

Volume 6, Issue 4

Current Events

- Attend for a Chance to win Publix Gift Cards—
- HOA insider's view
- Yard sale memories
- Oak Ridge Storm water system
- How to Improve your Balance
- Be Vigilant
- President's Corner— Members Meeting importance.
- Scheduled Events:
 - April 19 — Annual Members Meeting
 - July 4th – Independence Day Flag celebration planned for July 2, 3, and 4, 2016
 - Nov. ??—Oak Ridge Garage sale—TBD up to the new President
 - Dec. ??—Luminaries—TBD up to the new President

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

Annual Members Meeting— Attend for a Chance to Win a Publix Gift Card

The Annual Members Meeting of the Oak Ridge Homeowners Association will be held:

Date: Tuesday, April 19, 2016

Time: 7 PM

Location: TrinityMeetingCenter.com

7813 Mitchell Blvd Suite 106

New Port Richey, FL 34655

Your attendance is requested to join and vote on the Executives who will have stewardship of the Association for the two year term 2016-2018.

As part of the annual Oak Ridge membership drive, the

Association will be holding a drawing for a chance to win a \$25, \$75 and \$100 Publix gift cards. The drawing entry has these two requirements:

- You must be a paid member of the Oak Ridge Homeowners Association for the 2016-2017 membership year
- You must be present at the 2016 Annual Members meeting

Your Association is currently tracking or has provided input to the following State and County agencies which has helped maintain your property values:

- ⇒ **Pasco Storm Water Mgmt** —2015 Trinity Oak/Thousand Oaks storm water revisions that impact the Oak Ridge Canal
- ⇒ **Pasco Code Enforcement**—Cooperation with Oak Ridge Restrictions Committee on code enforcement and service tickets.
- ⇒ **Pasco Sherriff's Office** –Petty larceny events in the

first three months of 2016

The meeting agenda includes opening the floor to questions, to be addressed by both for the Executives and Board of Directors of the Association.

- Bring your concerns
- Bring your compliments
- Bring your criticisms
- But MOST IMPORTANTLY, please attend



HOA Insider's View—Helpful Volunteers, Voluntary HOA, and Deed Restrictions

As I complete my eighth year as President of the Oak Ridge Homeowner's Association, I've been blessed to work along side some very dedicated and talented people who gave up many hours of their personal time to benefit all parcel owners.

Mike Brescia, the Oak Ridge Vice President and the welcoming committee chair is my right hand man. When I need help, when I need advice, he is always ready, willing and able to lend a hand.



Pat Spence, the Oak Ridge Treasurer. Much of the year the treasurer position requires minimal attention, but in months of March and April it is a bit more "hands-on". As the April newsletter is prepared each March, Pat, and her husband Mark, have lent a hand at the physical task of collating and stuffing envelopes so that you have the information presented in the newsletter prior to the April members meeting. In 2015 Pat provided over the top help with the newsletter, printing and collating in addition to delivery to the United States Post Office. After the members meeting in the months of April and May, Pat performs her regular treasurer duties with distinction; depositing the membership checks, keeping track of email addresses that arrive with the membership payments, and delivery of the checks for deposit at the bank on a timely basis.

Julie Rosin, the Oak Ridge Secretary, previous Treasurer and my wife. The support and hard work Julie puts into everything she does is amazing. She has helped me and you with tireless hours of HOA work. Hidden from you are the hours of newsletter editing, estoppel communications, sounding board for ideas and a great sense of humor. The HOA would not have run as smooth as it has over the past 8 years without Julie's help.



Directors

John McCormick, John Williams, Mike Emmanuel, and Charley Wischmann. These stalwarts of human kindness are the reasoning and power behind the good decisions made during the past eight years. Their insight, proven leadership, and open communication style is why Oak Ridge is a desirable place to live and the HOA is a desirable group to be involved in. Their input at the board meetings is consistent, positive and constructive; and provides the needed temperament as other influences would take the HOA in different directions.



Previous Directors

Joe Watson, Aldo Boselli and Randy Mabry. In past years these gentlemen have lent their valuable time and talents in the position of Directors. Each has helped guide the

HOA to its current state. I appreciate their service to the HOA when they were active as Directors and continue that appreciation to this day. Joe Watson has been particularly helpful after he stepped away from his Director position to concentrate on his family.

Susan and Jeff Fontaine. This set of past executives of the HOA stepped up to the plate again when I needed them most. It was my first year as President and the HOA was without a Treasurer. Susan and Jeff stepped up and straighten out what would have been an insurmountable task to a first year President. I owe Susan and Jeff a debt of gratitude for their assistance when I needed it most.

Bob and Gayne Roberts. Bob has stepped up to the Nominations and Election committee chair several years running and Gayne is a previous HOA Secretary. I propose a toast to good health with a glass of Guinness. We love you both!

Doug Lines. Last but certainly NOT least, Doug has held most of the Executive positions at the HOA including President. Currently Doug is the Restrictions Committee chair. He is motivated, knowledgeable and experienced. Doug has been THE most valuable, contributing asset to the organization since its founding in the early 80's.



Voluntary HOA

When I stepped into the President slot of the HOA from a Director position in 2009, the annual dues to be a member of the Association the Oak Ridge bank account contained \$200.54. That year, 2009, there were 53 paid members, of which nine were either a Director or an Executive.

Each year, with the help of the outstanding people mentioned earlier, the membership has steadily increased to the 150 paid members we have this year. While this increase in members is good, knowing that 1/3 of the parcel owners carry the weight of the other 2/3 of the parcel owners, simply put, **is wrong**. It is not the fault of the 2/3 of the parcel owners who choose not to join. The fault lays at the feet of the developer who initially subdivided the land into the parcels that make up the plat(s) that are the Oak Ridge Subdivision and Deed Restrictions he chose to create and file along with the plat(s). A voluntary HOA simply a) isn't fair b) doesn't function as well as a mandatory HOA.

The Oak Ridge Deed Restrictions are in serious need of updating and the ability of a mandatory HOA to enforce those updated restrictions is what is needed for the benefit of all parcel owners. If you choose wisely and help the next HOA President accomplish those tasks successfully, we will have a better neighborhood for all parcel owners. **The choice is up to you.**

David Rosin

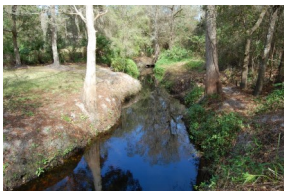
Yard Sale Memories—2015



The Oak Ridge Storm Water System

By Doug Lines

The Oak Ridge storm water drainage system is contained within the Duck Slough Watershed that consists of 14 square miles to the East of Oak Ridge. Storm water run-off from Veteran's Village, Seven Springs, Venice Estates, Hills of San Jose, Meadowood, Woodgate, Trinity West, Nature's Hideaway, Chelsea Place, Wyndtree, Trinity Oaks, Thousand Oaks, Fox Hollow, Heritage Springs and a few others must transit our Oak Ridge storm water system on its way to the Anclote River.



Because the Oak Ridge storm water system has such an important impact on the upstream communities, it is imperative that our system be cleared of any debris that impedes the **rapid** flow of storm water toward the Anclote River. That is the reason some of you may have noticed cleaning and debris removal crews working on our storm water system. Because of the established and approved county-wide system of primary drainage and flood control, the county has expended thousands of dollars in cleaning our storm water system. Flood control is expensive. Any additional storm water runoff volume

from future developments within the Duck Slough Watershed will put the Oak Ridge residents and the upstream communities in further jeopardy. The Oak Ridge system was operating at maximum capacity during the recent 2015 rainfall event and yet it was not sufficient to prevent flooding in the upstream communities and some of our residents experienced flooding of equipment and outbuildings on their property.

Some of the properties within Oak Ridge have drainage easements that are held by Pasco County. The current county practice of relying on a few individual Oak Ridge property owners to maintain the drainage easements associated with their property to prevent flooding for the entire upstream Duck Slough Watershed is not in the interests of the upstream communities.

Purchasing a newly developed property, in this day and age, provides the purchaser with some assurance, **whether real or assumed**, that the property will not experience flooding because SWFWMD and Pasco County have reviewed the development application and issued the re-

quired permits for the new development. Through no fault of their own, residents of the affected communities throughout the county are paying the price for developers who were granted all the required permits, yet are responsible for causing their community to flood. Unfortunately, those permits have proven to be inadequate and have caused immense harm in terms of livability

and resale value of the affected homes. A trail of heartache remains and the developers are long gone!

Pasco County and SWFWMD have a massive task ahead of them to correct the failing and inadequate storm water infra-



structure caused by earlier permitting. The affected residents need as much help as possible to prevent yet another future disaster.

Only cooperation with County, State, and Federal agencies

will bring the necessary funding to correct the major problem.



How to Improve your Balance

Each year, more than 2 million older Americans go to the emergency room because of fall-related injuries. A simple fall can cause a serious fracture of the arm, hand, ankle, or hip.

Balance exercises can help you:



- Prevent falls and avoid the disability that may result from falling
- Stand on tiptoe to reach something on the top shelf
- Walk up and down the stairs
- Walk on an uneven sidewalk without falling

How Much, How Often

You can do the basic balance exercises as often as you like. They overlap with the lower-body strength exercises, which also can improve your balance. Do the strength exercises 2 or more days per week, but not on any 2 days in a row.

Safety

- Have a sturdy chair or a person nearby to hold on to if you feel unsteady.
- Talk with your doctor if you are unsure about doing a particular exercise.

Progressing

Having good balance is important for many everyday activities, such as going up and down stairs. Also, it helps you walk safely and avoid tripping and falling over objects in your way.

Many exercises can improve your balance, and even more so if you modify them as you progress. For example:

- Start by holding on to a sturdy chair for support.
- To challenge yourself, try holding on to the chair with only one hand; then with time, you can try holding on with only one finger, then no hands.
- If you are steady on your feet, try doing the exercise with your eyes closed.



For additional information and exercises, reference the National Institute on Aging (NIA) NIA.NIH.gov web site.

Be Vigilant—Another round of Auto burglaries, similar to 2015

Last year (2015) Oak Ridge experienced a similar set of car burglaries like what just happened on Saturday, February 27th, 2016.

In both instances (2015 and 2016) firearms were taken from unlocked vehicles.

Stating the obvious, if you keep valuables in your car, be sure to lock and set the audible alarm if the car is accessible.

For those, like me, that are familiar with CCW and the responsibility of that action, off body carry requires additional safeguards and it is important that you remain in possession of your firearm, for more reasons than just it is your property.

Be Vigilant— Watch your and your neighbor's property. Call Law Enforcement (LE) when any doubt exists on the propriety of a situation. I live in the section of Oak Ridge that has entrances from Perrine Ranch. In my unique position as President, I have numer-

ous contacts with Oak Ridge residents, members and non-members of the Association. In the previous 60 days, I've been made aware of ten (10) petty thefts, all of which are within 300 yards of my home. All have been reported to LE.

Be vigilant and watch yours and your neighbor's property. Call LE if you suffer a theft. Do not expect your property back. It's gone.

Do expect LE to;

- a) Catch the perpetrator
- b) Increase patrols, become more visible
- c) Check previous patterns of larceny to predict next occurrence

We are all in this together. Your role as an unofficial "night watchman" is every bit as important as LE.

Without your help, LE is hindered in solving the problem.

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

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CALL OR TEXT ME—LISA DEPEW— 727-967-1601

or EMAIL TO: LDEPEW@TAMPABAY.RR.COM





*Oak Ridge Homeowner's Association, Inc.
A Florida not for profit corporation*

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**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 Annual Members Meeting — I urge you to attend on Tuesday, April 19, 2016 to elect the next slate of Executives who will be responsible for executing the day to day activities of your Association.

On Tuesday April 19, 2016 you will elect the four Executives (President, Vice President, Treasurer, and Secretary) of the organization for a two year term, 2016-2018. You will also elect a Director to fill the slot being vacated by John McCormick. As of this writing there are no volunteers or nominations.

Bob Roberts,
bobatindianrocks@gmail.com
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. Help Bob and your fellow parcel owners and volunteer for an open position.

Meeting Details as follows:

DATE: Tuesday, April 19, 2016

Time: 7:00 pm

Location: **Trinity Meeting Center**

Address: 7813 Mitchell Boulevard
Suite #106 New Port Richey, Florida
34655

AGENDA:

7:00—Call the meeting to order

7:05—Pledge of Allegiance (remember the Flag)

7:08—Introductions

7:15—Treasurers report

7:25—Vice President—
Welcoming Committee

7:35—President's report

7:50—Floor open to Questions

8:10—Nominations Comm. Chair

- Reading of the Slate

- Solicitation for Nominations

- Member Voting

8:28—Motion to close

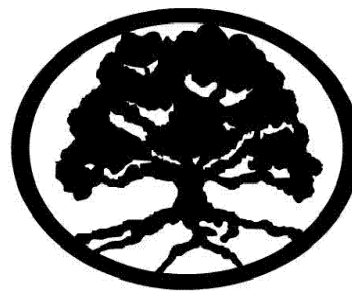
8:29—Await a second

8:29—Meeting adjourned

Additional information regarding the members meeting is available on the web site

www.myorha.org

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



Membership means success

make them happen.

Without YOU, we have nothing.

David Rosin