

OAK RIDGE

Homeowner's Association

Newsletter

April 2018



Current ORHA Officers

President: John Williams

Vice President: Vacant

Treasurer: Annette Guiliani

Secretary: Danielle Phillippi

Directors

Mike Emanuel

Charley Wischmann

Wally McKinley

Steve DeMatos

Restrictions Committee

Chairperson: Doug Lines

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Oak Ridge Homeowners Association,
Inc

*A Florida not for profit corporation
The Oak Ridge Homeowners'
Association, Inc. (ORHA) is
a voluntary HOA in a deed restricted
community located in beautiful New
Port Richey, Florida.*

<http://www.myorha.org>

Annual Members Meeting

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

Date: **Tuesday, April 24, 2018** Time: **7:00**

Location: **Trinity Meeting Center**

7813 Mitchell Blvd Suite 106

New Port Richey, FL 34655

All Oak Ridge residents are welcome and encouraged to attend. Topics of discussion to include; ORHA Officer elections, By-Law revisions, 2018-2019 budget.

*Please bring your comments, concerns and most importantly,
YOURSELF*

The Oak Ridge HOA By-Laws are being revised. Please visit <http://myorha.org/legalinfo.htm> to view a draft of the potential updated By-Laws.

Don't forget to pay your annual dues of \$50

Visit www.myorha.org to pay via Paypal or the enclosed form/check.



Children and pedestrians are out and about. Please remember the speed limit throughout Oak Ridge is 30 mph. Use courtesy when encountering pedestrians while driving. Slow down and ensure there is ample space between your car and residents on the street. Please ensure that your guests are aware of this as well. Thank you for keeping Oak Ridge a safe community!

ORHA Election for 2019-2019 Officers



Your Oak Ridge Homeowners' Association (ORHA), annual meeting is scheduled for Tuesday, April 24, 2018, at 7:00 pm. The meeting will be held at the Trinity Meeting Center, 7813 Mitchell Blvd., #106.

During this years annual meeting we will be electing the positions of President, Vice-President, Secretary, and Treasurer. The term of office will be for two years.

Your ORHA Board of Directors will remain in their respective positions in accordance with the ORHA By-Laws for an additional year.

Please plan to attend and cast your vote for the new Officers. Remember, you must be a member of ORHA to hold an Officer position or to cast your vote for the Officer positions.

If you are interested in being elected to any of the Officer positions, please contact Doug Lines at 376-8231 and you will be included in the slate of candidates.

Energy Update

Duke Energy will be updating all Oak Ridge street lights to a more energy efficient LED light at no cost to residents.



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Restrictions Committee

If you had to pick the most important concern of your home ownership in Oak Ridge what would it be?

Would it be the condition of the roads within Oak Ridge subdivision and Pasco County? Would it be the County Tax Assessors impact on your property? Would it be the proximity to convenient shopping and dining establishments? Would it be the quality of the local schools your kids might have to attend? Would it be the location from your place of employment? Would it be the availability of really good recreational facilities, the beaches, golf courses, sports complexes, bicycle paths, and other places where we enjoy our leisure time?

These are all important aspects of choosing to live in Oak Ridge because we have access to and are able to enjoy all the factors mentioned above. However, all of these benefits of living in Oak Ridge would probably take a back seat to one overarching consideration that has the potential of affecting all the factors mentioned above, **your property value.**

Property values are maintained by a lot of hard work and sweat equity by all of us who want our property to hold or increase its value so we can continue enjoying all the great parts of living in Oak Ridge. Our homes represent a substantial investment to our individual financial situation. Most of the residents within Oak Ridge do an excellent job of maintaining their property and are to be commended for their efforts. All of your Oak Ridge Homeowners' Association (ORHA), Officers/Board Members/and Restrictions Committee Members have noticed the many improvements undertaken by many of you in improving your property. It has not gone unnoticed.

Your Restrictions Committee is available to each of you simply by asking for our assistance. The purpose of the Restrictions Committee is to protect the property value of all Oak Ridge homeowners. The Restrictions Committee accomplishes that task by engaging with each of you who perceives that a problem might exist with a property that may impact your property value. We then establish a confidential and comprehensive course of action, consistent with very specific guidelines, to correct a possible violation of our Deed Restrictions and/or Pasco County Ordinances.

Your Restrictions Committee attempts to resolve any situation without confrontation and we have been successful in achieving resolutions to 16 resident complaints since the inception of the Restrictions Committee.

The Restrictions Committee prefers to correct problems within the neighborhood through voluntary compliance with our Deed Restrictions and Pasco County Ordinances to the extent it is possible to do so. Should voluntary compliance not be achieved, we work with Pasco County Code Enforcement to achieve compliance.

Your Restrictions Committee will investigate a complaint from a resident and **we will maintain strict confidentiality in any communications with any complainant.** Any action taken by ORHA is only initiated after a thorough investigation and requires approval by both the Restrictions Committee and your Board of Directors. The process and procedures are in place and functioning for the benefit of all Oak Ridge property owners.

We are here to help, just let us know by contacting the Restrictions Committee or your ORHA Officers/BOD members through the following website:
www.myorha.org

Doug Lines – Restrictions Committee Chairman



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URGENT! ATTENTION OAKRIDGE RESIDENTS!

West Pasco is going through another school rezone! The Planning Committee has submitted a map that would have the Perrine Ranch section of Oak Ridge along with surrounding communities Magnolia Estates, Riverside Estates, Meadowood, Seven Springs homes and part of Veterans Village being rezoned to Paul R. Smith Middle School and Anclote High School, both located across US 19 in Holiday. March 27th brought exciting news that the Pasco County Schools Superintendent has recommended a different map which will not be rezoning these areas. A letter was sent to the Superintendent from parents in each of the potentially affected areas demanding certain measures be taken – such as address verification of all current students, a transportation survey, a study regarding the impact of lowered home values and tax revenue. The district has indicated they will not be doing this. The bottom line is this rezoning issue is far from over. The district's intention is to give our children's seats to those in all of the new developments along SR 54 – even to Asturia, which is in Odessa! We could escape the rezoning this year, but be reassured it will be rearing its ugly head again. Home values are very closely linked to school districts. A rezoning will most certainly impact the values of each of our homes! What the Board is urging you all to do is lodge your concerns on the Pasco County website:

<http://www.pasco.k12.fl.us/planning/rezoning/>

continued



The Lawn Guy
Jay Wollenberg
owner
jwollenberg7@yahoo.com
727-226-3978
7010 Foxhollow DR
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URGENT! ATTENTION OAKRIDGE RESIDENTS!

cont

There is also a VERY important meeting that we are urging each of you to attend!

**April 10, 2018, at 5:00 P.M. at the School Board Room, Building #3, 7205
Land O' Lakes Boulevard, Land O' Lakes, Florida 34638**

Below are the email addresses of key personnel in the Pasco County school district:

"Kurt S. Browning" <ksbsos@pasco.k12.fl.us>,
"Cynthia A. Armstrong" <carmstro@pasco.k12.fl.us>,
"Alison G. Crumbley" <acrumble@pasco.k12.fl.us>,
Allen Altman <alaltman@pasco.k12.fl.us>,
Colleen Rene Beaudoin <crbeaudo@pasco.k12.fl.us>,
"James S. Luikart" <jluikart@pasco.k12.fl.us>,
"Christopher G. Williams" <cwilliam@pasco.k12.fl.us>,
Elizabeth Anne Kuhns <ekuhns@pasco.k12.fl.us>

The final decision as to which map the district will go with is May 1st. We need to let our voices be heard! Please do your best to voice your concerns either online or in person! The futures of our children in Oak Ridge and the value of your biggest investment is at stake!!

When neighbors start talking,
good things happen.



What is Nextdoor? Nextdoor is the free, private social network for your neighborhood. Nextdoor makes it easy to communicate with your neighbors about the issues that matter most in your community.

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I have an extensive list of satisfied customers I am happy to provide—ask THEM about my superb customer service and excellent care of their pets. Here are some recent comments from current Oak Ridge customers:

"Our dog Bella is quite comfortable going to Lisa's for short term or extended stays. She's treated well and whines to visit while on our own neighborhood walks!" - Paula Edwards , Arbor Drive

"Lisa gives our family peace of mind that our furry 4-legged family members are being pampered while we are away. We never have to worry and she keeps us updated with cute pictures and texts. We highly recommend her for anyone looking for a pet sitter". - Tara Holmberg, Ridge Top Drive

*"I highly recommend Lisa! I have used her pet service numerous times and I have found her to be professional, reasonably priced, timely and most of all, caring. She loves her work and it shows!"
- Sandie Will, Sunhigh Drive*

FREE GET ACQUAINTED VISIT!
CALL OR TEXT ME—LISA DEPEW— 727-967-1601
or EMAIL TO: LDEPEW@TAMPABAY.RR.COM
17 year Oak Ridge Resident!

