

# Oak Ridge Homeowners Association, Inc.

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

## Current Events

- **We're giving away a \$100 gift Certificate**—Member's meeting April 15, 2014 meeting to elect new Executives.
- **What do they think of us** - We're a Leave it to Beaver neighborhood!
- **NBC**—We're working on the walls. Gold is not an easy color
- **Spring Chores**—Tips on home beautiful by Bill Higdon
- **President's Corner** - Neighbors get together and Members meeting importance
- **Scheduled Events:**
  - **April 12th** - Neighbors get together, 6413 Governors Drive
  - **July 4th** - Independence Day Flag celebration planned for July 4, 5 and 6, 2014
  - **Nov 7, 8, and 9** - Oak Ridge Community Yard Sale
  - **Dec 24** - Luminaries

## Annual Members Meeting— Attend for a Chance to Win a \$100 Publix Gift Card

The annual meeting of the members of the Oak Ridge Homeowners Association will be held:

**Date:** Tuesday, April 15, 2014

**Time:** 7 PM

**Location:** VFW

**7445 Chester McKay Dr. New Port Richey, FL, 34680 .**

Your attendance is requested to join and vote on the Executives who's will have stewardship of the Association for the two year term 2014-2016.

In addition to the vote on Executives, a proposal to modify the bylaws of the Oak Ridge Homeowners Association has been approved by the Board of Directors and requires majority approval by the members (that would be you).

Read more about the Bylaws revision in the related article on page 5 submitted by Oak Ridge Restrictions Committee Chair, Doug Lines.

As part of the annual Oak Ridge membership drive, the Oak Ridge Homeowners Association will be holding a raffle of a \$100 Publix gift card. The raffle is free with these two qualifications; you must be a paid Oak Ridge Homeowners Association member for 2014-2015 membership year and be present at the members meeting on Tuesday, April 15.

Participation in the Association's activities and goals has never been more important. Your Association is currently tracking or has provided input to the following State and County agencies which has helped maintain your property values:

⇒ **Pasco Stormwater Mgmt** —2014 Trinity Oak/Thousand Oaks

stormwater revisions that impact the Oak Ridge Canal

⇒ **Pasco Code Enforcement** -Cooperation with Oak Ridge Restrictions Committee on code enforcement and service tickets.

⇒ **Pasco Stormwater Mgmt** -Street flooding, retention pond draining during 2011, 2013 rain events

⇒ **Southwest Florida Water Management District**-Street flooding, retention pond draining during 2011, 2013 rain events.

⇒ **Pasco Sherriff's Office** -Members meeting presentation

⇒ **Pasco Stormwater Mgmt**—culverts, conduits and swales maintenance

⇒ **Pasco paving and assessment**, Oak Ridge groups 1, 2, 3 and 4 paving assisting the Oak Ridge parcel owner petitioner with successful repaving efforts

⇒ **FEMA LOMA** (Letter Of Map Amendment), assisting Oak Ridge parcel owners with detailed information and the steps needed to obtain LOMA's from FEMA and saving the parcel owners hundreds of dollars in flood insurance costs.



The meeting agenda includes opening the floor to questions, both for the Executives and Board of Directors of the Association and for Pasco County Sherriff's office representatives.

Bring your concerns, bring your compliments bring your criticisms; but most importantly **BRING YOURSELF.**

## How do other people view Oak Ridge? – Pretty well

While surfing the net I found a web site that people use to investigate potential neighborhoods to live in. I thought you might find interesting what they think of ours.

“according to NeighborhoodScout's exclusive analysis, Perrine Ranch Rd / Overview Dr is among the best neighborhoods for families in Florida. In fact, this neighborhood is more family-friendly than 99.5% of neighborhoods in the entire state of Florida. Its combination of top public schools, low crime rates, and owner-occupied single family homes gives this area the look and feel of a "Leave It to Beaver" episode. Many other families also

live here, making it easy to socialize and develop a strong sense of community. In addition, the high number of college-educated parents influences the academic success of the local schools. Overall, you will find all of the amenities a family needs to thrive in the Perrine Ranch Rd / Overview Dr neighborhood. In addition to being an excellent choice for families with school-aged children, this neighborhood is also a very good choice for highly educated executives and urban sophisticates.”

<http://www.neighborhoodscout.com/fl/new-port-richey/perrine-ranch-rd/>

## Neighborhood Beautification Committee—By Mike Emanuel

### Neighborhood Beautification Committee

The Neighborhood Beautification Committee began to act on a couple of suggestions regarding the three Oak Ridge entrance walls this year. Cleanup and Lighting.

Unfortunately, our entrance walls are not quite as attractive compared to those of neighboring developments, where mandatory HOA fees provide resources for professional maintenance. They are simple brick structures with no available electricity for lighting, and rely on volunteers to maintain. There are currently three entrance signs, and each one is unique. The Overview and Millstone entrances are sized differently, but share common brick, coloring, metal tree logo & plastic letter font. The Collingswood entrance sign is completely different, with wood lettering and tree logo (both rotted). It also has the logo for the Riviera subdivision. The paint is the only thing holding the wood together.

### Cleanup

Significant progress was made on the Collingswood entrance in 2013. It was completely overgrown with weeds/vines and scrub oaks had been allowed to mature, obscuring much of the lettering. Over five truckloads of brush were removed. Severe rust stains were removed from the brickwork using “Snowcap” ([http://](http://www.snowcapproducts.com)

[www.snowcapproducts.com](http://www.snowcapproducts.com)), a plant safe product that you may be interested in using on your own property. The letters were cleaned as best possible without destroying them.

The Overview and Millstone entrances have also been kept up throughout the year through volunteer efforts.

Plans for volunteers to pressure wash and seal the brickwork were not realized in 2013, but still on the agenda.

### Re-Lettering

A survey was put out on the ORHA website to gather homeowner opinions on a common color scheme for lettering on the three signs. Shiny polished gold was the overwhelming choice...not surprising, since the vast majority of entrances in the area use that style lettering as well. New letters have been obtained for the Collingswood sign, but getting the desired polished gold effect on the new letters as well as the existing plastic letters on Overview and Millstone has been a challenge using consumer paint products. Volunteers are currently field testing several possible options before proceeding with this effort.

### Lighting

Since our HOA is voluntary, has limited funds on hand and no guarantee of sus-

tained funding, suggestions to have meters installed on the entrance signs to provide electricity for general and seasonal lighting were tabled in 2013 in favor of exploring solar powered options.

Three better-quality solar floodlights were donated for an experiment at the Collingswood entrance in Q1 2013. One flooded and quit working after six months, but the other two are still functional and put out usable light until approx. 11-12pm. The solar floodlights are better than no light at all, but still very weak in comparison to standard 110v AC or 12v AC powered landscape lighting used by neighboring communities.

Construction of a more professional 12V system using solar panels and rechargeable batteries was also researched, but location of the signs (limited sunlight hours) and aesthetic impact of the panel sizes required to recharge the system do not appear to be a viable option with current technology.



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## Pasco Stormwater—1000 Oaks and Trinity Oaks Impact—By David Rosin

Former Oak Ridge Homeowner’s Association Director, Doug Lines and myself (David Rosin) met with Pasco County Storm Water project manager, Cindy Jolly on Friday February 21, 2014.

The meeting was called after a detailed analysis by the Oak Ridge Homeowner’s Associations executives reviewed the Pasco Stormwater’s permit that was approved by the Southwest Florida Water Management District (SWFWMD). The permit and supporting documents may be found at:

<http://www18.swfwmd.state.fl.us/Erp/ERP/Entry/ERP.aspx?permit=34034&rev=1&UniquePageID=2155c84f-cd26-4fad-92d2-20a130afd1e5>

*“ABSTRACT: This permit authorization is for the modification of an existing surface water management system serving a*

*drainage improvement project in southwest Pasco County. The project is designed to improve conveyance in Duck Slough in an effort to alleviate upstream flooding. The area upstream from this project has had recorded flooding of homes and streets. The project consists of 2 parts identified as BMP1A and BMP 5A on the plans.*

*BMP 1A is located in Duck Slough between Mitchell Boulevard and Seven Springs Road, about 0.1 mile north of their intersection in Section 36, Township 26, Range 16. BMP1A consists of two 36-inch pipes with operable gates at the downstream end. The gates on BMP 1A are to be operated according to Duck Slough BMP 1A Operation and Maintenance guidelines submitted to the District on October 28, 2013. The gates are to be opened only in anticipation of a significant rainfall event (i.e., an event that is expected to result in flood risk to upstream properties). The BMP 1A gates are to be closed at the onset of significant rainfall and are to remain closed for the duration of that event.*

Oak Ridge Homeowner’s Association desired clarification as to the impact the changes would have on the Oak Ridge Canal, which is the main canal that runs between Ridgetop Road and Coronet Drive. Oak Ridge Homeowners who live on these streets should take particular interest in this project and its correct execution. It is the opinion of this Oak Ridge Homeowner’s Association President that SWFWMD has done its due diligence in protecting ‘down water’ (that would be Oak Ridge) from the Pasco Stormwater’s planned changes. When Pasco Stormwater operates BMP1a per guidelines, Oak Ridge should encounter no changes in existing water flow during a storm event.

Residents who live along Oak Ridge Canal: Although there are easements for access, you own it and must ensure that water way is clear of debris. You and everyone upstream depend on unobstructed flow to reduce the potential of flooding in a rain event.



## Oak Ridge Residents continue to support the US war in Afganistan—By Doug and Julie Lines

Many of you know that our son, Don, left on Feb. 15th for his 3rd deployment with the Tennessee Army National Guard. This is his first deployment to Afghanistan. Doug and I went to TN to visit with him and his family before he left from Jackson, TN (where the Kiowa helicopters are located). The local news media was there and they interviewed Don and his family. They interviewed Amary first, then Petra, then Zion, and then Amy. Don is holding his young-

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est daughter, Sercy during his interview. Below is a [link](#) to the video interview. After the commercial, you can click on a small square box in the lower right hand corner to enlarge the screen. Doug was busy taking photos, so he wasn't in the video. You

can see Don's wife, Amy, and the girls waving goodbye as they flew by. I am in the aqua coat, if you don't recognize me. *It was a **very** emotional day, as you can imagine!* [\[Tennessee-Troops-Deploy-to-Afghanistan-245696751.html\]\(http://www.wbbjtv.com/news/local/West-Tennessee-Troops-Deploy-to-Afghanistan-245696751.html\)](http://www.wbbjtv.com/news/local/West-</a></p>
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Many Americans are in harms way at the behest of the Executive branch to protect the United State's vital interests. These brave individuals, like Doug and Julie's son, Don, shall never be forgotten as they risk life and limb carrying out their assigned duties.

As we keep Don and all US service men and women in our prayers, please keep forefront in your mind the day to day risks these individuals face.

We pray all return save and return soon.

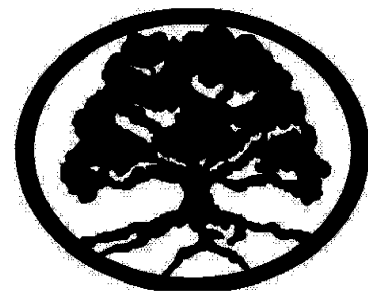
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## Spring Chores—by Bill Higdon

Springtime in Florida means Spring Chores for gardeners. Beginning in mid February and into March is the time to start planning and cleaning up our yards.

Our “chores” can begin with pruning off dead brown limbs from shrubs, ornamental grasses and dormant perennials. Citrus crops and crepe myrtles can also be pruned. If plants do not produce spring blooms, then from mid-February is the time to prune. Do not prune flowering shrubs and ornamentals until after they bloom, ie. Azaleas and tabebuia trees.

Ornamental grasses can be cut to within a foot from the ground. Also roses can be heavily pruned and hedges re-

shaped.

Now is also the time to divide your plants such canna lilies, irises, daylilies and any other rhizome tuber root plants. Any plant that grows in a cluster of roots can now be divided and replanted. This includes lirioppe, flax lily and gingers.

Many annuals are now being shipped to local garden centers. These plants can add color and texture to any landscape. Some examples are marigolds, zinnias, salvia and verbena.

If you are sure the danger of frost is over, now is a good time to plant some warm weather vegetables such as tomatoes, peppers, squash, beans and

other plants that like it warm. Be prepared to protect them if we get a cold snap.

Herbs do well when started at this time of year.

As soon as the weather warms up a bit, the lawn starts to grow. Select a good quality lawn fertilizer, one that does not contain phosphorus (the middle number) to prevent an over application of this nutrient. You can also use a good weed and feed instead. Don't use a weed and feed on new grass.

And the last chore should be to fertilize fruit trees, shrubs and perennials with a slow release fertilizer including your containers.

## Oak Ridge Restrictions committee—Lets get the Bylaws ‘right’ by Doug Lines and David Rosin

The Restrictions Committee responsibility as described in the [ORHA BY-LAWS](#) references the function of the committee as it relates to the [ORHA DEED RESTRICTIONS](#). There is no reference to any involvement with the Pasco County Code Enforcement Department.

ORHA has been successful in obtaining Pasco County assistance to correct a violation of those issues that overlap our [DEED RESTRICTIONS](#) and Pasco County Codes and Ordinances. Pasco County Code Enforcement acts upon complaints received through the Customer Service complaint department.



The ORHA BY-LAWS do not reference, or allow, Restrictions Committee involvement in Pasco County Code Violation actions. Your ORHA Board of Directors view this omission as a detriment to maintaining Estate Residential standards within our zoning classification. The [ORHA DEED RESTRICTIONS](#) reference compliance with Pasco County Codes/Ordinances as a

requirement under paragraph 13. COMPLIANCE WITH LOCAL LAWS. It only makes sense that ORHA stay current and compliant with all Pasco County Codes and Ordinances that affect our Estate Residential Zoning designation.

Pasco County encourages and supports active Homeowners Associations that want to maintain compliance with all Pasco County Codes and Ordinances. The County maintains a rather large listing of Homeowners Associations, including who is authorized to file complaints on behalf of the Association.

Your ORHA Board of Directors believes that the Association should participate as an active and responsible representative of the residents within Oak Ridge by incorporating the requested changes to our current ORHA BY-LAWS. The board will seek the members approval of the change at the April 15, 2014 meeting.

You may view a [DRAFT COPY](#) of the Bylaw revision here:

<http://www.myorha.org/Documents/ORHA By-Laws 2015Apr2014r1.pdf>



*Oak Ridge Homeowner's Association, Inc.  
A Florida non for profit corporation*

Oak Ridge Homeowners Association Primary Business  
6332 Chiswick Ct.  
New Port Richey FL 34655

**Without you, we are nothing. Join, contribute,  
be involved, be a member.**

<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**

## **President's Corner—Oak Ridge Neighborhood Get Together and Members Meeting**

**Oak Ridge's first Neighborhood get together** is planned for Saturday, April 12, 2014 at 6413 Governors Drive. Join us between 12pm and 4pm for Free Hot dogs, fixings (slaw, condiments, chips) and great neighbors. All Oak Ridge parcel owners and their families are invited to come, meeting your association's representatives and enjoy the fixings.

**Oak Ridge Members meeting**—I urge you to join us on April 15, 2014 to elect the next slate of Executives that are **responsible** for execution of the day to day activities of your Association.

On Tuesday April 15, 2014 you will elect the four Executives of the organization (President, Vice President, Treasurer and Secretary) for a two year term, 2014-2016.

The Chairman of the Nominations and Elections (N & E) committee is responsible for seeking nominations for the Executive positions and to run the election

portion of meeting of the members Tuesday, April 15, 2015 7:00pm, at the **VFW Post, 7445 Chester McKay Dr., New Port Richey, FL, 34680** to help elect 4 Directors.

AGENDA:

**7:00**—Call the meeting to order

**7:05**—Pledge of Allegiance

**7:08**—Introductions

**7:15**—Treasurers report

**7:25**—Vice President—Welcoming Comm.

**7:35**—President's report

**7:40**—Discuss Bylaw revision to Restrictions committee functions

**7:45**—Motion to vote, 2nd for bylaw change

**7:50**—Floor open to Questions

**8:10**—Nominations Comm. chair

• Reading of the Slate

- Solicitation for Nominations
- Member Voting

**8:28**—Pasco County Sheriff representative

**8:57**—Motion to close

**8:58**—Await a second

**8:59**—Meeting adjourned

Additional information regarding the members meeting is available on

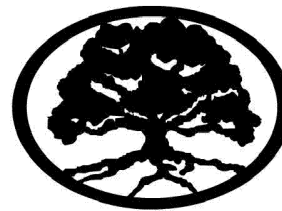
the web site [www.myorha.org](http://www.myorha.org).

If you want to make this a better place, join, volunteer, offer suggestions and then get behind those suggestions to make them happen.

**Without YOU, we have nothing.**

*David Rosin*

President



Membership means success