It is important for your success to supplement this advertising effort by placing signs with arrows at your corner to draw people down your street. An indication on your mailbox of your participation in the community yard sale event is also a good idea.

The signs to remind Oak Ridge residents of the event will be placed at the exits of the subdivision and facing IN, approximately two weeks prior to November 11.

On Thursday evening, November 8, the signs advertising the event will be relocated at each entrance to be facing the passing traffic, to draw them into the subdivision.

Some tips from [www.yardsalequeen.com](http://www.yardsalequeen.com) are:

⇒ **Getting people to your house is the first priority**, so advertising and signage is critical to your success.

⇒ **Check your sign's effectiveness** by driving by it yourself—can you read it easily from your car?

⇒ **Signs need to be solid and sturdy.** Plain paper droops in the humidity so use heavy poster board or cardboard. Use a dark colored marker and print LARGE and clearly.

⇒ **Price things**—yes, it's a pain but people are more apt to either buy or make an offer if they know the starting price.

⇒ **Price things to sell.** Do you really want to return that lamp to the attic for one more year?

## President's Corner

Everyone here in the Oak Ridge subdivision has special neighbors.

I'd like to hear from you, on what is special about your neighbor.

Do they look out after your cat when you are on vacation?

Do they mow your grass and pick up your mail while you are gone?

Do they mow their grass and shoot the yard clippings into the street?

Do they have an unkempt yard?

What makes you annoyed by your neighbor?

What makes your neighbor the best neighbor you could possibly

want?

Inquiring minds want to know.

Send me an email, [president@myorha.org](mailto:president@myorha.org) and tell me about your neighbors.

We are thankful and blessed.

*David Rosin*

President





*Oak Ridge Homeowners Association, Inc.*

Oak Ridge Homeowners Association  
6332 Chiswick Ct.  
New Port Richey, FL 34655  
<http://www.myorha.org>  
Phone: 727.376.6476  
Fax: 727.376.6476 (voice call first)  
E-mail: [myorha@myorha.org](mailto:myorha@myorha.org)

**Together we can do wonderful things**

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## Florida-Friendly Landscaping Principles

Contributed By  
**Bill Higdon**

A Florida-friendly landscape is beautiful yet saves water and protects the environment. Here are some tips for successful gardening.

- 1. Right Plant, Right Place**  
Plants selected to suit a specific site will require minimal amounts of water, fertilizers, and pesticides.
- 2. Water Efficiently**  
Irrigate only when your lawn and landscape need water. Efficient watering is the key to a healthy Florida yard and conservation of limited resources.
- 3. Fertilize Appropriately**  
Less is often best. Overuse of fertilizers can be hazardous to your land-

scape and the environment.

- 4. Mulch**  
Maintaining a 2"-3" layer of mulch will help retain soil moisture, prevent erosion, and suppress weeds.
- 5. Attract Wildlife**  
Plants in your landscape that provide food, water and shelter will attract Florida's diverse wildlife.
- 6. Manage Yard Pests Responsibly**  
Unwise use of pesticides can harm people, pets, beneficial organisms, and the environment.
- 7. Recycle**  
Grass clippings, leaves, and yard trimmings recycle on-site provide nutrients to the soil and reduce

waste disposal when re-used on the landscape.

- 8. Reduce Storm water Run-off**  
Water running off your landscape can carry pollutants that can adversely impact water quality. Reduction of this run-off will help prevent pollution.
- 9. Protect the Waterfront**  
Waterfront property is very fragile and should be carefully protected to maintain freshwater and marine ecosystems.

\*\*\*For information on specific landscaping topics, contact the Pasco County Extension office at [\(727-847-8177\)](tel:727-847-8177).



*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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