

Oak Ridge Homeowners Association, Inc.

Current Events

- **Restrictions Committee—Maintaining your Property Value**
- **Off Road Biking**—at Starkey Park
- **Property Values**—Why the HOA exists
- **Drivers License**—Don't leave home without it
- **Gardening** - Tips for Fall
- **The Guy**—with the horse
- **My Neighbors**—I think I will keep them!
- **Veterans Day Flags**—Join the fun with flags, November 8, 9, 10, 11.
- **President's Corner**— I was struck recently by all of the lightening
- **Banner of a Yard Sale**— November is the time to cash in and clean out the garage

Calendar

- Nov 8 thru 11**—Flag salute to Veterans
- Nov 7, 8 and 9** —Oak Ridge Community Yard Sale
- Dec 24**—Luminaries Display
- Apr 15, 2015**—Annual Oak Ridge Member's meeting. My last year as HOA President.

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

Restrictions Committee-Maintaining your Property Value

By
Doug Lines

Your Oak Ridge Homeowners' Association, (ORHA), has completed the task of empowering a fully functioning Restrictions Committee to enforce the DECLARATION OF COVENANTS, RESTRICTIONS AND OBLIGATIONS FOR THE ORDERLY DEVELOPMENT OF OAK RIDGE SUBDIVISION. (ORHA Deed Restrictions).



Letter. This letter is intended to open a line of communication between the property owner and the Restrictions Committee. The letter will initiate an effort to address a reported condition that may not be in compliance with our Deed Restrictions or Pasco County Ordinances. The letter will ask the affected property owner to address the verified condition on the property within a specific time period.

Your ORHA Officers and Restrictions Committee members will be courteous and understanding in dealing with possible violations of our Deed Restrictions and Pasco County Ordinances. We intend to work with any property owner in an attempt to achieve an amicable resolution to any violation brought to the attention of ORHA. The present economic, and sometimes personal, conditions may cause difficulty in maintaining compliance with all the various restrictions. Your ORHA Officers and Restrictions Committee members will be very cognizant of those conditions in attempting to resolve a violation.

A recent change to the ORHA By-Laws allowed the Restrictions Committee to function in the area of Pasco County Ordinance restrictions as well as the ORHA Deed Restrictions.

Our Deed Restrictions requires all parcel owners to abide by Paragraph 13. COMPLIANCE WITH LOCAL LAWS. There are many instances where our Deed Restrictions and Pasco County Ordinances differ in their requirements. Empowering the Restrictions Committee to act as an advisory committee to the ORHA Board of Directors concerning Pasco County restrictions, as well as or own Deed Restrictions, will result in a more positive approach in protecting the property values of all Oak Ridge residents.

The Restrictions Committee currently consists of six members that have expertise in local government, community development, banking, real estate, and business. The members intend to address valid complaints from property owners by conducting a thorough investigation of the circumstances applicable to the specific property. The procedures and process of an investigation will be uniform and consistent with specific guidelines applicable to the functioning of the Restrictions Committee.

The initial contact with a property owner will be through a Courtesy

Protecting our property values, through compliance with our Deed Restrictions and all Pasco County Ordinance restrictions, is the most important function of your ORHA Officers and Restrictions Committee members.



Oak Ridge is a desirable neighborhood in which to live and invest. Most of the properties within Oak Ridge are in compliance with our Deed Restrictions and Pasco County Ordinances. Being in compliance with these reasonable restrictions ensures that all Oak Ridge residents will continue to enjoy the benefits of living in Oak Ridge while protecting our property values.

More information on this subject can be obtained at: www.myorha.org.

Doug Lines
Restrictions Committee Chairman

Off-Road Biking at Starkey Park

By Julie Rosin

Pasco County offers some beautiful parks within close proximity of Oak Ridge; Jay B Starkey Wilderness Park being one of the best. With the recent opening of the new off-road bike path it just became even better. David (my husband) and I loaded our bikes on the back of the truck and arrived at Parking Lot 10 at the park Sunday morning about 9 AM. We made it about half way on the 7-mile path and then headed to the paved trail to ride back to the truck. There is a nice bike washing station at the trail head (Parking lot 10) and it is much needed after riding the trail. A few notes from my personal experience:



- 1) Do not wear your new tennis shoes (big mistake on my part)
- 2) Don't forget your bug spray. In the sun we were fine but any stopping in the shade and the mosquitos will eat you alive.
- 3) DO bring LOTS of water. Your body will appreciate it.
- 4) Don't go when it's 94 degrees; wait for a cooler day.
- 5) Do pick up one of the printed maps offered at the trail head; it's good to have along the way.
- 6) Go as far as you can on the off-road trail then you can take the paved path back. That's what we did and it worked out great.

This article from the June issue of the SunCoast News, "County leaders will wish happy trails to mountain bikers on Saturday at Jay B. Starkey Wilderness Park's new off-road bike trail. A dedication ceremony is

scheduled for noon June 21 at the park by the trail head in parking lot 10. Guided rides and refreshments will be available. The path was designed to showcase some of the park's natural beauty and take advantage of shade, Pasco Parks and Recreation Department officials explained. Late last year, the South West Association of Mountain-Bike Pedalers gained approval to

begin grooming the bicycle trail. The SWAMP-led volunteers used hand tools and small pieces of heavy machinery to develop the



trail. The first, seven-mile, section, dubbed Magnolia Trail by its creators, will form the backbone of what is expected to become a 35-mile trail system within the 8,000-acre county-operated park.

The Magnolia Trail leaves from parking lot 10 and winds through pine uplands, old growth oaks, scrub oak, flat woods, past wetlands, cypress domes and a lily pond. "This trail is designed to showcase some of the park's most beautiful parts by going near or through them," said Rudy Miller, SWAMP volunteer. "There is ample twisting and turning to give the riders rhythm and a challenge." In response to public comments about the Pasco County Greenways Master Plan, county officials decided there was a strong demand for off-road bicycling, Susanna Martinez Tarokh recalled as public information officer for Southwest

Florida Water Management District. The county asked Tampa-based SWAMP to develop proposals to create a system of trails



within the park to provide patrons with diverse opportunities. Along the first phase, riders will pass by grand Magnolia trees and

other scenic natural features. Most of the land is flat and is subject to flooding. The system was constructed by SWAMP and other park volunteers who dedicated more than 300 hours of service removing brush, shrubs and small trees to create a trail system."

The opening ceremony for the trail was held June 21, 2014. Chainwheel Drive Bike Shop provided refreshments and a mechanic for riders who needed any pre-ride tweaks for their bicycles.

For additional information about this and other SW Florida off-road trails, go to the SWAMP website, www.swampclub.org

For additional information about Jay B Starkey Park, visit their web site at: <http://www.swfwmd.state.fl.us/recreation/areas/starkey-park.html>

Property Values— Why the HOA exists

Each of us, as a homeowner, has a deep interest in seeing our property value increase. Real Estate professionals can provide you with specific information on every aspect of your home, from the pool outback to the remodeled master bath; but neighborhood is and always has been KEY to selling a home.

When you purchased your Oak Ridge property, you were provided with the [DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE ORDERLY DEVELOPMENT OF OAK RIDGE SUBDIVISION](#) and by purchasing, you agreed to abide by those covenants on the property. That document exists for your benefit and its purpose is to maximize the value of your property.

The Oak Ridge Homeowners Association has the responsibility of enforcing those covenants. The process used by the Association is documented in the [By-laws](#) of the organization and more specifically the section that describes the Restrictions Committee.

We're a team for your benefit.

Gardening Tips for Fall

By Bill Higdon

It doesn't take a rocket scientist to see how different gardening is in Florida. While our northern friends are getting to the end of their gardening chores and reaping the benefits of their hard labors we are getting ready to restart. August and September are the beginning of nine months of great gardening.

Now is the time to plant some marigolds, blue daze (shown below), coleus, pentas, salvia, sunflowers and zinnias. It's time to regenerate flower beds and refill garden containers. Add lots of organic matter to sandy soils. Clean and bleach out containers.

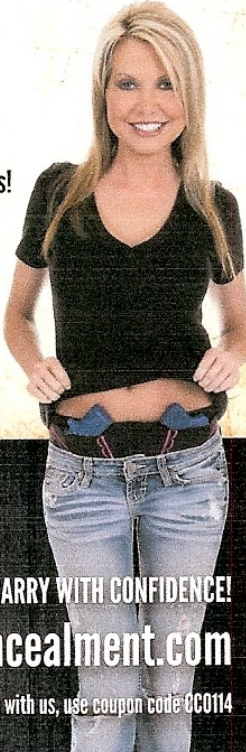


This is the time to start vegetables from now through the end of September. Some crops like tomatoes, peppers, eggplants and corn can take up to 90 days to produce. Some crops like collards, cucumbers, snap beans and squash like to begin in the warm weather. Try only one or two plants to get your feet wet with vegetable gardening. If you plan on using a container be sure that it is at least a five gallon size pot or bucket with drainage.




CAN CAN CONCEALMENT™

WHERE SEXY MEETS SAFETY

- ✦ Cutting edge concealment-wear that fits a woman's curves, style & carry needs!
- ✦ Superior quality holstering for handguns, tasers & other personal protection weapons!
- ✦ Proudly made in the USA by women, for women!



IT'S TIME TO CONCEAL AND CARRY WITH CONFIDENCE!
www.CanCanConcealment.com
 For 10% off your first online purchase with us, use coupon code CCO114

Lawns need regular mowing still. Most lawns could use a boost with nitrogen or an iron containing fertilizer product. Be aware of chinch bugs and lawn caterpillars. There are products available at your garden center to deal with these problems.

Citrus trees are ready for their third feeding of the year. Keeping them strong helps fight off citrus greening.

Pruning is over for azaleas, camellias and gardenias. They are now forming buds for next year.

Check your orchids. They are ready for grooming, repotting, and feeding and pest control.

Happy Gardening!!

Drivers License: Don't leave home without it!

By Jane and Mike Brescia

I've been without a street car for almost 2 years now. It hasn't been much fun since I sold both of my Mustangs.

With certain things changing in my life I decided to get back into my favorite hobby, with my wife's permission of course, looking at old cars that need restoration.

An old car would take a lot of physical work that is hard for me to do some times so I decided to go with something newer that hopefully didn't need as much work and still be fun.

I decided to go kind of middle of the road price wise.

I like the newer Mustangs, 2005 to 2009. Some are very reasonable. I looked on ebay and even bid on a few. It's a little scary to bid on something and only see a few pictures. One of the cars was in Orlando so I went to see it.

Thank goodness I didn't win the bid on that one. It was really beat up and needed a lot of work. No thanks !!! I went to Fort Meyers FL to look at a 2007 GT that looked really great in the pictures but when I got there to see it I was very disappointed and decided to pass on that on also. I found 2007 Mustang GT/ California Special on ebay that looked very good and had the extras that I wanted so I took a big chance on it because it only had 10,300 mile on it. I thought how much can someone hurt a car in 10,000 miles. The only problem was it was in Long Island NY.

I talked to the owner, his name is George, and he said it was a near perfect car and he seemed pretty honest so I took the chance. I had to pay a bit more than I wanted but I won the auction. I told him to send me the title and I would get it registered in Florida, fly to Long Island and drive it home. Sounds simple right ?

WRONG !

I went to the Florida DMV and they asked me where the car was and being honest I said NY. They told me I would need to bring the car to the DMV to be inspected. I said " give me a temporary tag

and I will bring it to you ", no I would have to get a temporary tag from NY to drive it here.

I was going to Upstate NY to visit relatives anyway so I thought I would fly to Islip Long Island get a temp tag and drive upstate to visit and then drive my prize home. Jane and I arrived in Islip Long Island on Thursday evening to check into the Clarion hotel. When I went to check in I needed to show my drivers license but I couldn't



find it. I finally found out I left it in Tampa airport at security and didn't get it back. MY own fault. George picked us up to go to the NY DMV. When I went to get the temp tag they wouldn't give it to me without my FL drivers license. I called Tampa airport and they found my license and overnighted it to me at my sister-in-laws. But this was Friday and the weren't open Saturday so that means Monday. So that means stay in a hotel for 3 more days or rent a car to

go to upstate NY. Rent a car it is and drive through NY city on Friday and back again on Monday to get the car. Monday morning I went to the local upstate DMV and in 3 minutes I had my temp tag and was on my way to Long Island again. I took the rental car back and George picked me up to take me to the car. George was a great guy and helped me all he could. I had not seen the car yet. I

was NOT disappointed. The car is a beautiful dark red, called Redfire. I drove it upstate to pick up my lovely wife and spend a few days with my 16 year old grandson. He likes the car too. Jane and I left NY on Saturday morning August 23rd and pulled into New Port Richey at 10 PM Sunday night. I was a fast but enjoyable back. It's good to be home.



This is a trip we won't soon forget. I'm sure I will enjoy the car for a long time to come. I know you will see us driving around the area and at the local car shows.

PS: I should have added, that little stunt cost me an extra \$650 for car rental, gas and tolls. I'm sure I won't forget it again. Oh well, it's only money.

The Guy with the Horse

By Kevin Wright

Hello Neighbors, as a 20 year resident of Oak Ridge , I have seen a lot of changes in our neighborhood.

15 years ago, this was an equestrian community and our kids would ride horses through the neighborhood. "The Reserve" at Oakridge at the end of Millstone, was nothing but acres of fields.

Over the past several years I walk through Oak Ridge almost every day. As I said, I've

seen lots of changes. Some good...some bad.

Oak Ridge is a unique community and a rare find in Pasco and North Pinellas counties. The Oak Ridge Restrictions committee members know to balance each homeowners individual rights with the need to maintain the overall quality of our neighborhood and thus the value of our homes. The Restrictions committee will work in cooperation with the homeowners to resolve any code violations.

We all enjoy the independence and privacy that the Oak Ridge parcels offer and hope to keep this a great place to live.

Please feel free to stop and say hello or mention any concerns. Looking forward to working with all of the parcel owners of Oak Ridge to make this a better place to live.

Thanks Again,

Kevin Wright....(the guy with the horse)

"Insuring Peace of Mind"



Business



Vehicles



Home



Medical



RAM
Insurance Services, Inc.

RAM Insurance is different...
We work for our clients rather than insurance companies. Our service doesn't end after the sale. Once a policy is in place we continue to serve our clients...
"Insuring Peace of Mind"

As a full service agency we search the insurance companies to find the coverages to fit your needs. We stand ready to offer changes as your needs evolve.

905 East Martin Luther King Dr. , Ste. 100, Tarpon Springs, FL 34689
(727) 942-9363 • (813) 948-2255
Toll Free (800) 331-3311
email: info@raminsuranceco.com
www.raminsuranceco.com



Life



Watercraft



Contractor

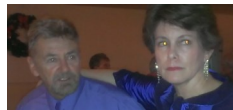


Long Term Care

My neighbors—I think I'll keep them

We have a tight knit group of neighbors here and enjoy weekly get-togethers at each other's homes, a sleep over at the Indian

Rocks condo, the North Georgia mountain house, out for dinner as a group, RV'ing at Fort Desoto, kayaking on the With-



lacotte and occasionally an East West Shrine game.

From retirees to teachers,



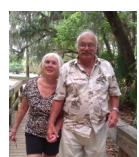
bus drivers to roulette and black jack dealer, computer programmer and customer liason, lawyer and legal assistant and



office manager, we never lack for something to talk about, some place to go or something to do.

We are each blessed to have

our health, don't smoke and have a zest for life that just will not quit. One only hopes your neighbors are half as fun as mine. My neighbors, I think I'll keep them.



November 8 through 11, 2013 –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.aspx>

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

Be a part of this annual celebration by purchasing and displaying your flags beginning Saturday morning,

November 8, 2013 through sundown Tuesday, November 11, 2013.

Flag purchases must be



completed online by November 1st and will be delivered to you at the address you provide by November 5th.

Oak Ridge members save approximately 33% (\$1.00) over non-members (\$1.45)

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

It’s an easy way to show our patriotism and our appreciation for those who sacrifice a lot for us and the freedom we enjoy.

We’ve noticed more and more Oak Ridge residents participating and it looks GREAT! Keep up the good work!

Consider participating; it’s an easy way to show our support for our Vets.

Grape Expectations
Wine Making and More...
727-938-4385
4730 Mile Stretch Dr.
Holiday FL, 34590
www.grapeexpectations.us

From Grapes to Glass!

President’s Corner— Something struck me the other day

In the past 60 days, the house here on Chiswick Ct has been attracted to those pesky lighting bolts that emanate from the summer storms of Florida. The last week of August produced a bolt which the crack of thunder and blinding light were simultaneous. That bolt took out the cable box, the FIOS router, an Ethernet port on the MyORHA server, battery in my generator (see pic), the light and fan in the hall bath and an old but very functional, Yamaha stereo compo-



nent.

Living in Florida, lightening is just something we are aware of and avoid when possible. We’re aware it can cripple and kill a living creature. We’re aware it can cause metal to heat to hundreds of degrees and cause fires. All of this information is part of the science of lightning or *fulminology*.

This Past August I had some choice words about the lightening and *fulminology* was not one of them. My words were sharp not because of the single lightening event of August, but because in the previous month of July, another bolt took out a 24 port Ethernet switch, my laptop docking station’s Ethernet port, the FIOS router, the FIOS battery

back up and the FIOS panel outside the house.

How is it that lightening knows to take out the cable on Saturday of a 3 holiday day weekend? I guess that will be a mystery for the ages.

Julie and I are fortunate to have computer friends. One of the Oak Ridge Directors had a spare FIOS router and offered it up as a fallback until the replacement arrived on Wednesday.

Thanks Mike E. You will forever be known as the “router ferry”.

David Rosin



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

Together we can do wonderful things

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

The contents of this publication, both hardcopy and electronic are for the benefit of the paid members of the Oak Ridge Homeowners Association and the parcel owners of Oak Ridge. ORHA retains all copyrights

Permission to use any or all parts of this publication (hardcopy or electronic) may be obtained by contacting the President of the Association at president@myorha.org.

© 2009-2013 ORHA



ORHA

<http://www.myorha.org>

Banner of a Yard Sale— Nov 7, 8, and 9th

The annual Oak Ridge Community Yard Sale will be held Friday, Saturday, and Sunday;

It is important for your success to supplement this advertising effort by placing signs with arrows at your corner to draw

The Association will be running ads on Craig's List and other free media resources



people down your street. An indication on your mailbox of your participation in the commu-

nity yard sale event is also a good idea. Any type of eye catcher, balloons, sign, pin wheel. The signs to remind Oak Ridge residents of the event will be placed at the exits of the subdivi-

vision and facing IN, approximately two weeks prior to November 8.

On Thursday evening, November 7, 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 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 your-

self—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?