



# *The Ballantrae Communicator*

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

*Summer 2018*

*16 pages*

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See "Our Top Stories" on page 4.

# Pond Locator

Those shaded in green reviewed in this report



#	Village/Street	Location/Description
1	Ballantrae Blvd.	W main pond @ SR 54 entrance
2	Ballantrae Blvd.	N of weir @ at NE corner of Pond 1
3	Straiton	SW of Straiton on CDD border
4	Straiton	Central pond
5	Ballantrae Blvd.	S of Straiton entrance
6	Mentmore Blvd.	NW of Straiton on CDD border
7	Ballantrae Blvd.	W side, across from Ayrshire entrance
8	Mentmore Blvd.	Across Mentmore Blvd. from clubhouse
9	Mentmore Blvd.	S of Lintower at Mentmore Blvd.
10	Mentmore Blvd.	N side at W end of CDD property
11	Lintower	N of Lintower
12	Cunningham	Along N & W borders of Cunningham
13	Ballantrae Blvd.	N E border of Ballantrae Blvd. at Castleway
14	Castleway	Central pond in Castleway
15	Castleway	N/W of Castleway
16	Castleway	S of Souter Lane
17	Braemar	NE of Braemar village
18	Braemar	N of Braemar village
19	Braemar	Central pond in Braemar
20	Braemar	W of Barnweill
21	Braemar	NW of Barnweill-Glenapp intersection
22	Ballantrae Blvd.	S of Castleway entrance
23	Ballantrae Blvd.	N of Braemar entrance
24	Mentmore Blvd.	S of Braemar
25	Mentmore Blvd.	S side, at E end of CDD property
26	Ayrshire	N central horseshoe-shaped pond
27	Ballantrae Blvd.	N of school property
28	Ayrshire	E of Ayrshire Blvd. @ N stormwater structure
29	Ayrshire	Behind Cunningham Court
30	Ayrshire	SE corner of Ayrshire-Downan intersection
31	Ayrshire	S central pond
32	Ayrshire	E side of E main pond #33
33	Ballantrae Blvd.	E main pond @ SR 54 entrance
34	Castleway	Extreme NE corner of CDD property
35	Ayrshire	NE of E main pond, abutting Ayrshire Blvd.
36	Braemar	Adjacent to Pond 17
37	Braemar	Braemar Street behind homes; S pond 36

# CDD Board fights erosion

The CDD Board voted unanimously at its May 14 meeting to adopt a wide-ranging report including “best management practices” for our 37 ponds and authorizing \$35,257.28 in repairs to erosion-related damage in and around approximately a dozen ponds in Ballantrae.

The ponds affected are those shaded in the Pond Locator section next to the map of page 2.

The [detailed report](#) is available on the CDD’s ballantraecdd.org website at “Other Documents” No. 27, “Ballantrae CDD Pond Report 2018.”

The ponds and the report are important to all residents, not just those living on them. One of the main purposes of the ponds is to prevent flooding on all streets and in every home, not just those located along ponds.

The ponds, slopes and banks are subject to erosion in the natural process of aging.

But Ballantrae ponds and surrounding banks also suffered a number of “hits” in just the past year. They included heavier than usual rainfall followed by record drought, as well as the impact of hurricane Irma and then debilitating winter frosts.

The effect has been the death of many plants around ponds that are primarily designed to reduce shore erosions, but also aid in cleaning pond water.

In addition, many pond banks have suffered turf loss that must be restored. Some bank turf has been thinned out, and must be monitored to see if it grows back when the rainy season returns. If not, these areas must be re-seeded or re-sodded as necessary.

A few trees, planted by the developer too close to shorelines, have begun to lean or fall as shorelines weaken due to erosion.

To get a start on bank turf restoration, landscape vendor Yellowstone has been allowing grass to grow unmowed in areas around ponds. [\(See story on page 8.\)](#)

The Board decided to take action this spring before it faced the same problem as some other communities: waiting too long to act, and then having to spend tens if not hundreds of thousands of dollars to battle erosion.

The Board will spend \$7,805 to install club rush plants along the shorelines of several ponds. Besides reducing erosion, they help to clean pond water. While some residents appreciate the plants around ponds behind their homes, there appear to be others who do not.

Those who do not are reminded that interfering with the growth of these plants violate state law as well as the Ballantrae HOA’s deed restrictions. The issue is more thoroughly discussed in the pond report. 🏠



## Tennis courts resurfaced

Florida Courts, Inc. recently completed an \$11,600 resurfacing of the tennis courts.

Besides filling in low areas and sealing cracks, the CDD Board contract included adding a four-coat color system. That was covered with two coats of acrylic resurfacer and two coats of a color concentrate.

At right, photo shows the last stage of re-stripping. 🏠

# Residents can be heard at upcoming CDD, HOA meetings

## CDD Board meets monthly

The CDD Board of Supervisors will hold most of its regular monthly meetings at 6:30 p.m. at the clubhouse on the first Mondays of the month for the new fiscal year that began on Oct. 1.

Remaining meeting dates this fiscal year are:

- June 4
- July 9
- Aug. 6
- Sept. 10

Residents are always invited to comment on agenda items at the start of the meeting. Any CDD non-agenda items can be brought up after all agenda items have been discussed.

The evening meetings are designed to maximize the number of people who can attend and participate in the Board's meetings.

CDD meeting dates are also posted online at the CDD's website at [ballantraecdd.org](http://ballantraecdd.org), on the bulletin board at the clubhouse and in all village entrance bulletin boards.

All meeting agendas and minutes are also posted to the website. 

## Ballantrae HOA Board meets monthly

The Ballantrae HOA Board of Directors will meet in 2018 on these second Tuesdays of the month starting at 7 p.m. at the clubhouse:

- June 12
- July 10
- August (no meeting)
- September 11
- October 9
- November 13
- December 11

HOA members are always invited to attend and participate.

For HOA updates or to contact the HOA Board, go to [ballantraehoa.com](http://ballantraehoa.com) or "Ballantrae HOA" on Facebook. 

## Straiton HOA sets quarterly meeting

The Straiton HOA Board of Directors' quarterly meetings for the balance of this calendar year will be held on the following fourth Wednesdays of the month beginning at 7 p.m.:

- July 25
- October 24

All members are invited to attend and participate.

You can reach the Straiton HOA Board via email at [straitonhoa@gmail.com](mailto:straitonhoa@gmail.com) or by visiting its homepage at [straitontownhomes.com](http://straitontownhomes.com). 

### Our top stories

Map shows ponds where erosion issues are to be addressed: [Page 2.](#)

CDD Board combats erosion before it becomes more costly: [Page 3.](#)

CDD Board details its proposed budget for 2018-19: [Pages 5-7.](#)

Home sales give landowners some ideas on market prices: [Page 8.](#)

HOA Board sets permanent dates for garage sales: [Page 8.](#)

Ballantrae voters to fill three CDD Board seats in November: [Page 9.](#)

Storm outages can reset your sprinklers and cost you money: [Page 11.](#)

Residents invited to participate in county's Citizens' Academy. [Page 11.](#)

Here's how to get ID cards to access gated CDD amenities: [Pages 12-13.](#)

A few reminders on the rules of living in Ballantrae: [Page 14.](#)

Gators are our neighbors – until they become a nuisance: [Page 15.](#)

Skies tell their story: [Page 16.](#)

### On the cover

Couple takes the opportunity to get in some fishing atop the broad crested weir in Pond 13, at the intersection of Tower Road and Ballantrae Blvd. The weir controls water flow under Ballantrae Blvd. into Pond 12 behind Cunningham homes.

## The Ballantrae Communicator

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

Members of all organizations are welcome to suggest story ideas. Email them to the editor at [jfplateau@ballantraecdd.org](mailto:jfplateau@ballantraecdd.org).

Send all email to *The Communicator* to [jfplateau@ballantraecdd.org](mailto:jfplateau@ballantraecdd.org) or via "snail mail" to the CDD Chair at the clubhouse: 17611 Mentmore Blvd. in Land O' Lakes, FL 34638.

### CDD Board of Supervisors

Jim Flateau  
Chair | Newsletter Editor  
[jfplateau@ballantraecdd.org](mailto:jfplateau@ballantraecdd.org)

Richard Levy  
Vice Chair  
[rlevy@ballantraecdd.org](mailto:rlevy@ballantraecdd.org)

Steve Bobick  
Assistant Secretary  
[sbobick@ballantraecdd.org](mailto:sbobick@ballantraecdd.org)

Chris Milano  
Assistant Secretary  
[cmilano@ballantraecdd.org](mailto:cmilano@ballantraecdd.org)

Cecilio (Tony) Thomas  
Assistant Secretary  
[tthomas@ballantraecdd.org](mailto:tthomas@ballantraecdd.org)

### CDD Board Staff

Raymond Lotito  
District Manager  
Development Planning & Financing Group  
[raymond.lotito@dpfg.com](mailto:raymond.lotito@dpfg.com)  
(813) 220-6089

Bill Fletcher  
Maintenance Supervisor  
[ballantrae2@tampabay.rr.com](mailto:ballantrae2@tampabay.rr.com)  
(813) 345-8565 (phone)

# CDD Board supports ‘no-increase’ budget for 2018-19

The CDD Board agreed on May 14 to a draft 2018-19 budget that would maintain assessments at levels first set in the 2008-09 budget.

Landowners have two more opportunities to be heard on the budget plan before the Board takes final action on it:

- On June 4, before the Board officially adopts a preliminary budget and forwards it on to the county as required by law.
- On Aug. 6, the Board will convene a public hearing on the budget before formally adopting it for the fiscal year that starts Oct. 1. Assessment levels in the final budget must, by law, be equal to or less than those set in the preliminary budget.

Both meetings will begin at 6:30 p.m. at the clubhouse.

The Board had also invited resident input on the budget at its March, April and May meetings.

Here’s a breakdown of the \$1,683,354.15 in proposed assessments shown below to be collected from landowners:

- \$1,024,660 to be collected in new assessments for Operations and Maintenance. All O&M expenditures are listed here on pages 6-7. **An expanded version of this budget** is posted on the CDD’s website at ballantraecdd.org. It includes four pages that briefly explain every line item in the O&M budget. That version of

the proposed budget can be found at the Minutes & Spending tab as the second item under Budgets.

- \$557,776 in new assessments for debt service, paying for the capital construction of community-owned structures such as the clubhouse, entrance and village monuments, the underground stormwater collection system, etc.
- \$100,918.15 in new assessments representing the six percent in fees collected by the county. Landowners can avoid paying four of that six percent by early payment of assessment fees.

Next year’s budget would also allocate \$114,460 from other sources than new assessments. The lion’s share is \$111,648 expected to rollover from unspent funds in the current fiscal year.

An important part of landowners’ assets is shown in the dedicated reserves chart on page 7. It shows, for example, that a proposal to add \$175,000 to the Park Development Reserve next year will raise it to more than \$960,000.

The CDD Board has said that, when that reserve exceeds \$1 million, it could begin planning for a new clubhouse and conversion of the existing one into a free fitness center for residents. That now seems a lot closer to reality than when the fund was created and seeded with \$241,000 in 2011. 🏡

<b>Ballantrae Community Development District Proposed Budget</b>				
<i>Fiscal 2018-19 Assessment Schedule for Operations &amp; Maintenance, Debt Service &amp; County Fees</i>				
<b>2018-19 Preliminary Budget</b>	<b>O&amp;M Expenditures</b>	<b>Debt Service</b>	<b>Total</b>	
<b>CDD Assessment Collection (Net)</b>	\$1,024,660.00 <sup>1</sup>	\$557,776.00	\$1,582,436.00	
<b>Pasco 6% Fee (on Gross)<sup>2</sup></b>	\$65,402.75	\$35,515.40	\$100,918.15	
<b>Total Gross Collection</b>	\$1,090,062.75	\$593,291.40	\$1,683,354.15	
<b>Residential Classification</b>	<b>Annual Assessment</b>		<b>Increase/Decrease</b>	
	<b>2017-2018</b>	<b>2018-19</b>	<b>\$</b>	<b>%</b>
O&M - Townhomes	\$668.68	\$668.68	0.00	0.00
Debt Service - Townhomes	\$364.09	\$364.09	0.00	0.00
<b>Total - Townhomes</b>	<b>\$1,032.77</b>	<b>\$1,032.77</b>	<b>0.00</b>	<b>0.00</b>
O&M - Homes with frontages from 40 - 50 feet	\$1,194.08	\$1,194.08	0.00	0.00
Debt Service - Homes with frontages from 40 - 50 feet	\$650.16	\$650.16	0.00	0.00
<b>Total - Homes with frontages from 40 - 50 feet</b>	<b>\$1,844.24</b>	<b>\$1,844.24</b>	<b>0.00</b>	<b>0.00</b>
O&M - Homes with frontages from 65 - 75 feet & Commercial	\$1,349.31	\$1,349.31	0.00	0.00
Debt Service - Homes with frontages from 65 - 75 feet & Commercial	\$734.68	\$734.68	0.00	0.00
<b>Total - Homes with frontages from 65 - 75 feet &amp; Commercial</b>	<b>\$2,083.99</b>	<b>\$2,083.99</b>	<b>0.00</b>	<b>0.00</b>
<sup>1</sup> Budgeted 2018-19 O&M spending on page 6 at line items 3-4 includes \$114,460 from sources other than assessments shown here.				
<sup>2</sup> Six percent fee is discounted based upon when payment is made. The earlier payment is made, the greater the discount.				

**BALLANTRAE CDD - STATEMENT 1  
FY 2019 PROPOSED BUDGET  
GENERAL FUND (O&M)**

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 YTD - FEB	FY 2019 PROPOSED	VARIANCE 2018-2019
<b>O&amp;M REVENUES:</b>								
1 LANDOWNER ASSESSMENTS (NET)	\$ 914,879	\$ 912,049	\$ 1,031,399	\$ 1,028,461	\$ 1,024,660	\$ 995,650	\$ 1,024,660	\$ -
2 EXCESS FEES CARRYFORWARD PREVIOUS YEARS	-	-	2,791	1,822	2,791	-	2,812	21
4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	-	-	-	-	79,516	-	111,648	32,132
5 OTHER INCOME	7,912	7,411	9,272	10,042	-	4,730	-	-
<b>O&amp;M ADMINISTRATIVE EXPENDITURES:</b>								
<b>BOARD OF SUPERVISORS</b>								
10 SUPERVISOR STIPENDS	10,675	11,600	15,000	10,400	14,000	5,800	14,000	-
11 NEWSLETTER - PRINT & MAILING	965	1,291	1,612	3,618	10,000	4,421	10,000	-
12 WEBSITE SERVER & NAME	-	-	168	686	880	300	880	-
13 PUBLIC OFFICIALS LIABILITY INSURANCE	5,369	2,500	2,658	2,500	3,300	2,500	3,300	-
<b>MANAGEMENT SERVICES</b>								
15 ADMINISTRATIVE SERVICES	5,000	5,000	2,938	-	-	-	-	-
16 DISTRICT MANAGEMENT	30,000	30,000	34,908	43,950	53,200	22,165	53,200	-
17 FINANCIAL CONSULTING SERVICES	5,000	5,000	10,121	-	-	-	-	-
18 ACCOUNTING SERVICES	15,000	15,000	5,439	-	-	-	-	-
<b>ENGINEERING &amp; LEGAL SERVICES</b>								
20 DISTRICT ENGINEER	29,985	11,637	15,949	14,775	18,000	1,400	18,000	-
21 DISTRICT COUNSEL	16,220	15,745	37,433	12,113	17,300	2,992	17,300	-
<b>ADMINISTRATIVE: OTHER</b>								
23 ANNUAL FINANCIAL AUDIT	3,200	3,400	3,600	3,500	3,600	-	3,700	100
24 DISCLOSURE REPORT	1,100	1,000	-	-	1,000	-	1,000	-
25 TRUSTEES FEES	3,771	2,200	3,771	3,771	3,775	-	3,772	(3)
26 PROPERTY APPRAISER FEE	150	150	150	150	150	-	150	-
27 LEGAL ADVERTISING	1,133	953	2,033	645	750	167	750	-
28 ARBITRAGE REBATE CALCULATION	650	650	650	-	650	-	650	-
29 DUES, LICENSES AND FEES	1,088	1,057	225	609	1,200	189	1,200	-
30 ADMINISTRATIVE CONTINGENCY	-	-	685	-	5,000	-	5,000	-
<b>O&amp;M ADMINISTRATIVE TOTAL:</b>	<b>129,306</b>	<b>107,183</b>	<b>137,340</b>	<b>96,717</b>	<b>132,805</b>	<b>39,934</b>	<b>132,902</b>	<b>97</b>
<b>INSURANCE</b>								
34 GENERAL LIABILITY	6,856	5,724	5,000	10,449	3,025	6,003	3,177	152
35 PROPERTY CASUALTY	4,188	5,354	3,519	-	5,077	6,277	9,709	4,632
<b>INSURANCE TOTAL</b>	<b>11,044</b>	<b>11,078</b>	<b>8,519</b>	<b>10,449</b>	<b>8,102</b>	<b>12,280</b>	<b>12,886</b>	<b>4,784</b>
<b>UTILITY SERVICES</b>								
39 ELECTRIC UTILITY SERVICES	20,920	20,221	20,651	22,580	21,000	7,247	23,000	2,000
40 ELECTRIC UTILITY - RECREATION FACILITIES	14,543	14,591	12,302	10,345	15,500	3,955	15,500	-
41 ELECTRIC STREET LIGHTING	102,180	102,449	100,576	99,289	103,500	34,376	103,500	-
42 UTILITY - WATER - CLUBHOUSE & POOLS	7,484	8,610	13,527	12,947	10,500	2,061	14,000	3,500
43 STORMWATER ASSESSMENT	911	866	1,105	1,128	2,200	1,751	2,200	-
<b>UTILITY SERVICES SUBTOTAL</b>	<b>146,038</b>	<b>146,737</b>	<b>148,161</b>	<b>146,289</b>	<b>152,700</b>	<b>49,390</b>	<b>158,200</b>	<b>5,500</b>
<b>LAKES/PONDS &amp; LANDSCAPE</b>								
<b>LAKES/PONDS: CONTRACTS</b>								
48 AQUATIC CONTRACT	22,800	22,800	22,800	22,800	22,800	9,500	22,800	-
<b>LAKES/PONDS: OTHER</b>								
50 FOUNTAIN REPAIRS & MAINTNANCE	-	7,591	905	1,249	1,500	5,897	3,000	1,500
51 MITIGATION AREAS: MONITOR & MAINTAIN	1,570	-	-	-	1,500	-	1,500	-
52 LAKE/POND REPAIRS	8,850	2,400	15,150	-	10,000	-	10,000	-
53 INSTALL/REPLACE AQUATIC PLANTS	-	-	4,750	-	5,000	-	5,000	-
<b>LANDSCAPING: CONTRACTS</b>								
55 LANDSCAPE MAINTENANCE CONTRACT	247,385	174,507	154,246	149,856	144,240	48,077	144,240	-
56 LANDSCAPE - SECONDARY CONTRACTS	-	-	-	-	-	-	31,212	-
57 LANDSCAPE OVERSIGHT/MANAGEMENT	6,000	6,000	-	-	-	-	-	-
<b>LANDSCAPING: OTHER</b>								
59 IRRIGATION REPAIRS AND MAINTENANCE	9,313	12,897	9,493	14,424	12,000	7,588	14,000	2,000
60 REPLACE PLANTS, MULCH & TREES	15,395	25,946	24,567	33,955	77,712	26,824	36,500	(41,212)
61 SOD & SEED REPLACEMENT	-	400	1,259	1,540	10,000	-	10,000	-
62 LANDSCAPE ENHANCEMENT	-	-	12,305	-	10,000	5,924	-	(10,000)
63 EXTRA MOWINGS DURING RAINY SEASON	-	-	-	-	5,000	-	5,000	-
64 RUST PREVENTION FOR IRRIGATION SYSTEM	9,600	10,400	10,185	10,380	10,380	3,460	10,380	-
65 FIELD MISCELLANEOUS (INCLUSIVE OF TRAPPER)	-	-	2,441	13,568	13,000	50	13,000	-
<b>LAKES/PONDS &amp; LANDSCAPE TOTAL</b>	<b>320,913</b>	<b>262,941</b>	<b>258,101</b>	<b>247,772</b>	<b>323,132</b>	<b>107,320</b>	<b>306,632</b>	<b>(47,712)</b>
<b>STREETS, SIDEWALKS, MAINTENANCE &amp; OPERATIONS</b>								
<b>STREETS &amp; SIDEWALKS</b>								
70 ENTRY & WALLS MAINTENANCE	-	350	-	2,118	2,000	-	2,000	-
71 STREET/DECORATIVE LIGHT MAINTENANCE	-	-	-	-	1,000	-	1,000	-
72 SIDEWALK REPAIR & MAINTENANCE	2,600	-	-	-	1,500	-	1,500	-
<b>MAINTENANCE STAFF</b>								
74 EMPLOYEE - SALARIES	55,555	70,289	73,503	72,535	79,480	27,824	79,480	-
75 EMPLOYEE - P/R TAXES	4,437	5,938	6,698	6,343	6,083	3,723	6,833	750
76 EMPLOYEE - WORKERS COMP	3,612	3,243	3,300	4,959	3,960	536	3,960	-
77 PAYROLL PROCESSING FEES	-	-	820	1,505	1,900	652	1,900	-
78 EMPLOYEE- HEALTH & PHONE STIPENDS	4,800	10,000	7,200	7,052	9,600	4,000	9,600	-
79 MILEAGE	1,267	847	580	556	1,100	228	1,100	-
<b>STREETS, SIDEWALKS, MAINTENANCE &amp; OPERATIONS</b>	<b>72,271</b>	<b>90,667</b>	<b>94,101</b>	<b>95,068</b>	<b>106,623</b>	<b>36,963</b>	<b>107,373</b>	<b>750</b>
<b>CLUBHOUSE &amp; SAFETY &amp; SECURITY</b>								
<b>CLUBHOUSE &amp; MISCELLANEOUS</b>								
84 PARK/FIELD REPAIRS	-	2,094	3,365	362	2,000	8,668	2,000	-
85 CLUBHOUSE FACILITY MAINTENANCE	9,598	6,969	2,256	4,672	9,000	134	9,000	-
86 CLUBHOUSE TELEPHONE/INTERNET/FAX	3,816	3,933	4,028	3,908	4,200	1,796	4,200	-
87 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	3,419	2,153	1,031	5,854	3,500	779	3,500	-
88 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	10,067	10,169	8,163	19,325	7,200	3,311	10,000	2,800
89 POOL PERMITS	-	-	705	705	750	-	750	-

**BALLANTRAE CDD - STATEMENT 1  
FY 2019 PROPOSED BUDGET  
GENERAL FUND (O&M)**

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 YTD - FEB	FY 2019 PROPOSED	VARIANCE 2018-2019
90 SEASONAL LIGHTING	8,000	9,000	26,200	10,700	10,000	19,078	20,000	10,000
91 PEST CONTROL	-	-	755	955	520	200	520	-
92 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	3,255	-	-	-	-
93 CLUBHOUSE CLEANING	-	-	-	66	-	-	-	-
94 CLUBHOUSE MISCELLANEOUS	6,877	10,712	7,297	635	17,500	204	7,500	(10,000)
95 <b>SAFETY &amp; SECURITY</b>								
96 PART-TIME LAW ENFORCEMENT DETAILS	38,590	35,760	41,960	35,120	50,000	9,240	50,000	-
97 SALARY FOR SUMMER MONITOR AT BOTH POOLS	14,978	13,420	16,911	19,741	23,500	-	23,500	-
98 EMPLOYEE P/R TAXES	1,215	1,128	1,388	1,882	2,000	-	2,000	-
99 EMPLOYEE WORKER'S COMP	1,226	1,030	1,111	-	1,300	-	1,300	-
100 VIDEO SURVEILLANCE	95	-	185	-	-	-	-	-
101 SECURITY - OTHER (GATE SERVICE)	-	-	3,974	2,497	1,000	842	1,000	-
102 <b>CLUBHOUSE &amp; SAFETY &amp; SECURITY</b>	<b>97,881</b>	<b>96,368</b>	<b>119,329</b>	<b>109,677</b>	<b>132,470</b>	<b>44,252</b>	<b>135,270</b>	<b>2,800</b>
103								
104 <b>O&amp;M CONTINGENCY</b>								
105 O&M Contingency	25,318	6,618	13,997	-	34,257	-	44,257	10,000
106 <b>O&amp;M CONTINGENCY TOTAL</b>	<b>25,318</b>	<b>6,618</b>	<b>13,997</b>	<b>-</b>	<b>34,257</b>	<b>-</b>	<b>44,257</b>	<b>10,000</b>
107								
108 <b>TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)</b>	<b>802,771</b>	<b>721,592</b>	<b>779,548</b>	<b>705,972</b>	<b>890,089</b>	<b>290,139</b>	<b>897,520</b>	<b>7,431</b>
109								
110 <b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.</b>	<b>120,020</b>	<b>197,868</b>	<b>263,914</b>	<b>334,353</b>	<b>216,878</b>	<b>710,241</b>	<b>241,600</b>	<b>24,722</b>
111								
112 <b>OTHER FINANCING SOURCES AND (USES)</b>								
113 <b>RESERVES TRANSFERS OUT-OTHER FINANCING USES</b>								
114 EMERGENCY RESERVE	100,000	25,000	-	-	-	-	20,000	20,000
115 ASSET RESERVE	69,458	50,000	-	50,000	41,878	-	46,600	4,722
116 BILL PAYMENT RESERVE	100,000	-	-	-	-	-	-	-
117 PARK DEVELOPMENT RESERVE	110,150	110,150	175,000	140,150	175,000	-	175,000	-
118 <b>TOTAL OTHER FINANCING SOURCES AND (USES)</b>	<b>379,608</b>	<b>185,150</b>	<b>175,000</b>	<b>190,150</b>	<b>216,878</b>	<b>-</b>	<b>241,600</b>	<b>24,722</b>
119								
120 <b>O&amp;M TOTAL EXPENDITURES</b>	<b>1,959,832</b>	<b>1,621,716</b>	<b>954,548</b>	<b>896,122</b>	<b>1,106,967</b>	<b>290,139</b>	<b>1,139,120</b>	<b>32,153</b>
121								
122 <b>NET CHANGE IN FUND BALANCE</b>	<b>(259,588)</b>	<b>12,718</b>	<b>88,914</b>	<b>144,203</b>	<b>-</b>	<b>710,241</b>	<b>(0)</b>	<b>(0)</b>

## Ballantrae CDD's dedicated reserves continue to grow

CDD assessments were last raised in August 2008. That's when landowners supported the Board's plan to raise assessments to establish reserves promoting the goals and financial interests of our landowners.

The reserves also benefit home property values. Buyers, realtors and lending institutions look favorably when writing mortgages in communities that fund and grow such reserves. That's because reserves reduce the need for constant annual increases in assessments and avoid unexpected, mid-year special assessments to cover unanticipated costs.

Reserves described below are in part funded through the Board's 2015 refinance of debt that then totaled \$8 million. After the CDD received an "A" rating for its financial health, the bond interest rate was reduced from 6 percent down to 3.529 percent. That saved landowners about \$125,000 a year in interest payments that was applied to O&M spending. That savings will reduce interest payments on the bonds by a total of \$2.5 million over the next 20 years. The Board and developer M/I Homes also agreed that the developer would accept a 2015 payment of \$200,000 in full satisfaction of the \$1 million M/I was owed over 20 years for money the developer put into Ballantrae beyond bond revenue.

The four reserves benefitting landowners and presented in the chart below are:

- **Park Development:** It is designed to eventually pay to build a new community clubhouse and to convert the existing one into a community fitness center.
- **Asset Reserve:** There are capital projects that we know need to be done periodically, like re-roofing the clubhouse, re-lining the pools, etc. This reserve schedules that work.
- **Emergency Reserve:** Unexpected natural disasters and unanticipated emergencies do occur. This reserve helps us be prepared to respond to them.
- **Bill Payment:** The fiscal year begins Oct. 1 but the CDD Board does not receive collected assessments until late November. This reserve helps bridge that gap. 📅👉

Reserve Balance Summary	FY 2017	FY 2018 Adopted	Total FY 2018	FY 2019 Proposed	Total FY 2019
Park Development	610,035	175,000	785,035	175,000	960,035
Asset Reserve	354,676	41,878	396,554	46,600	443,154
Emergency Reserve	226,864		226,864	20,000	246,864
Bill Payment Reserve	<u>150,678</u>		<u>150,678</u>		<u>150,678</u>
<b>Total</b>	<b>1,342,253</b>	<b>216,878</b>	<b>1,559,131</b>	<b>241,600</b>	<b>1,800,731</b>

Note: FY 2017 amounts include interest earned for FY 2017.



This article lists some, but not necessarily all, of the real estate transactions completed in Ballantrae in January-March. This list is designed to give readers an idea of the number and location of sales plus the range of sale prices.

### Ayrshire

- 3220 Gianna Way, 4 bedrooms/2 bathrooms/2-car garage, 1,825 sq. ft. 2/12/2018 \$216,000
- 17805 Ayrshire Blvd., 4/2/2 2,539 sq. ft. 2/15/2018 \$275,000

### Lintower

- 17518 Glenapp Dr 4/2/2 2,652 sq. ft. 1/5/2018 \$254,000
- 17453 Queensland, 4/3/2 2,652 sq. ft. 2/7/2018 \$248,505

### Braemar

- 17936 Glenapp Dr., 5/3/3 3,475 sq. ft. 2/21/2018 \$375,000

### Castleway

- 3825 Duke Firth St., 4/3/2 2,626 sq. ft. 3/30/2018 \$311,400

### Cunningham

- 3800 Beneraid St., 3/2/2 1,825 sq. ft. 1/12/2018 \$252,500
- 3542 Beneraid St., 4/2/2 1,825 sq. ft. 3/6/2018 \$228,000

### Straiton

- 2927 Girvan Dr., 2/2.5/1 1,548 sq. ft. 1/20/2018 \$165,000
- 2849 Girvan Dr., 3/2.5/1 1,572 sq. ft. 3/29/2018 \$165,000
- 17513 Hugh Lane 3/2.5/1 1,755 sq. ft. 2/24/2018 \$186,000
- 17443 Hugh Lane, 3/2.5/1 1,846 Sq. Ft. 1/16/2018 \$188,000

Data provided by Team Solkin

## CDD lets grass grow to save money

The CDD Board is saving you money by temporarily allowing grass to grow unmowed around some ponds.

Because of the seasonal drought, cold winter and frost, many areas of bank grass are thinning out.

One costly way to combat that is to pay Yellowstone Landscape, the CDD Board's landscape vendor, to re-seed and nurture a large area of lawns.

A cheaper way, said Yellowstone officials, is to simply let the grass grow for a while. That will allow grass

to take deeper and more protective rooting. As the grass continues to grow, it will develop and "pop" seed heads, allowing the grass to regenerate itself – for free.

How long that takes on different pond banks is nature's call, Yellowstone says, so it is monitoring activity on all lawns.

As seed heads "pop" and dump their seeds, Yellowstone will decide the best time to put its mowers back into service in those areas. 🏡

## Pasco refurbishing Ballantrae lift station

Pasco County Utilities has begun a month-long project to upgrade its lift station located on the east side of Ballantrae Blvd. just south of the Castleway entrance pond.

County officials said the work will include pouring a thicker concrete base and sidewalls to strengthen the

unit, plus the replacement of all electrical wiring and pumps.

Temporary pumps will keep the unit operational during the upgrade.

During the project, the unit generator will be placed behind the structure to be returned to its interior location once work is done. 🏡



Many residents regularly participate in community garage sales.

## HOA Board sets days for garage sales

The Ballantrae HOA Board has set permanent days for the semi-annual community garage sales that allow residents to mark them down in advance.

It's simple: Garage sales will now be held on the second Saturdays of April and October from 8 a.m. to 3 p.m.

That means the next garage sale will be on Oct. 13. In 2019, garage sales will be held on April 13 and Oct. 12.

After each garage sale, the HOA hopes to have a Goodwill Industries truck parked at the clubhouse parking lot to accept certain unsold and unwanted items. Goodwill does not accept bedding (box springs, mattresses, frames).

Do not leave items at the park unless the truck is present! If you do, your CDD fees will pay for rental of a truck, the time it takes maintenance staff to load dumped items on it and drive it to the county dump, and pay dumping fees. In the meantime, CDD employees aren't doing the community duties for which you pay them. 🏡

# Candidates must file in June for Nov. CDD elections

Ballantrae's 1,649 registered voters – landowners and renters alike – can participate as candidates and/or voters to fill three CDD Board of Supervisors seats in balloting to be conducted on Tuesday, Nov. 6.

The CDD vote is held as part of the General Election day balloting held by the [Pasco Supervisor of Elections](#).

In that same General Election balloting, Florida voters will elect a U.S. Senator and House members and a new Governor and Cabinet, while Pasco and other counties fill a host of local seats.

Ballantrae voters will cast ballots at the clubhouse, which serves as Precinct #31.

Voters can also cast ballots early at selected sites or via Vote-by-Mail. Early voting sites are listed on the Pasco Supervisor of Elections website at [www.pascovotes.com](http://www.pascovotes.com).

CDD candidates have until June 22 to file for the General Election. Those elected take office Nov. 20.

The three Ballantrae CDD Board seats up for election to four-year terms that begin on Nov. 20 are:

- Seat #1, currently held by Cecilio (Tony) Thomas of Ayrshire.
- Seat #2, currently held by Richard Levy of Cunningham and

• Seat #3, currently held by Christopher Milano of Castleway.

Not up for election until 2020 are:

- Seat #4 held by Jim Fleteau of Braemar and
- Seat #5 held by Stephen Bobick of Castleway.

They were elected to their four-year terms in 2016.

Terms are intentionally staggered so that an entirely new board cannot be chosen in a single election.

All five seats are filled by voters without regard to the village of residence of each candidate. There often is, as a result, more than one board member elected from one village but none from another.

Board members can opt to receive a stipend of \$200 for each meeting they attend, up to a maximum of \$4,800 per year.

Since the Ballantrae Board traditionally meets only once a month, its members usually receive about half that annual \$4,800 stipend.

The election supervisor's website explains that the qualifying period to run for the CDD Board is noon on June 18 through noon on June 22.

Paperwork can be filed up to 14 days before the filing period. However, it will not be posted and

publicly available until the filing period officially begins.

Paperwork can be filed at any Supervisor Of Elections office in Pasco County. The closest to Ballantrae is on US 41 at Lake Patience Rd.

The Supervisor of Elections website lists the documents that candidates are required to file.

This article does not summarize the extensive requirements that affect candidates who intend to raise or spend money on a campaign. That information is available in detail on the Supervisor of Elections website.

Instead, these are the filing documents required for a CDD seat – exclusive of those related to campaign fund raising and reporting:

- Candidate Oath of Office (form DS-DE 302NP).
- Statement of Financial Interests 2017 (CE Form 1).
- Qualifying fee (check for \$25). 

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## Pasco restricts Visa use

Beginning June 1, [Pasco County Utilities](#) (PCU) customers will no longer be able to use Visa to pay utility bills in-person at any of PCU's three customer service locations in New Port Richey, Land 'O Lakes and Dade City.

In-person payments can be made using MasterCard, Discover, American Express, cash, checks and Electronic Funds Transfer (EFT).

Customers can still make Visa payments online and by phone.

PCU partnered with third-party payment processor Paymentus Corp. last Oct. 1. All payment processing fees go directly to Paymentus Corp.

"Providing payment services and options that surpass current security standards will always remain a top priority," said Pasco County Utilities Customer Service Administrator Sandra Anderson. "Our customers' security must come first."

Visa payment policies prevent third-party providers from collecting a convenience fee when payments are made in-person, resulting in PCU no longer being able to accept Visa credit and debit cards at customer service locations.

Pasco County does not collect any portion of the convenience fee. 

## Facts you can use



### Parking rules make us safer

**Parking without a county-issued permit is prohibited on our narrow streets by county ordinance and HOA deed restrictions.**

**Residents can obtain a permit from the county allowing guests to park in the street. You can also get a copy of the permit application at [ballantraecdd.org](http://ballantraecdd.org) at the "Other Documents" tab and then by [clicking on Document # 10](#).**

**Persistent violators of the no-parking law can be reported to the Pasco Public Safety Communications Unit at (727) 847-8102.**

# Here's how to contact our elected representatives

## In Washington

### The President

#### Donald J. Trump

Four-year term expiring in 01/2021

The White House  
1600 Pennsylvania Ave. NW  
Washington, D.C. 20500

Phone: (202) 456-1414  
Fax: None listed on website  
Email: [president@whitehouse.gov](mailto:president@whitehouse.gov)

### The Senate

#### Bill Nelson

Six-year term expiring 01/2019

##### Main Office

716 Hart Senate Office Bldg.  
Washington, DC 20510

Phone: (202) 224-5274  
Fax: (202) 228-2183

Email: email thru website: [billnelson.senate.gov](mailto:billnelson.senate.gov)

##### District Office

801 N. Florida Ave. – 4<sup>th</sup> Floor  
Tampa, FL 33602

(813) 225-7040  
(813) 225-7050

#### Marco Rubio

Six-year term expiring 01/2023

284 Russell Senate Office Bldg. (No Tampa area office  
Washington, D.C.20510 at this time)

Phone: (202) 224-3041 (866) 630-7106  
Fax: (202) 228-0285

Email: email thru website: [rubio.senate.gov](mailto:rubio.senate.gov)

### The House

#### Gus Bilirakis

12<sup>th</sup> Congressional District  
Two-year term expiring 01/2019

2112 Rayburn HOB  
Washington, D.C. 20515

Phone: (202) 225-5755  
Fax: (202) 225-4085

Email: email through website: [Bilirakis.house.gov](mailto:Bilirakis.house.gov)

7132 Little Road  
New Port Richey, FL 34654

(727) 232-2921  
(727) 232-2923

## In Tallahassee

### The Governor

#### Rick Scott

Four-year term expiring in 01/2019

The Capitol  
400 South Monroe St.  
Tallahassee, FL 32399-0001

Phone: (850) 488-7146  
Fax: None listed on website  
Email: email through website: [flgov.com](http://flgov.com)

### State Senate

#### Wilton Simpson

10<sup>th</sup> District  
Four-year term expiring 01/2019

330 Senate Office Bldg. 4076 Commercial Way  
404 South Monroe St. Spring Hill, FL 34606  
Tallahassee, FL 32399-1100

Phone: (850) 487-5010 (352) 540-6074  
Fax: None listed on flsenate.gov website  
Email: [simpson.wilton@flsenate.gov](mailto:simpson.wilton@flsenate.gov)

### State House

#### Richard Corcoran

37<sup>th</sup> District  
Two-year term expiring 01/2019

420 The Capitol Suite 101  
402 South Monroe St. 17953 Hunting Bow Circle  
Tallahassee, FL 32399-1300 Lutz, FL 33558-5375

Phone: (850) 717-5000 (813) 792-5177  
Fax: None listed on myfloridahouse.gov website  
Email: [richard.corcoran@myfloridahouse.gov](mailto:richard.corcoran@myfloridahouse.gov)

## In Pasco

### Board of County Commissioners

#### Mike Wells

4<sup>th</sup> District  
Four-year term expiring 11/2018

8731 Citizens Drive, Suite 150  
New Port Richey, FL 34654

Phone: (727) 847-8100  
Fax: (727) 847-8969  
Email: [mwells@pascocountyfl.net](mailto:mwells@pascocountyfl.net)

### School District

#### Kurt Browning

District Superintendent  
Four-year term expiring 11/2020

7227 Land O' Lakes Blvd.  
District School Board of Pasco County  
Land O' Lakes, FL 34638

Phone: (813) 794-2651  
Fax: (813) 794-2326  
Email: [ksbsos@pasco.k12.fl.us](mailto:ksbsos@pasco.k12.fl.us)

#### Alison Crumbley

4<sup>th</sup> District, Member  
Four-year term expiring 11/2020

7227 Land O' Lakes Blvd.  
District School Board of Pasco County  
Land O' Lakes, FL 34638

Phone: (813) 794-3491  
Fax: None listed on pasco.k12.fl.us website  
Email: [acrumble@pasco.k12.fl.us](mailto:acrumble@pasco.k12.fl.us)

# Storm outages can reset sprinkler timers, raise water bills

The rainy season is upon us, meaning the return of thunder storms, lightning – and power outages.

**Pasco County Utilities** warns that residents can avoid unexpected high water bills by checking their sprinkler programming ahead of the hot, dry summer season. So the county is reminding everyone that even a momentary power loss from a power surge or lightning strike can be enough to reset timers to factory default settings, resulting in higher-than-usual water bills.

“Many people were affected by power loss in the wake of Hurricane Irma, but checking sprinkler settings might be the last thing on your mind,” said Sandra Anderson, Customer Service Administrator for Pasco County Utilities. “Providing this reminder is essential to helping our neighbors avoid unintentional high usage and unexpectedly high water bills.”

One of the most common factory default modes for sprinklers is a daily watering schedule. Although many sprinkler systems contain backup batteries, they can still

fail to retain date, time, or sprinkler settings in the event of extended power outages.

Pasco County has lawn watering restrictions of once a week in places like Ballantrae, but twice a week for reclaimed water customers.

Visit [bitly.com/pascolawn](http://bitly.com/pascolawn) for watering tips and online tutorials including:

- The correct watering day according to the last number in your street address.
- How to check watering amounts with a tuna can calibration.
- Information for micro-irrigation in West-Central Florida landscapes.
- Tutorials to check for common sprinkler programming errors and issues.

For more information about irrigation, watering restrictions, or water conservation, please visit [PascoCountyUtilities.com](http://PascoCountyUtilities.com) and connect with it on Twitter @PascoWater.

## Citizens’ Academy accepting applications for autumn session

Applications are being accepted for the seventh Pasco County Citizens’ Academy. The Academy is a highly educational and entertaining program designed to share information about Pasco County services. The next Citizens’ Academy begins in September and the class will graduate in December.

Applications will be accepted through August 10, 2018.

“The Citizens’ Academy is an interactive, hands-on approach to learning how local government works,” said Citizens’ Academy Program Manager Johanna Rodriguez. “Former graduates say the program makes them feel more connected and empowered.”

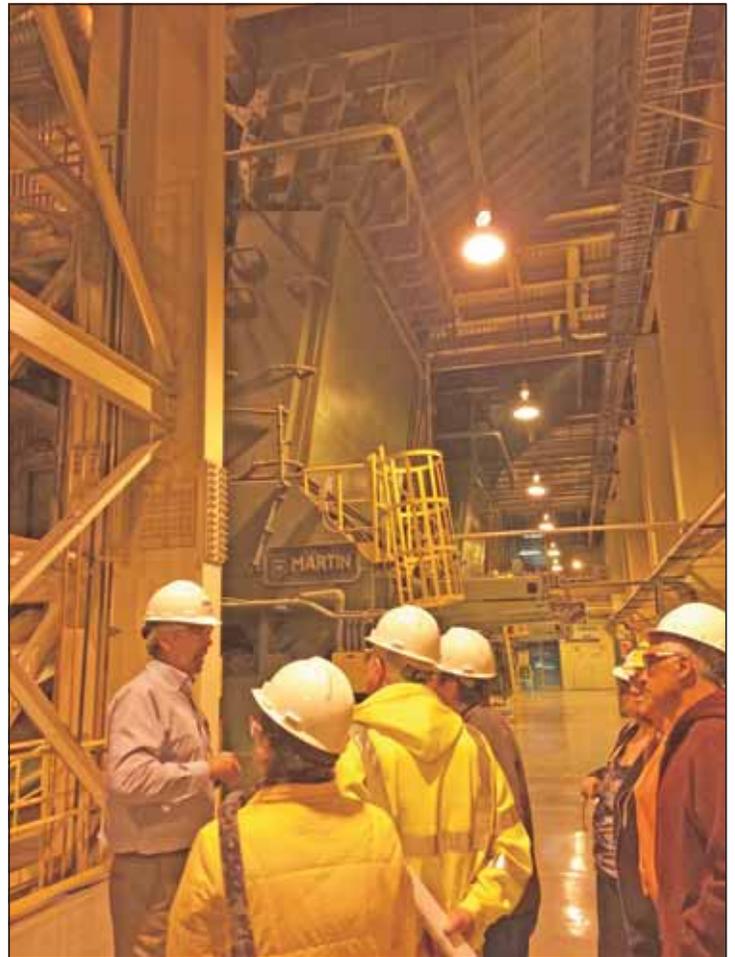
*(Editors Note: Graduate Jim Flateau, chairman of the Ballantrae CDD, said, “The Academy is an excellent place to learn how Pasco works and to meet the people who make the wheels turn. If you want to be active in the community, this Academy is an excellent opportunity to make contacts and learn where to go in Pasco for what.”)*

Pasco County also invites participants to learn more about local government and to share their ideas about how to better serve our communities.

To fill out an online application, go here: <https://bit.ly/2IBt8Zd>.

The Academy will include ten sessions between September and December. Participants will learn many aspects of how County Government and the County’s Constitutional Offices operate including: Overview of County Government, City and Town Government, Emergency Management, Fire Rescue, Clerk & Comptroller, Supervisor of Elections, Property Appraiser, Libraries, Sheriff, School Board, Parks and Recreation, Tax Collector, Planning and Development, Code Compliance, Community Services, and Public Infrastructure.

For more information about the Citizens’ Academy, including a full list of class topics, go to: [pascocountyfl.net/citizensacademy](http://pascocountyfl.net/citizensacademy).



Participants in a 2014 Citizen’s Academy session get a tour, and their questions answered at the county’s resource recovery facility in Spring Hill that turns residential waste into energy.

# Rules for obtaining a Ballantrae CDD photo ID “swipe card”

***Please read both pages before applying for card(s):***

Only photo ID “swipe cards” issued by the CDD Board of Supervisors will open gated facilities within Ballantrae. The card controls gate access [1] in Ballantrae Park to the clubhouse and pool plus the basketball and tennis courts, as well as [2] to the CDD-owned pool in Straiton. Everyone seeking an individual photo ID swipe card must be at least 13 years of age, show proof of age and CDD membership as described below.

The CDD Board adopted the photo ID swipe card system in 2011 to address two main objectives sought by many of our CDD members:

- To reduce crowding by limiting use to the paying members of our CDD and approved guests.
- To foster peaceful enjoyment by allowing the CDD Board to suspend the privileges of anyone who disrupts usage of the facilities, misbehaves and/or refuses to follow posted rules.

Swipe cards are only available at the clubhouse. The resident homeowner/renter must be present when any household member requests a photo ID card. The resident landowner/renter accepts responsibility for actions by home card holders. The process of filling out an application and getting a card takes only a few minutes:

- Call the clubhouse (345-8565) to set an appointment or to ask questions about getting a card.
- Come to the clubhouse between 9 a.m. to 4 p.m. any day of the week and take “pot luck” if maintenance staff is available to process your card(s).
- Applications can be obtained online at the CDD website at [ballantraecdd.org](http://ballantraecdd.org) at the Clubhouse & Amenities tab at the end of the third paragraph.

The following categories of photo ID cards are issued:

- Adult residents (18 and older) who document home ownership or rental in Ballantrae.
- Adults that those owners/renters document reside with them (such as adult children),
- Adults that those owners/renters identify as caregivers to their minor child(ren) as described in the Caregiver form available at the clubhouse and online at the CDD website at [ballantraecdd.org](http://ballantraecdd.org) at the Clubhouse & Amenities tab at the end of the third paragraph.
- Adult non-residents who wish to pay to become CDD members. The annual non-resident user fee is \$1,800, non-refundable, for the period of Oct. 1-Sept. 30. A pro-rated fee of \$150/month shall be charged for those that wish to purchase during the fiscal year and shall be calculated to reflect the number of months remaining in the fiscal year (number of months remaining multiplied by \$150).
- Minors between the ages of 13-17, for whom adult landowner/renter members document custody and request swipe cards.

The first two photo ID cards per member household resident are issued for free. Additional cards require pre-payment of a \$5 fee. No “family” swipe cards are issued. Each resident age 13 and older must have their own, individual swipe card bearing their photo, name and address. Adults receive cards with a green box around their photo. A red box surrounds the photo on cards issued to minors (age 13-17). Nonresident adult caregiver card photos are enclosed in a blue box.

*(continued on second page)*

## **Residency and age documentation required when applying for a photo ID card:**

### **1. PROOF OF RESIDENCY:**

- Home ownership: Ownership is automatically confirmed if a Ballantrae residence is owner-occupied and the name(s) of owner(s) appear on county tax records. If not, resident ownership can be proven with a copy of the property's tax bill, or any other legal document confirming resident's ownership.
- Rental status: Renter(s) must produce that part of their lease bearing their name(s) and the Ballantrae residence address, dates of tenancy and the name and signature of the property owner or manager.
- For other adults residing with resident homeowners or renters: they can prove co-residency with a driver's license showing that Ballantrae address, or USPS mail delivered in their name to that Ballantrae address.
- For caregivers and nonresident CDD members: produce a driver's license showing their current address or USPS mail delivered in their name to their current address.

### **2. PROOF OF AGE:**

- For adults: a valid driver's license, other government-issued photo ID or birth certificate.
- For minors: A parent or legal guardian must accompany all minors seeking cards. The parent or guardian must show the minor's birth certificate, state-issued photo ID or some other official document confirming [1] the adult's custodial status and [2] the minor's date of birth or age.

### **In applying for and then in using a swipe ID card, applicants acknowledge that:**

- Cardholders will follow all posted rules as well as direction given by any member of the Board of Supervisors, its staff and/or law enforcement.
- Cardholders will use only their own ID card and will show it to staff upon request.
- Cardholders will not allow anyone else to use their card.
- Cardholders will observe the daily opening/closing hours for use of CDD facilities.
- Cardholders 18 years of age and older may bring in up to four "guests" (nonresidents or residents not in possession of their own ID card). Cardholder must remain on premises and supervise "guests" as long as any are on-site.
- Cardholders between 13-17 years of age are not allowed any "guests" at any time.
- Caregivers are limited to bringing in as "guests" only the child(ren) they supervise.
- Children under age 13 must at all times be accompanied and supervised by an adult cardholder, who must take all children with them when they leave.

**Refusal to comply with these rules may result in confiscation of photo ID "swipe card," suspension of access privileges and/or the filing of trespassing charges at the discretion of the Ballantrae CDD Board of Supervisors, its representatives or law enforcement.**

Reformatted: 08/24/17



## Information that's worth repeating ...

The Communicator repeats the items on this page in most editions for the benefit of new residents and those who missed them before. They provide information on some state laws and county ordinances, while supplying some HOA and CDD information as well. We hope you find these items useful!



## Avoid fines by irrigating right day, hours

Residents are reminded that Pasco mandates that lawns only be watered on one assigned day each week, and then only during allowed hours.

By confining your residential irrigation to your proscribed days and pre-set hours, you can avoid fines of \$100-\$500 that can be imposed by the county for residential irrigation outside of approved hours and days.

Routine residential lawn watering using sprinklers is restricted in Pasco County to midnight to 8 a.m. or from 6 p.m. to midnight – but not both – on your assigned watering day.

Those assigned days are:

- Addresses with house numbers ending in 0 or 1 irrigate on Monday.
- Those ending in 2 or 3, Tuesday.
- Those ending in 4 or 5, Wednesday.
- Those ending in 6 or 7, Thursday.
- Those ending in 8 or 9, Friday.
- No weekend watering is allowed.

The CDD Board has a variance that allows different parts of our community property to be irrigated on Mondays through Saturdays.

The variance is posted on the CDD website at [ballantraecdd.org](http://ballantraecdd.org) at the **Other Documents** tab at # 5. 📄



## Contain your recyclables

Recyclables will only be picked up, on the first and third Wednesday mornings of each month in Ballantrae, if loose in a properly-stickered container.

You can obtain stickers from your trash hauler or from the county. **Pasco's recycling office** can be reached at (727) 856-4539.

You can use a bin, cart, or can; all of which can be found at area hardware retailers. Or you can use your own container. Sticker your container and put it on the curb the night before recycling pickup.

Pasco accepts aluminum cans, metal food cans, plastic bottles, jars and small containers coded 1, 2, 3, 4, 5, and 7 (not 6), glass bottles & jars (clear, green, and brown), plus newspaper, paper and cardboard. Put all of them loosely in the same container. 📄

## Help to keep Ballantrae's streets bright

Ballantrae residents can call the clubhouse maintenance staff to report street light outages.

Or, residents can report street light outages directly to Duke Energy by phone or online.

It takes only a few minutes to report outages in your neighborhood to Duke, and to find out when they will be repaired.

You will need to report the pole number on the street side of the pole (and the address or intersection nearest to the pole, especially for poles without numbers on Ballantrae and Mentmore Blvds.)

You can report outages to Duke Energy by calling (800) 228-8485.

Or go to the CDD website at [ballantraecdd.org](http://ballantraecdd.org) to the **Other Documents** tab # 25. Fill out the form you will find there and send it. The process takes just a minute. You will receive a confirming email from Duke in response. Normal repairs usually take just 2-3 days. 📄



## Wi-Fi at the pools

You can connect your wireless device to the CDD's free WiFi network at the pools in Ballantrae Park and in Straiton.

In the park, search for connections and select the "Ballantrae" SSID.

At the Straiton pool, the SSID is "Straiton".

The password for both is "cypress1". The password is all lower case. 📄

## Follow leash, scoop laws

Residents can be fined by the county each time they fail to "scoop the poop" their dog's deposits on someone else's property.

Owners can also be fined if dogs are unleashed outside of an enclosed area – even if its on the owner's property.

Please report all violators to Pasco Animal Control at (813) 929-1212. 📄



## Online or on paper?

Its your choice if you receive *The Communicator* online or on paper.

To change your current choice, email [jfplateau@ballantraecdd.org](mailto:jfplateau@ballantraecdd.org) with your choice and street address. 📄



Photos by Jonathan Bedaure of Braemar

# Respect our gators

*Alligators are our neighbors –  
unless they become a nuisance*

One of the most important rules about *Alligator mississippiensis* is also one of the simplest to state:

**Don't feed the gators.**

Because if you do, they lose their fear of humans and can associate you with providing their next meal. They will be back looking for more, and may bring some friends along.

And as that cute, three-foot gator grows to 8-10 feet or more, you may decide to no longer feed it and its friends. Since they no longer fear humans, they may then look at you – or your children, your dog or cat or even your unsuspecting neighbor – as their next snack or meal.

Florida estimates it is home to more than a million gators. Trappers around the state will “harvest” about 7,000 of them annually. That makes it clear the state is only looking to eliminate those considered to be a “nuisance” under the law, and let the rest live out their lives in wary coexistence with us.

“Nuisance” gators are those at least four feet in length who pose a threat to people, their pets or property. A gator sunning itself motionless on a pond bank or lazily swimming in a pond is not considered a nuisance.

Other than that definition of a “nuisance” gator, the state recognizes gators were here long before us, and will probably outlast homo sapiens on this planet.

That being said, residents have two options if they feel a gator is a nuisance:

- Report it to the **Nuisance Alligator Hotline** at



1-866-392-4286. It will assign a trapper to the case.

- Report it to the CDD maintenance staff at the clubhouse by calling (813) 345-8565. They will call a trapper directly to respond.

Those of us who live in planned developments have made the choice to live with ponds and wetlands as our neighbors, instead of rows of tract housing.

In other words, we choose to live in what was once wildlife’s exclusive

domain. So while we may enjoy watching the birds fly and deer dine in our backyards, we also have to accommodate wildlife of the less popular or dangerous species.

In fact, Ballantrae HOA declarations state: “All persons are hereby notified that, from time to time, alligators and other wildlife may inhabit or enter into water bodies within the Property and may pose a threat to persons, pets or property, but that the Listed Parties (CDD and HOA) are under no duty to protect against, and do not in any manner warrant against, any death, injury, or damage caused by such wildlife.”

Instead, residents should do what all Floridians are cautioned to do: presume any lake, pond, stream or canal can and may have gators in them.

That means don't go in the water, or allow anyone or your pets to get too close to the edge of bodies of water. A gator could, after all, be lurking under water along the shoreline.

And remember: don't feed *Alligator mississippiensis*. 🐊



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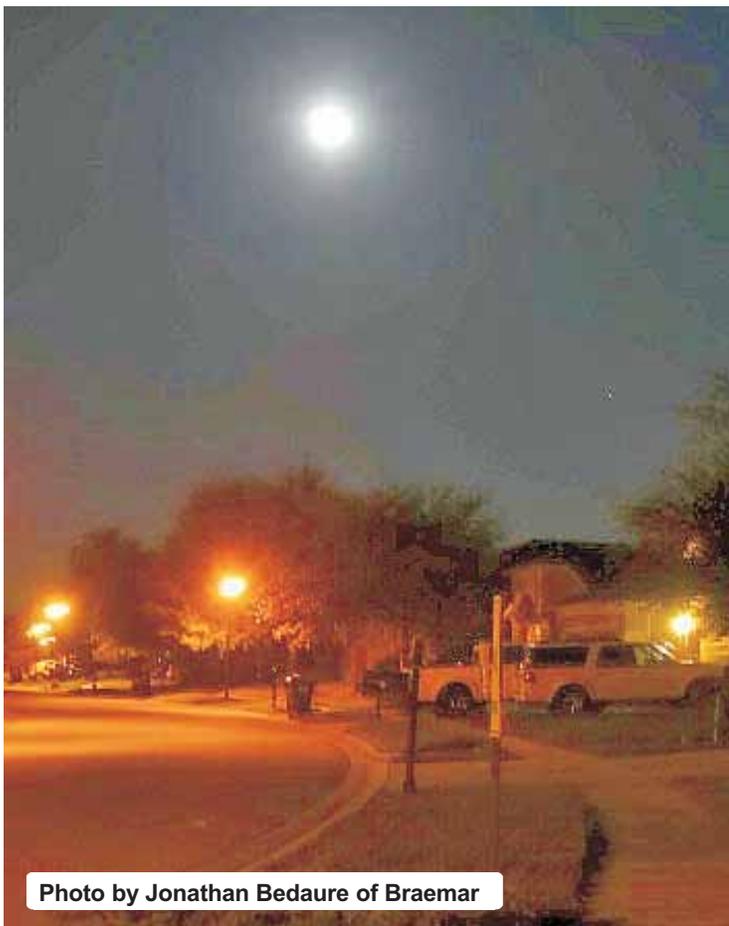


Photo by Jonathan Bedaure of Braemar

## Letting the sky tell the story

Call this its full, super or harvest phase, but the fog-shrouded moon above still cast its soft light down upon Ballantrae during an early evening. At right, a kaleidoscope of fading rainbow colors gives Ballantrae the proverbial promise of a better day to come following a cleansing rain.

