

TO THE POINTE NEWS.....
DECEMBER, 2011 ISSUE II

The 2011 holiday season is upon us and the media is reminding us of the fleeting days that are remaining for us to spend our money making Christmas a memorable day for friends and family. However, not a penny need be spent buying expensive unneeded gifts to make Christmas memorable when you consider the real meaning of this special day. As I become older, I find Christmas more enjoyable since I no longer do massive Christmas shopping and just buy for our grandson and make charity donations. What a relief it is not to be out fighting crowds and only doing for worthy causes! I only hope that you will focus on the real meaning of Christmas this year and enjoy the blessings of a more relaxed holiday season. With so much economic stress in our country and around the world, blessings will be heaped on anyone who gives to relieve the suffering of another in our own country or local community. I wish you and yours a memorable Christmas and pray that you will find it in your heart to honor the reason for the season with a focus on doing for someone less fortunate.

FROM THE EPPOA PRESIDENT Jack Wilson

Welcome back to our residents who have arrived and safe travels to those leaving to join us. The Park is currently experiencing a rush of activity with a dozen or so residents already improving their lots with designer pavers, decorative landscaping, and painted driveways. Thanks to all owners who meticulously maintain their property.

Keep in your prayers those who are experiencing health challenges and mourn the loss of those who have passed on. Please feel free to contact your Board members with your concerns, views, positive comments, and remember my door is always open.

Financially we are in good shape due to the fine job by our Treasurer Tom Tirohn and our long range contract and finance committees. We expect again this year to be able to hold the monthly POA assessment at the current level of \$65.00.

Several residents have voiced concern and have questions concerning Pasco County Property Taxes for this year. Some lots have seen taxes lowered, some stayed about the same, some raised significantly, and several bills have a charge for solid waste. To assist residents and answer the questions they may have, I have, through Director Knull, contacted the Pasco County Tax Office and extended an invitation for a representative to speak to our residents on this topic following an upcoming Monday Coffee Hour. PLEASE WATCH THE BULLETIN BOARD AT THE CLUB HOUSE FOR THE DATE AND TIME.

FROM THE DIRECTORS OF THE BOARD

PRESIDENT JACK WILSON AND VP HEYWARD ADDY

Rules and Regulations Committee: The Rule concerning the Building Code was changed to allow Zephyrhills the responsibility for current building codes, issuing building permits and inspection of properties during and at the end of construction. Before Zephyrhills can release a building permit to a property owner, that owner must first have a permit from the Lot Improvement Committee and the Board. Emerald Pointe will continue to maintain our standards for height, setback, colors, etc. If you have any questions, contact the Lot Improvement Committee and/or the Board of Directors.

Contract and Long Range Planning Committee: This committee has and continues to do a great job for Emerald Pointe. Because of their efforts and other committees' efforts, we will be able to maintain our current POA fees in 2012.

Insurance: Our insurance carrier has informed us that we should not allow Agape Church to use our pool for baptisms due to our liability not covered in our policy. We have requested additional correspondence in writing from the carrier concerning this matter; however, until we receive a response, we will not allow baptisms in our pool. We hope everyone can understand that as much as we

wish to be good neighbors, we cannot allow our property owners to be liable for a situation that is not covered by our insurance. We will keep you informed on this matter.

Lot Inspection: A number of the Directors have inspected the park and found that some owners are not maintaining their property per our Rules and Regulations XII 4 and 5 and CC & Rs 5.01 m & n. Each owner is responsible for maintaining his or her lot/lots for the entire year. The Lot Inspection Committee will be inspecting lots and will be taking action with the approval of the Board for those owners in violation. You can contact Magee Lawn Service 813-486-4947, Prescap Lawn Care 813-788-0427, or any other service to maintain the landscaping on your lot.

DIRECTOR GUY SAUMURE

Power Washing the Clubhouse: a number of owners and renters spent a great morning power washing the clubhouse. We can always use more volunteers for this and other activities in the park. Also Ogie and Kyle cleaned and power washed the dumpster container area.

Well Water Leaks in the Park: A few volunteers spent time repairing leaks on well water valves throughout the park.

Electrical Problem on Lots 35 and 36: The main electrical box feeding power to these lots experienced a problem with one leg of power. Original estimates from an electrical contractor was approximately \$2700. However, further investigation by a group of park volunteers found a loose connection on one leg and was able to repair this with minimal cost to the property owners.

Lawn Service: The Board had a number of complaints and compliments concerning the Lawn Service. We have and will continue to work with the Lawn Contractor to assure compliance with our standards. The money saved on the Lawn Contract contributed greatly to allow your Board to keep our POA fees at \$65 for 2012.

DIRECTOR GALE KNULL

Native Feral Pigs-New Residents at EP: Over the summer months Emerald Pointe has been overrun with wild feral pigs. It is a common problem all over the eastern and southern United States. Most of the rutted grass areas in our park are located adjacent to back ponds and preserves. An area behind one of our park models was repaired and reseeded by BOD member Guy Saumure. Repair of the bigger areas is on hold until we have a reduction in the number of pigs or a decline in the continued damage.

I am working with a Licensed State Trapper to remove the hogs and so far, four hogs have been eliminated. The Board is looking into several additional options: more aggressive elimination, additional trappers, and fencing.

Several reasons have been suggested as to why we have such a problem now and not prior to this year. The fact is that the pigs migrate and rut for grubs, mole crickets, and new sweet grass sprouts. We also now have an uninhabited, non-traveled area behind our park which until this past year had some human activity. Guy and I have spoken to our landscape contractor and the pig farmer a half mile from EP for information on the problem and some possible solutions. Utilizing that information and contacting the Florida State Wildlife Department, we continue to become educated and continue to work on developing a plan to rid the Park of this nuisance.

DECEMBER ACTIVITY AND EVENT CALENDAR

Saturday, Dec. 3, at 5:00 PM we will have our annual Christmas Trim A Tree Party. Please bring an hors d'oeuvre to share and your beverage of choice. Plates and napkins will be provided. Silverware should be brought for your use.

Sunday, Dec. 4 join us at 6:30 PM for an Ice Cream Social. For \$2 you can build your own custom ice cream sundae with as many of the delicious toppings as you want to use.

Wednesday, Dec. 7 is our Ladies Luncheon. Meet at the Clubhouse at 11 a.m. We are going to Blackstone Reef and Grill (formerly John's Steakhouse). Please sign up in the notebook in the Library so we know how many to make reservations for.

Saturday, Dec. 10, will be our monthly Brunch at 10 AM. Bring your favorite brunch dish, plates (not trays) and your silverware.

Sunday, Dec. 18 will be our second Ice Cream Social of the month at 6:30 PM.

Monday, Dec. 19 there will be a Blood Drive after Monday Morning Coffee. The Bloodmobile will be in the Clubhouse Parking Lot.

Sunday, Dec. 25, plan on joining us for our annual Emerald Pointe Christmas Dinner at 4 P.M. Ham will be provided and you are asked to bring a dish to pass that would feed your family plus one guest. This should provide us with enough to feed all who attend. We ask that you sign up in the Library under Meals so we will know how much ham to purchase. Also remember to bring your own plates (not trays), silverware, and your beverage of choice. We are looking forward to sharing the delicious potato, vegetable, salad, relishes, and desserts contributed by all.

Saturday, Dec. 31 plan on spending New Year's Eve with us at our annual New Year's Eve Party featuring Jimmy Smith entertaining for your listening and dancing pleasure. Bring an hors d'oeuvre to share and the beverage of your choice. Tickets are \$10 per person and will be available after Monday Coffee, from your Block Lady, and in the Office during open hours.

AGAIN REMEMBER OUR POLICY THAT EVERYONE WILL BRING THEIR OWN TABLE SETTINGS AND SILVERWARE TO EACH DINNER, POTLUCK, AND BRUNCH. WE ASK THAT YOU DO NOT BRING TRAYS AS WE NEED TO BE MINDFUL THAT THERE ARE OTHERS IN LINE BEHIND US AND IF THERE IS FOOD LEFT OVER AFTER EVERYONE HAS HAD A CHANCE TO COME TO THE BUFFET TABLE, YOU MAY RETURN FOR SECONDS ON YOUR PLATE.,

NOTICE ABOUT ACTIVITY STARTING TIMES

Please be vigilant about the starting time of all activities. They must begin ON TIME and not earlier than the stated time. Bingo is the only exception since bingo cards must be purchased by 6:45 P.M. so that the ladies can count the money and set the pots so that the games can begin at 7 P.M.

POA Dues Assessment

Jack Wilson for the Board of Directors is pleased to inform you that the EPPOA annual assessment will remain the same for another year in the amount of \$780.

The assessment is payable in quarterly payments of \$195, semi-annual payments of \$390, or an annual payment of \$780. Checks should be made payable to "EPPOA" and have the lot number/numbers on the check in the MEMO area.

If you have any questions, please contact Tom Tirohn, Treasurer or one of the Board Members.

Tom and Fran Sanford want to remind everyone that there is a secure locked mailbox across from the EPPOA office where you may place any checks, documents, forms, or inquiries.

GARDEN CLUB MEETING

The first official meeting of the newly formed Emerald Pointe Garden Club will be held on Tuesday, Dec. 6 at the Clubhouse at 10:30 A.M. This meeting is to see who and how many of you are interested, who has knowledge about plants, trees, and shrubs, and who just enjoys digging in the dirt and maintaining the beauty of our common grounds. We are not going to be a "Garden Club of America, but will be a group of persons who would like to see our park remain bright, attractive, and maintained during the winter months. Several of you have contacted me via e-mail and in person and I look forward to seeing all of you and any others who might be interested. See you Tuesday, Dec. 6.

Jodi Girouard 352-895-8183

REPORT FROM THE RULES AND REGULATIONS COMMITTEE

Jim Kelley chairperson of the Rules and Regulations Committee reports that the Committee has been working hard with other committees to correct, improve the wording, and communicate the information in our Governing Documents. The Committee's mission statement is as follows:

"The Rules and Regulations Committee will provide a concise and pertinent set of current Rules and Regulations to all Emerald Pointe Property Owners, tenants, and Committees. These regulations should sustain the beauty, character, and rule compliance that enhances property values, making Emerald Pointe Florida's premier RV and retirement community."

One rule amended clarification is Article I.2.a (Lot Improvement-Construction/Landscaping. (Rules and Regulations page 2)

(Rule "a" added) "All requests must comply with current required permits from the City of Zephyrhills, Pasco County, or State of Florida current building Codes, as it applies to structures with roofs, walls, windows, doors, electrical wiring, and plumbing. Upon completion of construction, a copy of the Zephyrhills final inspection report must be returned by the property owner to the Emerald Pointe Lot Improvement Committee for office filing."

The committee wishes everyone a nice Holiday Season.