



# The Ballantrae Communicator

The quarterly newsletter of the Ballantrae community in Land O' Lakes, FL

January-March 2013

20 pages

Vol. 5, No. 3

## Ballantrae HOA targets delinquent landowners for arrears

### HOA takes 'Fifth Amendment,' directs attorney to foreclose

By Richard Solkin  
Ballantrae HOA president

In March of next year, we'll be celebrating the ten-year anniversary of the Ballantrae Homeowner's Association,

Inc., marking a decade of service to our community.

In the meantime, the new Board of Directors has already made strides in evolving our Declaration of Covenants, Conditions and Restrictions to meet homeowners' expressed needs and concerns.

Landowners recently approved three amendments to those documents. This is the "fifth amendment" to the Declaration of Covenants, Conditions and Restrictions. There are some significant changes which will make the process of liens, fines, and leases more specific, direct, and easier to enforce.

For example, Article V, Section 8a was amended to remove subordination of a lien for the Association's Assessments from any mortgage, including an Institutional Lender.

In Article VIII Section 3, there are now much broader penalties for fines, including suspending owners, tenants, guests, and invitees from common areas due to violations, and doubling the per day fine up to the maximum permitted by law.

Article VI, Section 1, Subsection FF was greatly expanded regarding the requirements for leasing properties. Changes include necessitating the submission of a lease in the Association-approved form at least seven days before commencement of the lease.

*Please turn to page 8*



### Welcome to Baile an Tràigh

The volcanic island Ailsa Craig rises in the distance offshore from ... Ballantrae. It is a centuries-old fishing and farming village in South Ayrshire on the southwest coast of Scotland. Baile an Tràigh translates as "the village at the estuary" where the River Stinchar meets the North Channel. The CDD's look at Ballantrae in Scotland, the source of most of our village and street names, begins on page 2.

### News from the Straiton HOA

## Board proposes parking solution

Parking continues to be an issue within the Straiton community.

Whether you have one car or five cars, all residents are impacted by the limited parking within the townhomes. For those of us with one car, the question is: "where do my guests park?" For those with three or more cars, the question is: "where do I park my cars and be free of imminent towing?"

The Straiton Homeowners Association's Board of Directors has been researching the matter for several

months. During that time the Board has received input from the community driven by a survey that was completed last June. Beyond the survey we have talked with owners and residents and studied the available pool of resources that can be tapped to relieve the problem – not enough parking spaces.

What has been determined is:

- The community was developed with too few spaces to support the planned population.

*Please turn to page 6*

### Our top stories

Lake and pond maintenance is a community responsibility: page 4.

CDD Board explores plan to maintain all 37 lakes and ponds: Page 5.

Straiton HOA lists main types of continuing traffic infractions: Page 6.

Straiton HOA hires landscaping architect, to begin facelift: page 7.

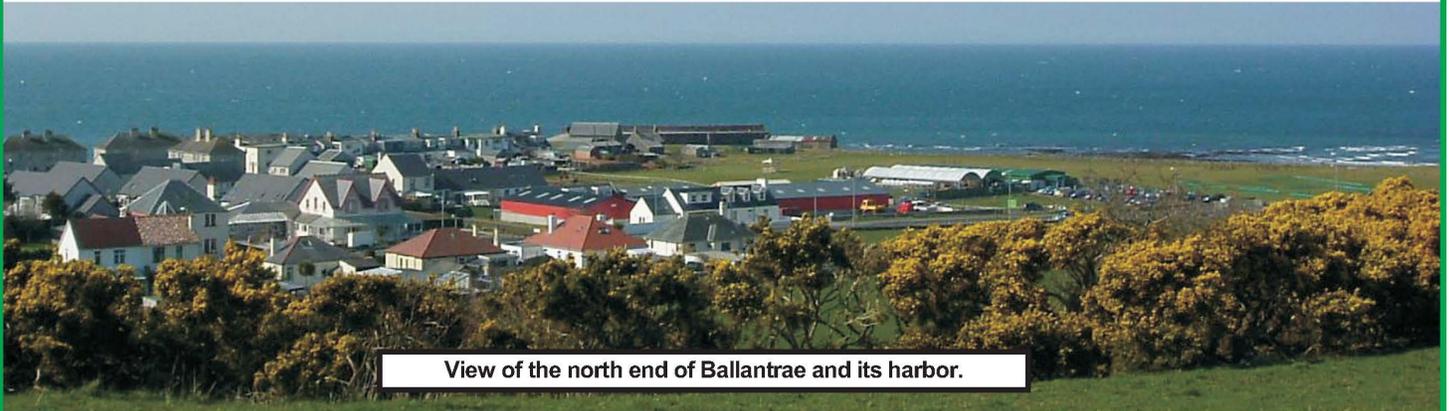
The goal of Ballantrae HOA covenants is compliance, not cash: page 9.

CDD assessment receipts exceed 2011-12 levy: Page 10.

Information on a host of topics important to our residents: Page 11.

Election results show Ballantrae area votes track with county turnout: Page 12.

# Welcome to Ballantrae ... a village in coastal Scotland



View of the north end of Ballantrae and its harbor.



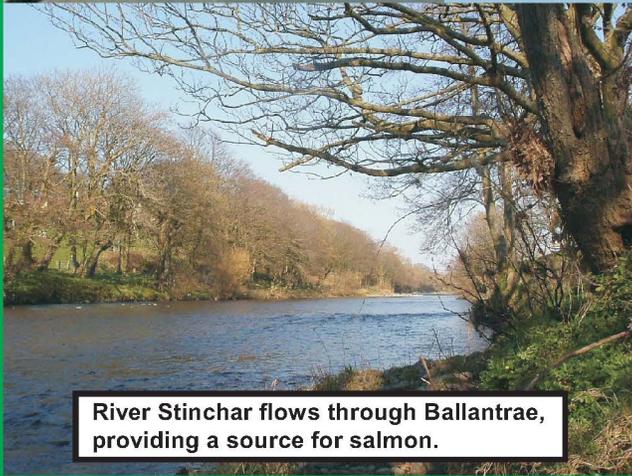
Church of Scotland (1819) with clock tower (1891), obscured by residence.



Ballantrae's south end with Kennedy mausoleum (c. 1601) at center right.



Protective harbor wall.



River Stinchar flows through Ballantrae, providing a source for salmon.



Entering Ballantrae from the south.

# 'Village at the estuary' crosses 'The Pond' to Land O' Lakes

By Jim Flateau, CDD Chair

It's not unusual for some residents of Florida's housing developments to ask: how did the developer decide the name of our community? How did it pick the names of our villages and streets? What is the meaning behind those names?

The Communicator decided to answer those questions about Ballantrae.

Developer MI Homes looked for a European theme in naming our community. It liked the Scottish name Ballantrae and thought it was a good fit:

- Pirates are well-known to the Tampa region, with its annual Gasparilla celebration that recalls legendary pirate captain José Gaspar. Pirates also played a large part in the history of Ballantrae, Scotland.

- The parcel upon which our community sits was used by its former owners for the dairy and cattle business. Along with farming, they remain the main occupations in Ballantrae, Scotland.

As MI's research developed, it took most of our village and street names from

under the Ballantrae, Scotland tab on the CDD website at ballantraecdd.org.)

Our namesake "across the pond," aka the Atlantic Ocean, is centuries older than our community established in 2003. References to the rural Scottish farming and fishing village date back to the 1400s.

The Communicator received help from an archivist, an author, a researcher and a librarian in Ballantrae, Scotland who aided our search of the

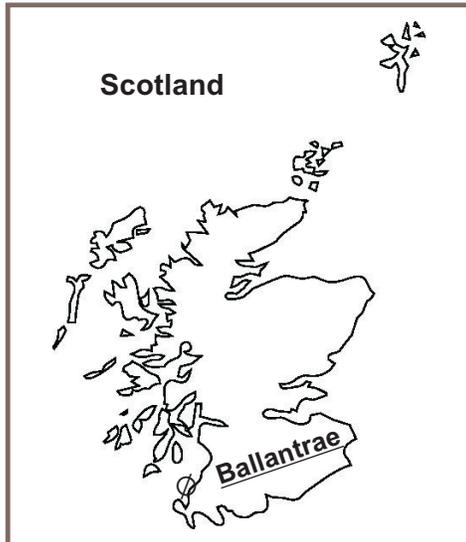
history and places included in the articles we wrote for this issue. Two residents in "the other Ballantrae" were especially helpful in sharing their detailed research and archival photos. (See story on page 4.)

All were gracious in promoting and praising their community – for what it is today, as well as in the telling of its rich and colorful history.

But that, as they say, is another story – one that begins on page 18. 🏠

## Glossary of Ballantrae village and street names

<i>Our name ...</i>	<i>Its Scottish origin ...</i>
<b>Ballantrae</b>	Translates from the Gaelic as "The village at the estuary"
<b>Mentmore</b>	Was named as part of the construction of nearby Oakstead
<b>Ayrshire</b>	South Ayrshire is the county (shire) where Ballantrae is located
Gianna	Godchild of MI's Mark Spada; he helped select our names
Cunningham	"Cunninghame" is a district in Ayrshire
Downan Point	The headlands south of Ballantrae projecting into the sea
<b>Braemar</b>	A village in the northern highlands
Barnweill	An estate in the town of Ayr
Glenapp	Glen App is a village south of Ballantrae
<b>Castleway</b>	There are different routes to the many castles in Scotland
Duke Firth	A firth is a long, narrow estuary
Machair	A county in the lowlands
Souter	Cobbler or shoemaker; character in a Robert Burns' poem
Stornoway	A burgh on the Isle of Lewis in the Outer Hebrides islands
<b>Cunningham</b>	"Cunninghame" is a district in Ayrshire
Beneraid	Highest hill near Ballantrae, crossed by a old coach road
Kilbride	Community in Strath in Inverness-shire
Olde Lanark	A village in South Lanarkshire
<b>Lintower</b>	Another name for Ballantrae's seaside smugglers
Balmaha	Village on the shore of Loch Lomond
Queensland	A bow to the Scottish queens of yore
Sandgate	The street in town of Ayr where public hangings took place
Tarbolton	Village in north Ayrshire
<b>Straiton</b>	A village with rowhouses near Maybole south of town of Ayr
Girvan	A large town north of Ballantrae
Hugh	Hugh Kennedy built Ardstinchar Castle & helped create golf
Locharron	Loch Arron is located near Galloway to the east
Stinchar	The river running through Ballantrae to the sea



the area of Scotland's South Ayrshire – the county ("shire") of Ayr (versus the town of the same name).

South Ayrshire is home to coastal Ballantrae, some 60 miles southwest of Glasgow, Scotland's largest city.

Ballantrae's Gaelic spelling, Baile an Tràigh, translates as "the village at the estuary." It is where the River Stinchar meets the North Channel, separating Scotland from Northern Ireland.

(Besides our Ballantrae glossary at right, we've added some Scottish history

# Ponds a community responsibility



By Jim Flateau  
CDD Chair

The CDD Board is always looking to improve upon both the appearance and maintenance of our community property.

We're now conducting a review of each of our 37 lakes and ponds. The need for that review (and requests for your input) are explained on page 5.

The CDD Board voted a few years ago to spend money on pond maintenance. That drew criticism from a few members of the CDD community.

Critics took the position that only residents who live on a pond should pay for maintenance of that pond. After all, they said, they are the ones benefitting the most from those ponds.

State law doesn't agree. It says it is the CDD community, not just the landowners whose properties adjoin lakes and ponds, that is responsible for their care and management.

We all pay the cost because the ponds collect the rainfall from all of our private and community properties and directs it into the regional water system.

That's why the state holds each CDD, not individual landowners, responsible for the quality of their water that discharges into the watershed. The process is detailed in the state's 20-page *Stormwater Systems*

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## CDD board sets meetings

CDD Board meetings this quarter will be held on Jan. 7, Feb. 4 and March 4. All meetings begin at 6:30 p.m. at the clubhouse.

A list of all meetings for the fiscal year is posted on the clubhouse CDD bulletin board, and on the CDD website at ballantraecdd.org on the Board Meetings tab.

Each meeting agenda is posted on the clubhouse bulletin board the week before the meeting. Each agenda is also posted on the CDD website on the Board Meetings tab. 

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in *Your Neighborhood* pamphlet posted on our ballantraecdd.org website at the CDD Operations tab at Other Documents.

Without the ponds, every residence would also be subject to flooding after a heavy rain, not just those on parcels located adjacent to the ponds.

Saying only those who live on ponds should pay for their care is like saying only those using CDD pools or basketball and tennis courts should pay their costs.

The CDD is a community: the Board believes we must all share in paying expenses that benefit us all. 

## The Communicator

The Communicator is published quarterly by the Ballantrae Community Development District Board of Supervisors, with contributions from the board of directors of both the Ballantrae master Homeowner Association and the Straiton Townhomes Homeowner Association.

It is printed free by the Tampa Bay Times with costs defrayed by advertisements.

Residents have a choice of receiving the Communicator on paper or online. Those preferring the electronic version can request it on the Communications page of the CDD website at ballantraecdd.org.  When published, we'll email you a link to the newsletter on our server.

The mailing address for the CDD Board and the Communicator is 17611 Mentmore Blvd. in Land O' Lakes, FL 34638.

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## Ballantrae, Scotland info

A tip of the tam o'shanter to Christine and Keith Brown of Ballantrae, Scotland for their work in sharing photos and documents on their community and its history, and their input on our stories.

Christine works as a fitness instructor. Keith is retired after having worked for Royal Mail for 41 years. Married for 40 years, their daughter Shelagh is a physiotherapist.

Their interests are sports of all kinds, local history and enjoying the open air.

"We are pleased to be able to help anyone with queries about our area as this was one of the reasons we set up our email of kaycee.history@gmail.com in the first place," they said. "We have a wide range of old photos and historical facts from the last 150 years which we have gathered together to try and preserve for future generations.

"We found that as the older generations died off the photographic evidence of their time was being lost forever as their children did not think they were of any value or interest. We hope to continue this hobby for many years to come," they said. 



Christine and Keith Brown

# Ballantrae's story as rich as the lore and lure of Scotland

By Jim Flateau, CDD Chair

Farmers and fishermen, novelists and poets, pirates and smugglers – oh, my!

That colorful history of Ballantrae, Scotland contrasts with today's quiet village of some 750 residents.

Farming remains the main occupation. Many work their own lands or those of the nearby Glenapp estate.

There is also a rail maintenance unit, a roofing business, painters and a variety of other tradesmen and women.

The grocery store houses the post office, while the local garden center also offers a tea room.

The village has a modest medical clinic and a small church. Staff at each serve other nearby communities as well. The church also shows movies.

There is summertime lawn bowling, tennis and a putting green, while a local hall hosts winter badminton and bowling.

The three hotels are down to one, but some residents offer B&Bs in their homes.

Today's fishermen look for lobster and crab to meet current tastes and the needs of area restaurants. Some fish the river for salmon. The harbor draws many recreational fishermen and pleasure boats.

Ferries and rail carry the tourists who come to see Ballantrae's historical sites and nearby castles, follow walking and hiking trails or tour the beautiful countryside and public gardens, and play at championship golf courses such as the Turnberry and Troon.

## A history of self-sufficiency ... legal and not

Ballantrae, like all isolated villages founded in the 1400s, was forced to become self-sufficient to survive.

For centuries, fishermen relied upon plentiful Atlantic cod, plus the salmon that spawned in the River Stinchar, paying the local lord for the right to take fish from his waters.

Farmers planted oats, wheat, potatoes, turnips and beans, while raising sheep, goats and their own breed of cattle.

Weavers used some 50 looms to manufacture coarse linens and plaids.

The community became so self-sufficient that it rarely required visits from the goods and food markets that traveled among other villages.

Eventually, three lighthouses would guide coastal ferries, steamers and seafarers into Ballantrae's gentle harbor.

Those same lighthouses became beacons for the nighttime smugglers who



The harbor is as critical to Ballantrae's present as to its past.

regularly ferried their stolen goods from Ireland and the Isle of Man. Records show brandy and tobacco were favorite items. It was also an excellent way of avoiding Scotland's high tax on salt.

Pirate vessels, known as "Buckers," also used the lighthouses to guide their attacks on unsuspecting vessels. Fitted with 20-30 guns, they lay await in the bay for unsuspecting ships.

Once they boarded and took possession of cargo, it was transferred to their "lintowers" – land-based smugglers who would stow and hide the haul, splitting its value with the pirates.

The lintowers have been described as "stalwart fellows, armed with cutlass and pistol, ready to fight off any resistance."

One of the locations where stolen caches were once stowed was in the caves of offshore Alisa Craig. Today, the island's granite is harvested by the ton as needed to make stones for the popular Scottish game of curling.

## The famous and infamous

Among the most well-known of Scotland's pirates (or, maybe, privateers) was William "Captain" Kidd of Dundee, who sailed the Atlantic in the 1690s.

Some local individuals made their historical marks in far more positive ways.

Robert "Rabbie" Burns was known as the Bard of Ayrshire and lauded as the national poet of Scotland.

So recall this wordsmith from the late 1700s, when you hoist a New Year's Eve drink and sing his poem *Auld Lang Syne*. Think of him when you see a tam

o'shanter, a cap honored for his poem of that name. On Valentine's Day, your sweetheart might appreciate his *My Love is Like a Red, Red Rose*.

Novelist Robert Louis Stevenson of Edinburgh dressed up to show respect for Ballantrae residents when he visited in 1876. They were so unimpressed with his "showy" attire that they stoned him for it.

When he wrote a novel about a brooding, unforgiving people and their land, he entitled it *The Master of Ballantrae*.

Among his other classics were *Treasure Island*, *A Child's Garden of Verses* and *The Strange Case of Dr. Jekyll and Mr. Hyde*.

A stained glass window near the altar of Glenapp Church commemorates Elsie MacKay and her doomed 1928 attempt to become the first woman to pilot a plane across the Atlantic.

She was a well-known actress and one of the first women ever to obtain a pilot's license. She kept her transatlantic plans secret from her non-supportive father, millionaire shipping magnate Lord Inchcape of Glenapp Castle.

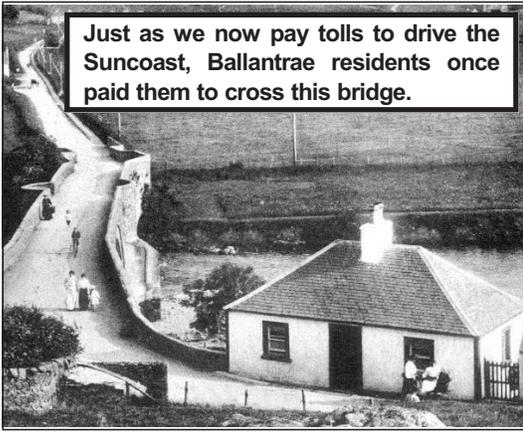
She and her co-pilot took off in the early morning hours from the Scottish coast. At least a few sightings of the plane were reported in Ireland – before it disappeared forever.

One wheel from her plane was later found on the coast of Ireland.

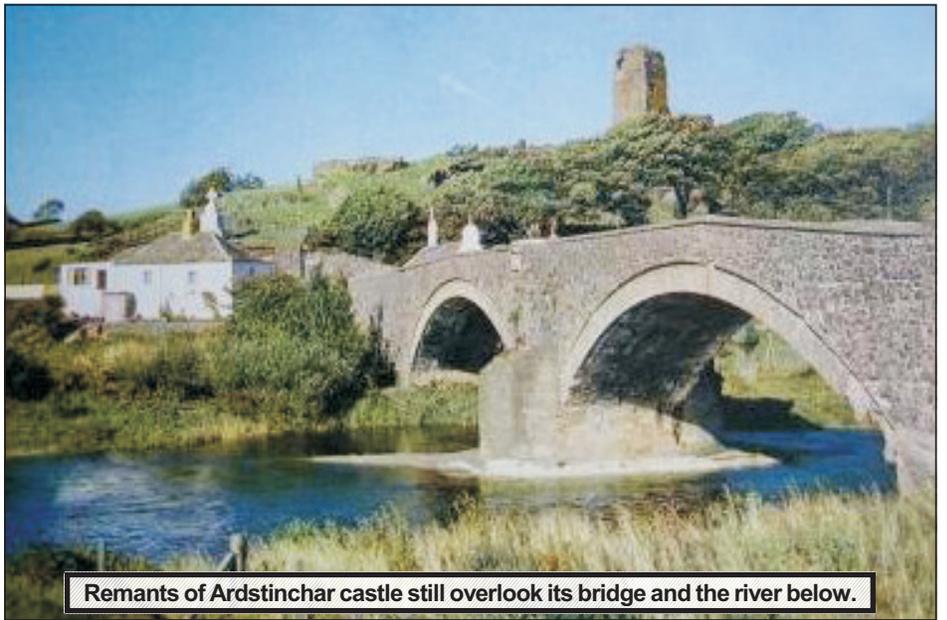
## "Beanie Babies" or "Airtime for Airheads"

No story of Scotland can end, of course, except with the telling of a tale.

*Please turn to page 20*



Just as we now pay tolls to drive the Suncoast, Ballantrae residents once paid them to cross this bridge.



Remnants of Ardstinchar castle still overlook its bridge and the river below.

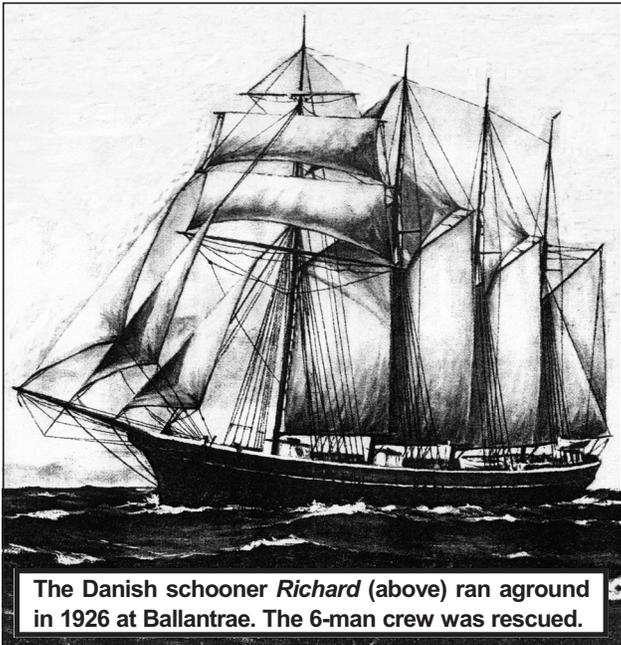
*More scenes of 'the other Ballantrae'*



Technology changes, but crops and farming remain vital to the local economy.



Residents won't forget this 2011 storm, with winds up to 165 mph and waves 20 feet high, shown here battering Ballantrae's harbor wall.



The Danish schooner *Richard* (above) ran aground in 1926 at Ballantrae. The 6-man crew was rescued.



Originally built as a private home, this castle is now part of a public resort.



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## Ballantrae's story ...

*Continued from page 18*

One of the well-known tales out of Ballantrae's past involves Alexander "Sawney" Bean, said to have lived in the 1400s. He is alleged to have headed an extended family of murderers, robbers and cannibals from a cave along Ballantrae's northern coast.

Because of the inbreeding he demanded over the years to help keep his cult secret, a modern writer adopted the phrase "Beanie babies" to refer to the entire clan.

As told when the tale first gained written, widespread notoriety in 1843, Bean and his wife established their home at

Bennane Cave. The main cave ran more than a mile into the rock, with offshoot tunnels providing enough space for a growing family. Meanwhile, tides effectively flooded the cave entrance for several hours each day, hiding it from casual view.

From there, Bean decided the easiest way to provide for his family was by accosting the travelers who used the nearby Western Road of Scotland running north and south. Killing those they robbed left no witnesses. At some point, he decided cannibalism was a good disposition of the evidence of murder.

Some historians say the innocent residents of Ballantrae could not suspect what was going on. How would locals know what unknown travelers were passing by, and that some went missing? How would the families of the missing know where along their route their loved ones had disappeared?

As the size of the clan and its need for nourishment grew, the clan became more daring and would attack increasingly larger groups of travelers. But it was the Beans' attack on just a married couple that would lead to their demise.

While attacking them, the woman was killed but the man escaped. Down the road, he ran into a large group of travelers. They followed him back to the scene. The ensuing battle led to a retreat by the Beans.

The woman's body was the only evidence King James I needed to suspect he had found the reason for reports over the years of 1,000 missing travelers. He rode to Ballantrae with 400 foot soldiers plus a few of the West Highland White Terriers (see "Westie" photo above) that he bred.

Soldiers found the cave, its "food" and 48 adults in hiding. The king saw no need for trials. He ordered the immediate execution of all 27 men and 21 women, including Bean and his wife.

Since no written record survives to confirm the details of the story, the debate rages as to whether the tale is true ... or not:

- Is it true, but denied by Ballantrae residents, and Scots in general, who refuse to believe such heinous crimes could ever be orchestrated and undetected for so long in their midst?
- Is it false, but a story kept alive by distant Scottish lords and the English, who wanted to denigrate the peasants and scare the country residents into paying for their protection?

Or even, as modern skeptics have written, is it now "airtime for airheads" or "nightmares for children" – receiving renewed attention in the Internet age from those who will watch or read, and then believe, just about anything?

As with any Scottish tale, it is left to each reader to decide where the truth, if any, lies. But the tale is now told. 🏴󠁧󠁢󠁳󠁣󠁴󠁿



An aerial view of Ballantrae with the island Ailsa Craig in the Firth of Clyde, the North Channel in the background.