

Oak Ridge Homeowners Association, Inc.

Current Events

- **Water, Water Everywhere—100 year flood?**
- **Trinity Gateway is Growing**
- **James E Grey Preserve gets New Road**
- **Veterans Day Flag Event:** -Join the fun with flags, November 8, 9, 10, 11.
- **President's Corner— Half Way Point**
- **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 6, 7 and 8—Oak Ridge Community Yard Sale

Dec 24—Luminaries Display

Apr 12, 2016—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,*

Water, Water Everywhere - If on Millstone or Ridgetop Roads, You will Want to Read This

This summer for a forty-five day period the Tampa Bay area and Pasco County specifically, witnessed and endured a rain event which has not been seen since Oak Ridge Subdivision was constructed in 1978.

The compressed time period for this amount of rainfall (14-30 inches depending on where the measurement is taken) caused the tributaries to the Anclote river to swell to the point that water backed up and pooled in places never seen before.

Some background on the terminology being used to describe this

rain event will help everyone understand what has occurred and how it is measured such that civil conversations can take place and can lead to corrective action.

100 / 500 year flood—These terms are bandied about by politicians, news media and insurance agents who most likely do not comprehend the intended meaning. It is an attempt to describe the frequency of a flood occurring, or 1% a year over a 100 year period. It does NOT mean that you will only have water such as Pasco County experienced, once every 100 years. The [link](#) provides FEMA's attempt at explaining

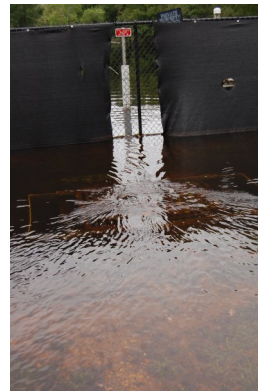


what it means, what it does not mean and how it should be used. The document also describes how the frequency of flooding, in proximity to a body of water is a more important criteria to be concerned about.

Flood level or Feet above flood stage-

This measurement is more appropriate for our location (Oak Ridge and the Anclote River) as it reflects the water height of the major flow to the Gulf of Mexico where most of the water that passes through and around Oak Ridge ends up. This concept is CRITICAL to understanding what the Pasco County Storm water

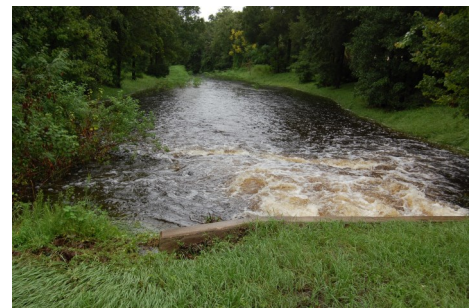
department, in concert with Southwest Florida Water Management District (SWFWMD) and the Army Corp of Engineers (ACOE) will be changing that MAY impact Oak Ridge Residents.



Frequency or Probability of return— This is: a) the most controversial term used and b) the one used most by Counties, the Army Corps of Engineers (ACOE) and FEMA in the development of the National Flood Insurance Rate Maps (NFIRM). Identifying a frequency requires some statistical data gathering; "Establishing a period of record requires that a gauging station or system of stations to be in existence for

the river or stream that is to be measured." This is no small task for a county as large as Pasco. One of the many gauges established by Pasco County storm water is pictured above.

With some of the common terms explained, lets turn the attention of this article to the "Trinity/1000 Oaks Task Force".



In 2012 Tropical Storm Debby produced a rainfall event that approached what we witnessed in the July/August 2015 event. The unique aspect of T.S. Debby is that it coincided

with a Gulf of Mexico title surge that prohibited opening of flood water gates as the Gulf was higher than the water behind the gates. The net result was significant flooding in the neighborhoods of Trinity Oaks and 1000 Oaks. The 2012 flood event triggered the creation of the Task

Force to investigate and eventually implement changes in Storm Water Management to alleviate the flooding given the same rain fall event scenario. (Cont'd Pg 2)

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Water, Water Everywhere (con't)

Note that flooding in the Trinity Oaks/1000 Oak occurred in 2002 and the no named storm of 1993 and following those events, significant effort was undertaken to understand the water flows in the Anclote basin area, such that future changes could be modeled such that the change's impact to other areas (this would be us (Oak Ridge)) could be identified.

Up to August of 2015, SWFWMD has always taken the stance that any changes will have



no detrimental impact to downstream areas. This concept was tossed in the middle of the July/August 2015 rain event, when

Pasco County Storm Water opened the BMP 1a gate without regard to the permit criteria and the impact to downstream residents in an effort to help upstream residents (Trinity Oaks/1000 Oaks).



As luck would have it, they guessed correctly as no Oak Ridge residents were flooded as a result of BMP 1a being opened and remaining open during the entire rain event. As of this writing, BMP 1a remains open (against the permitted Best Management Practices), draining the water reserves to the North of 1000 Oaks and

Trinity Oaks in addition to the reserves in those areas.

Pasco County has produced a [video](#) of the work that has been accomplished which is an excellent primer on what has been done to date and some of the unfinished work. Note that this DOES NOT include solutions that would/will prevent flooding in the event of a catastrophic rain



event (hurricane, 14 inches of rain with a tidal surge (2012 event) or 14-30 inches of rainfall in a 14 day period (2015 event)). The ability to keep Pasco County above water depends MOSTLY on the given amount of rain fall in a given period of time. The cost to tax payers will differ depending on how much water Pasco Storm Water determines it will manage. If 100 inches of rainfall in a 24 hour period is determined what is need-

ed, then prepare to be burdened with the cost of putting every Pasco County home on posts.

If 14 inches over a 72 hour period is needed, most of the existing infrastructure with minor modifications and improvements can support that quantity of water. The spending and storm water repairs will be somewhere between these two extremes.



Ridgetop Road and Millstone Drive parcel owners, especially if your property adjoins the Oak Ridge Canal MUST take notice and be particularly mindful of the activities of the 1000 Oaks/ Trinity Oaks task force, the changes that they recommend, and permits Pasco County seeks to implement the changes.

To date, SWFWMD has had downstream parcel owners in mind when any change to the water flow is presented to them. There is tremendous pressure, put in place by the recent flooding, to “do something” and I have grave concern that the pressure may result in the concern for downstream residents being lessened. **It is this reason that I ask, if you are not an Oak Ridge Homeowner's Association member, you join and pay close attention to the email alerts that will be coming from the Association. The remaining months of 2015 and the early months of 2016 will be of paramount importance for you and your property.** If needed, you will be notified, as a Oak Ridge HOA member, that it will be to your



advantage to show up at a future Pasco Storm Water or a Pasco County Commissioners meeting to ensure our voices are heard as to changes being requested and funded.

Pasco County Storm water has contracted with some very

good engineers that have computer models of what the Duck Slough water shed will do when modifications are made. Your home and its value and flood insurance rate, is relying on 1) the accuracy of those models 2) the assumptions used 3) the human interpretation of the result . If Pasco County and the engineers accomplish those three things without your input, you could come out on the losing end of the change.

The association is your resource of information and is here to assist you in maximizing your enjoyment of your parcel as limited by the Covenants and Restrictions and Bylaws that detail the association's operation. We now need your help in ensuring Pasco County keeps your parcel in mind with storm water changes that are being planned.

Trinity Gateway Business Area is Growing

TRINITY — Something similar to Tampa's burgeoning Westshore business district could sprout in the Trinity area, the Berkshire Hathaway Home Services Land Team announced after the latest closing on 11.39 acres for development near Trinity Corporate Center. "This is an exciting time for Pasco County, and we are happy to be part of what we think is a strong economic generator," Dewey Mitchell, certified commercial investment member, broker and owner with BHHS Land Group, said in a press release. Spanning nine and a half lots, the acreage is on the southern side of Trinity Corporate Center, a 40-lot, 74-acre parcel five miles from the Suncoast Parkway on S.R. 54, Evolutions Properties Inc. drove the first transaction in June, purchasing 4.42 acres. The company will develop an approximately 80,000-square-foot, four-story office building. About half of that office space will be leased to Nicopure Labs LLC, an international e-liquid and vaporizer device manufacturer. Evolutions Properties is expected to lease an additional 40,000 square feet. In July, Osypka Properties LLC purchased 6.97 acres, completing the second sale. Osypka Properties plans to develop up to 80,000 square feet for a locally

owned medical device company. Oscor Inc. designs, develops, manufactures and markets a variety of implantable cardiac pacing leads, venous access systems and diagnostic catheters. "The addition of Nicopure and Oscor is good for Trinity Corporate Center, but we believe it will also boost the economic potential of the Trinity area, and that is good for all of Pasco County," Mitchell remarked. In addition, Trinity Corporate Center has welcomed Wells Fargo Advisors, Kids 'R' Kids Learning Academies, Goodwill Industries, Trinity Dental Arts and Dollar General. Not-for-profit health network Bay Care plans a satellite facility on the site's west, end along S.R. 54. Holiday Inn Express is scheduled to open in December just west of the intersection of Trinity Boulevard and S.R. 54. It will be the first hotel along S.R. 54 in the Trinity area. For years, farmland and single-family residences dominated the Trinity corridor landscape. Recent employment growth within lucrative job sectors will help create an envi-

ronment attractive to families searching for a place to settle for the long term, BHHS leaders believe. Pasco County offers a median home sale price at \$103,950, nearly \$56,000 less than in Hillsborough County and beats Pinellas County by \$44,000, according to Realtytrac.com. Consequently, Pasco's population has spiked, growing 154 percent since 2000. The Trinity region

has fueled much of the growth with high-paying jobs and a sustainable, appealing standard of living. "What Dewey [Mitchell] and his partners have done with this property helps us unlock the north Tampa gateway to Pasco County where there are good jobs with good pay, new homes and businesses that cater accordingly," John

Hagen, president and CEO of the Pasco Economic Development Council, said. "The economy threatened this property, but in fact it has become a magnet for new development with high-caliber assets." Mitchell is the PEDC's immediate past board chairman.

Reprinted from SunCoastNews 09/22/15



Access to James E Grey Preserve Park will be easier with New Road

NEW PORT RICHEY — The 80-acre James E. Grey Preserve does not offer a roller coaster, except the thrill ride bouncing along the unpaved section of Plathe Road to reach the park entrance.

Paving crews are changing all that, however, as work proceeds on ironing out the kinks in Plathe west of Rowan Road. The project is proceeding on schedule with an expected completion date of Oct. 15, City Manager Debbie Manns said last week. The section of Plathe between Rowan and Baker roads had developed a reputation for enormous ruts, potholes and deep ponds of standing water that can test shock absorbers on vehicles, especially after heavy rains. During dry spells, cars and trucks can easily kick up clouds of dust.

Officials insist that poor access is limiting the number of visitors to the scenic nature haven. Florida Safety Construction of Tampa submitted the lowest price, \$329,491,



to earn the job. Many people still don't know how to find Grey Preserve, city officials have complained. Better access could simplify them locating the park. The preserve finally gained an official street

address, 6938 Plathe Road, so online map searches might be able to pinpoint the entrance in the future. The addition in February 2014 of a playground helped double traffic to the park, Elaine Smith has said previously as the city's parks and recreation director. Rotary Club of New Port Richey has donated the facility. A city brochure describes the preserve as "80 acres of Old Florida nature, with the Pithlachascotee River taking center stage." It's part of the Great Florida Birding Trail, with 140 different kinds of birds. In addition, it offers "spectacular viewing opportunities for deer, wild boar, turtles and manatees."

Other features include a canoe launch area, half a mile of boardwalk through a floodplain forest, fishing pier, special event pavilion, pavilions with grills, two miles of hiking trails, bathrooms and parking area.

Reprinted from SunCoastNews 09/15/15

November 8 through 11, 2015 –Oak Ridge Annual Veteran’s Day Flag 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 Sunday morning, November 8, 2015 through s u n d o w n Wednesday, November 11.

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. Click 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.

President’s Corner— September Marks the Half Way Point in the ORHA Year

September marks the last half of the year of my leadership at Oak Ridge HOA. I am busy making operational changes in the HOA which will benefit the future President, to be elected at the April 2016 meeting of the members.

Your role in these elections will be critical. You must choose wisely on who will guide the association in their two year term as President. You must make sure the HOA doesn’t revert back to an HOA where they take pictures of houses and insult the parcel owners to point no one wants to be a member of the association.

I’ve worked hard at regaining your

trust and reestablishing the purpose of the HOA as a friend of the parcel owner.



We’ve accomplished some great things over the previous six years; New Roads,

Members get together, Members meeting give-aways, new meeting location, Restrictions Committee to hear and act on your concerns, and an up-to-date web site that keeps you abreast of the happenings in the subdivision. Add to that a management team which tracks the influential members of the community (PCC, County Administrator, Storm Water) and ensures their performance maximizes your enjoyment of your parcel.

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

Together we can do wonderful things

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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

Banner of a Yard Sale— Nov 6, 7, and 8th

The annual Oak Ridge Community Yard Sale will be held Friday, Saturday, and Sunday. 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, five days prior to the start of the sale.



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. 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 subdi-

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

On Thursday evening, November 5, 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?