



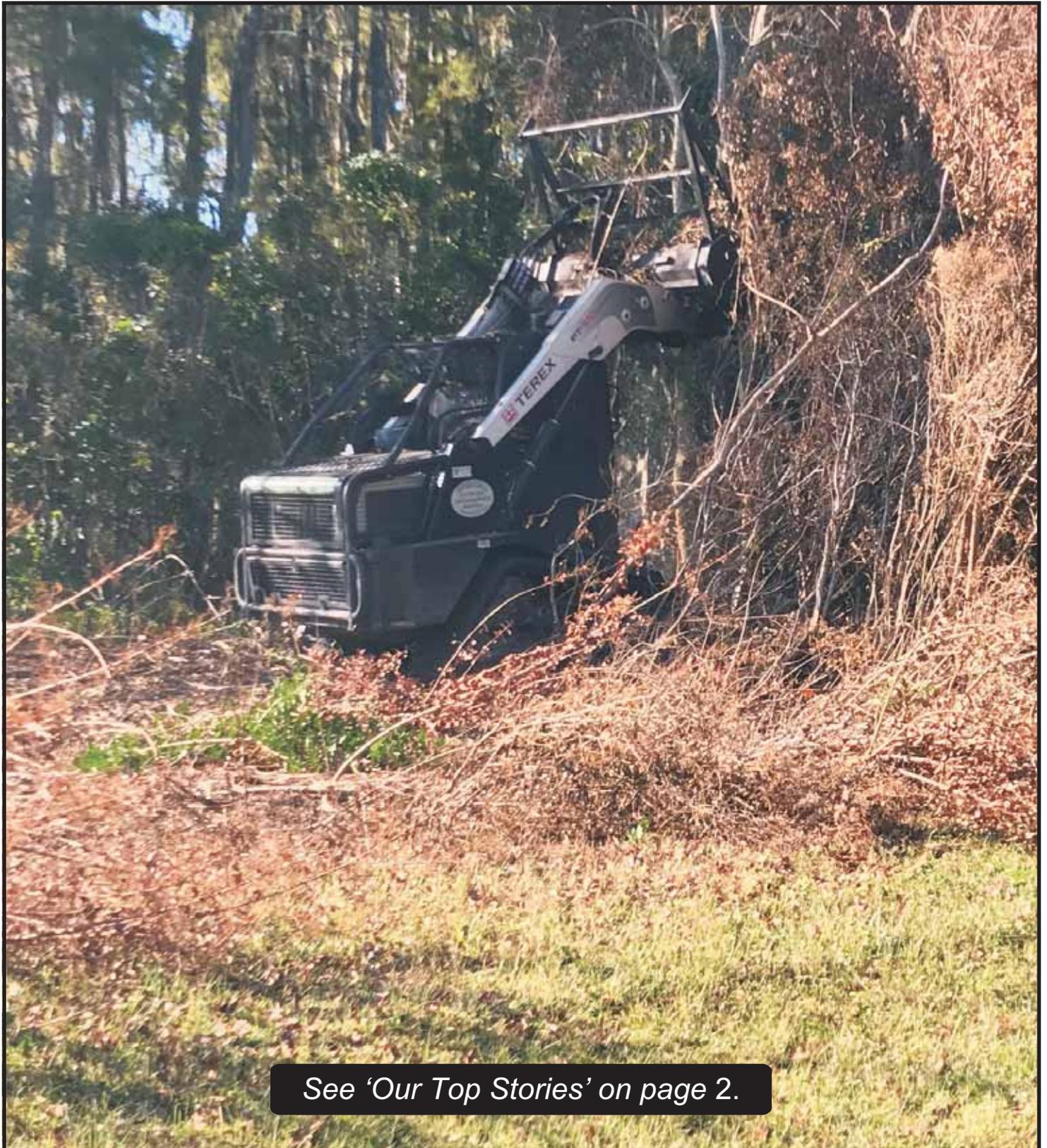
# *The Ballantrae Communicator*

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

Winter 2018

16 pages

Vol. 11, No. 3



See 'Our Top Stories' on page 2.

# Residents can attend, be heard at upcoming meetings ...

## ... of Ballantrae's CDD Board

The CDD Board of Supervisors will continue to hold most of its regular monthly meetings on the first Mondays of the month for the new fiscal year that begins on Oct. 1.

Meetings begin at 6:30 p.m. at the clubhouse.

The last meeting of this fiscal year avoids the Labor Day holiday by being scheduled for the second Monday, Sep. 9.

Remaining monthly meetings approved for the 2018-19 fiscal year are:

Dec. 3	Jan. 7	Feb. 4	Mar. 4	Apr. 8
May 6	Jun. 3	Jul 8	Aug. 5	Sep. 9

Residents are 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 in advance of each meeting. 📄

## ... of Ballantrae's master HOA Board

The Ballantrae HOA Board of Directors will continue to meet in 2019, generally on the second Tuesdays of the month, starting at 7 p.m. at the clubhouse.

Dates are Dec. 11, no date had been set at press time for the Jan. meeting., Feb. 12, Mar.12, Apr. 9, May 14, June 11, July 9, no meeting in Aug., Sept. 10, Oct. 8, Nov. 12 and Dec. 10.

HOA members are always invited to attend and participate. To contact the HOA Board, go to

[ballantraehoa.com](http://ballantraehoa.com) or "Ballantrae HOA" on Facebook. 📄

## ... and the Straiton townhomes HOA Board

The Straiton HOA Board of Directors had not scheduled its next meeting dates and times at press time.

The Board meets quarterly. All Straiton HOA members are invited to attend and participate.

The Straiton HOA Board can be reached via email at [straitonhoa@gmail.com](mailto:straitonhoa@gmail.com) or by visiting its homepage at [straitontownhomes.com](http://straitontownhomes.com). 📄

### Our top stories

The CDD Board earmarks \$338,133 for three projects to give Ballantrae a "face lift." Page 3.

The first project is \$156,192 to improve the landscaping at the main and village entrances: Page 4.

The second project is \$95,624 to repaint all the community walls and structures: Page 5.

The third project is \$86,317 to remove invasive and undesirable plants in the wetlands buffer: Page 6.

CDD amends rules to allow gate access to some guests and child caregivers: Page 7.

Here are the rules for obtaining photo ID swipe cards to access gated amenities: Pages 8-9.

Many Ballantrae and Suncoast voters cast their Election Day ballots at our clubhouse: Page 10.

A look at the Halloween decor put up by Ballantrae residents: Page 11.

A listing of third quarter sales of Ballantrae homes: Page 12.

Here's how to deal with dog owners who decline to follow the county's ordinances: Page 14.

### On the cover

Genesis Land Maintenance removes invasive and undesirable plants from a pilot area across from the clubhouse. See related stories on pages 3, 6 and 16.

### The Ballantrae Communicator

The *Ballantrae Communicator* is published quarterly 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 the editor or via "snail mail" to the editor at the clubhouse at 17611 Mentmore Blvd. in Land O' Lakes, FL 34638.

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# CDD Board giving Ballantrae a much-needed ‘face lift’

The CDD Board voted at its Nov. 12 meeting to give Ballantrae a “face lift” by approving three projects to be completed in the next few months:

- \$156,192 for Yellowstone Landscape to redesign and replace plants and landscaping at the main and six village entrances. Landscaping has a useful life and most of ours has exceeded it. The plan will “open up” the entrance median, give motorists near the Shoppes a better view of traffic, and add seasonal color and a “cleaner look” at all village entrances. (See story on page 4.)

- \$95,624 for CertaPro Painters to powerwash, repair and paint both sides and tops of community walls along Ballantrae and Mentmore Blvds., as well as the monuments at the front entrance and all six villages, the clubhouse and gazebo behind it, plus the CDD’s pool cabana in Straiton and gazebo in Ayrshire. (See story on page 5.)

- \$86,317 for Genesis Land Maintenance to remove invasive plants and undesirable growths from wetland buffers, giving residents a clearer view of the thousands of cypress and other trees in our community. That will also prevent harmful plants from spreading into landowner yards. In addition, elimination of ground cover gives gators, snakes and other wildlife fewer hiding areas close to our homes. Removal of the rampant growth also reduces the fuel that would be available in the event of a wetland fire. (See story on page 6.)

The CDD Board earmarked \$338,133 in district resources to pay for all three projects:

- \$145,254 from the Emergency Reserve of \$246,864. These funds can be used for emergency and other priority projects that come up after the budget is approved in August.

- \$137,675 in unassigned funds rolled over unspent from prior fiscal years.

- \$55,204 from the Asset Reserve of \$443,154 that had this amount designated for wall painting in 2018.

As a result, landowners will soon get to enjoy looking at all these improvements – without seeing a tax increase to pay for them. 🏡



Map shows areas where wetland buffers on CDD property will be cleaned up.



Vines like these dig into and damage walls, already discolored by age and weather.



Plants like these in a village entrance have already passed beyond their useful lives.



Artist's renderings provided by Yellowstone Landscape

The southernmost front entrance will provide a vastly more colorful appearance with the addition of dwarf firebush, flax lily, annuals and sod.

## Landscape changes improve our look, increase safety

This project is not the routine, annual rite of adding mulch and replacing annuals, as the CDD and landowners do each year.

Instead, Yellowstone Landscape will embark this spring on a \$156,192 project allowing our appearance to be greatly improved and more easily maintained for many years to come.

“The project is designed to give color a ‘pop’ and have people say ‘wow’ when they drive by,” one vendor said.

In village entrance medians, it means removing several inches of dirt and mulch that do little more than overflow and wash out when it rains.

The appearance of many areas along sidewalks would look more attractive and be easier to maintain with sod rather than the plants installed years ago, which have become overgrown and are now dying. That requires the removal of the drip lines that irrigated plants in favor of pipes to feed sprayers on sod like those watering your front lawn.

At the main entrance, a limbing-up of trees and removal of some plants will improve sight lines for motorists on Ballantrae Blvd. and Aprile Drive, a necessity unknown when the median was established in 2003.

The CDD Board is also considering if all the existing and outdated lights at the main and village entrances should be replaced by LEDs. 🏡



Removal of plants and limbing-up of trees provides an eye-catching and better view.



Dwarf firebush and variegated confedrate jasmine will improve the view at village entrances.

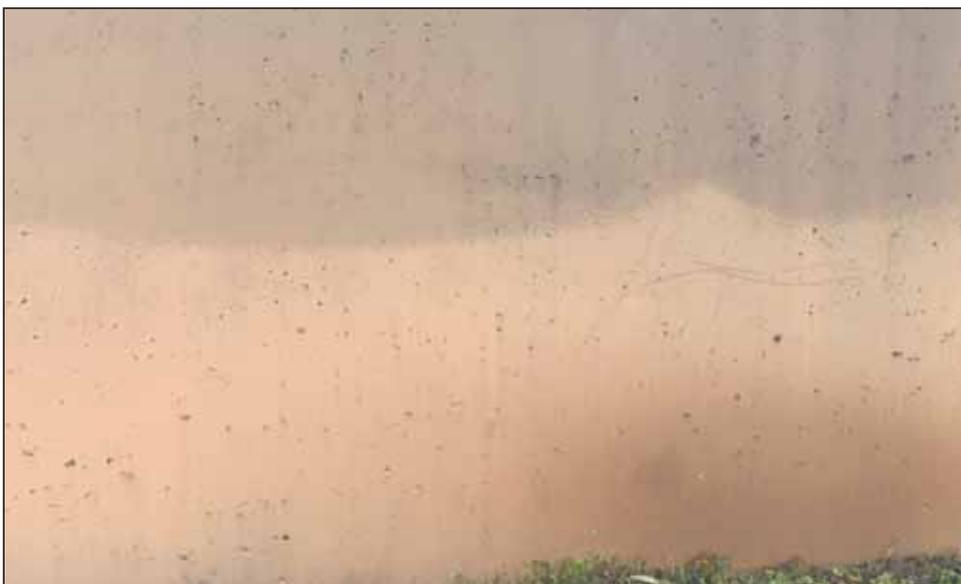
# Walls fall victim to damage by nature and area construction



Once destructive and unsightly vines start growing, they spread from yard to yard.



Cracked walls and column caps lead to deterioration of the entire wall panel.



Discolored and pockmarked walls will all be restored to their original appearance.

The good news: we benefit from the housing starts, new businesses and jobs that are generated as central Pasco does its part to accommodate the 900 residents the U.S. Census Bureau says move to Florida each day.

The bad news: new construction adds to the dirt and pollution damaging not only our homes, but the community walls and structures for which we are equally responsible.

That includes the discoloration and pockmarks caused to many structures by wind-blown construction debris from places like Bexley homes and school plus the Shoppes – not to mention the chemicals spewed by their construction vehicles traveling (legally or not) in our community.

As the construction nearest to Ballantrae moves toward completion, the CDD Board decided it was time to repaint not only both sides and top of 7,700 linear feet of walls, but also the main and six village entrances, the clubhouse, its gazebo and the pool shed, plus the CDD's cabana at its pool in Straiton and its gazebo in Ayrshire.

The project by CertaPro Painters will cost \$95,624 to complete.

### **Residents: please clear access!**

**The 114 residents whose homes back up to a wall were sent letters on Nov. 20 asking that they move any property to at least a foot from the inside of the wall to accommodate wall pressure washing, repairs and painting scheduled to start on Dec. 3.**

Surfaces will be power washed to remove dirt, mildew and loose paint so the new coats will adhere properly. All loose and peeling paint will be scraped to ensure the best surface for re-painting.

Repairs to all cracks, gaps and holes will be filled with elastomeric caulking or masonry patch as required.

Needed primer coats will be applied to metal and masonry surfaces.

All surfaces will get a conditioner coating, a second coating designed to bond with paint, and then a third coating with the same color as now of Sherwin Williams satin paint. 🏡

# Wetlands cleanup benefits landowners

The state's rules for wetlands are simple:

- They are to remain untouched and natural. Period. No one can enter and disturb them without special permission from the state, which is rarely given.
- The only exception is that landowners can manage the designated buffer zone around the wetlands perimeter on their property. (See map on page 3.)

That means that the undesirable and invasive plants living in the wetlands will eventually migrate to infect private property unless the buffer is managed by the owner – in this case, the Ballantrae CDD Board.

If the CDD Board does nothing, invasive and undesirable plants will migrate to private property. Landowners would then bear the full cost of their removal, estimated at \$2-\$3,000 per parcel.

Overgrowth can also block the weirs, pond skimmers and in/out flow structures whose proper operation is vital to prevent flooding into our homes and streets, as well as erosion along our pond banks.

Besides the aesthetic value of making our cypress and other trees more visible, clearing the buffer forces gators, snakes and other wildlife deeper into the wetlands for their own protection. It also reduces the fuel available in the event of a wetland wildfire.

The CDD Board's \$86,317 contract with Genesis Land Maintenance, now underway, will rid the buffer, covering 38,363 linear feet at varying depths of 5-30 feet, of these types of invasives that have expanded as the wetlands have matured and spread:

- Brazilian pepper is one of the most widespread non-indigenous pest plants in Florida. Its dense canopy shades out indigenous and preferred plants. The species invades aquatic as well as land habitats. People sensitive to the likes of poison ivy or sumac will also react to this plant/tree.
- Chinese tallow can produce up to 100,000 seeds each that are often eaten and dispersed by birds. The plant grows aggressively and pushes out preferred vegetation. Its leaves and fruits cause nausea and vomiting in humans.
- Peruvian primrose willow commonly grows along shorelines. It forms dense colonies along shorelines that creep into the water and damage native and preferred plants. It is known to clog skimmers plus in/outflow and other structures.

Once the cleanup is complete, there will be wide swaths of land denuded of all growth. The Board will allow natural growth to occur – but will combat the return of invasive and nuisance plants.

The CDD Board is hiring its pond vendor, American Ecosystems, at \$1,700 per month for one year starting in January to spray herbicides that kill unwanted growth. After a year, an assessment will be made as to how often spraying must occur to prevent a return of invasives. 🌱



This was the wetland buffer in September on the southwest corner of Ballantrae and Mentmore Blvds., across from the clubhouse. This high-visibility location was chosen as the pilot project site to give residents a look at the process and results of the plant removal project.



Genesis first sprays targeted plants to kill them, making them easier to remove. The plants will turn brown. Then, a “scorched earth” removal of all invasive and undesirable plants clears the targeted buffer zone.



This photo shows the area reclaimed by removal of invasive and undesirable plants. Equally important, it provides a clearer view of the cypress and other trees into the wetlands. A side benefit of the project is that it is expected to force gators and other wildlife deeper into the wetlands for protective cover.

# Some caregivers, guests can now access gated facilities

The CDD Board has approved pilot programs, based upon resident requests, that now allow both non-resident child caregivers and resident guests to access the community's gated clubhouse, pools, basketball and tennis courts. (*Rules of access appear on pages 8-9 of this edition.*)

Board members said they will evaluate use of the new pilot policies and how well participants abide by community rules.

## Caregivers can apply for ID cards

Residents with child caregivers asked for access by non-resident caregivers who supervise any children under the age of 13, who cannot get cards on their own. Caregivers could then bring children to the pool for example, on

weekdays when many adults are often at work.

Residents said if they were at home, they wouldn't need caregivers and could bring children to the pool themselves. They argued their caregivers don't substantially increase the numbers coming to the pool, since most adults are at work and older children are in school during those hours.

They said the policy would also allow any supervised children to be brought to the pool after their school hours when some parents are working late or second shifts.

The Board adopted a policy requiring the requesting resident to come to the clubhouse, with their CDD ID swipe card in hand, along with the caregiver with photo ID. Both will fill out and sign a form stating they will abide by all rules. That form can be found on the CDD's website at [ballantraeccdd.org](http://ballantraeccdd.org) on the "Other Documents" page at No. 31.

The rules allow non-resident caregivers to bring in only the resident child(ren) they supervise. They are not allowed to use the card for any other purpose. If they are found in violation of the rules, the card will be invalidated.

## Family visitors can apply for access letters

Other residents asked about the many family friends and relatives who arrive for extended visits each year, especially during the end-of-year holidays.

While host residents are at work, they asked if their guests could gain access to gated amenities. Once again, residents felt it would not substantially increase the numbers at the pool. They also noted few wintertime visitors would venture into the chilly waters of the pool, but would merely enjoy sitting deskside during warm days.

The Board is requiring that to obtain a letter allowing visitor access, both the host resident applicant (with ID swipe card) and an adult visitor (with photo ID) apply together at the clubhouse. The letter can be found on the CDD website at "Other Documents" No. 32.

If approved, the visitor will be issued a letter allowing access for a maximum of 14 consecutive days. To enter a gated area, visitors need to bring the letter, their photo ID and the host resident's ID swipe card.

The visitor is required to abide by all rules or the host resident's ID swipe card will be invalidated.

A resident can apply twice a year for two-week access. Subsequent requests require CDD Board approval. 🏠



## Duke Energy bringing more power to the people

Duke Energy has begun a project in the county right-of-way along Ballantrae and Mentmore blvds. The project is designed to provide "a backup to the backups" in fast-growing central Pasco County. The new lines are said to, among other things, provide additional power for the long list of new customers, provide additional power during peak usage, and serve as an alternate source of power during some outages.

## Short takes ...

Recent spending actions by the CDD Board include:

- \$583.97 to make emergency repairs at the pool in Straiton. The burned out motor prevented water circulation, requiring that the pool be shut down until repairs were made.
- \$869.59 to install a spigot to allow power washing of monuments at west side of main entrance
- \$3,321 to remove summer annuals at the main and village entrances and replace them with winter flora.
- \$174 to replace 116 of those winter plants at the median entrances to Ayrshire and Straiton after they "disappeared" Halloween night. 🏠

# 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 next page)*

In addition, residents can obtain letters of access that allows a visitor to use gated facilities for up to 14 days per visit twice a year under the established rules. Resident applicant (with own ID swipe card) and visitor (with own photo ID) must visit the clubhouse together to make application.

### **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:**

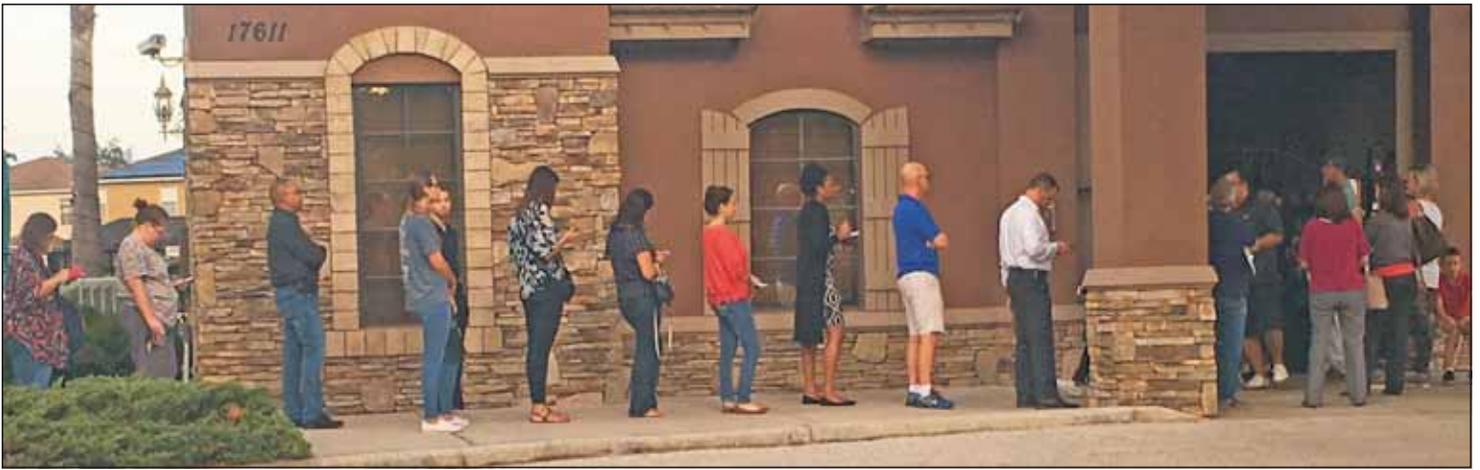
- For adults: a valid driver's license, other government-issued photo ID or birth certificate.
- For minors: A parent or legal guardian must accompany all minors seeking cards. The parent or guardian must show the minor's birth certificate, state-issued photo ID or some other official document confirming [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: 11/15/18



Ballantrae voters, plus those from Suncoast Meadows and Pointe, lined up before 7 a.m. election day to cast their ballots.

## 1,063 General Election votes cast at Ballantrae clubhouse

More than half the 2,043 voters in Precinct 31 who cast Election Day ballots did so at the Ballantrae clubhouse, according to data from the Pasco Supervisor of Elections.

A total of 1,063 voted at the clubhouse with 477 voting at early voting sites and 503 voting by mail.

The clubhouse is the balloting location for voters living in Ballantrae, Suncoast Meadows and Suncoast Pointe.

The CDD Board declined the \$150 fee the elections office pays to voting sites and waived its \$50 room rental fee. 🗳️

Voter enrollment on 10/31 in Precinct 31				
District	Republican	Democrat	NPAs	Sum*
Ballantrae	679	480	509	1,668
Suncoasts	518	616	571	1,705
Total	1,197	1,096	1,080	3,373

\* Sum excludes "Other" category totaling 34 voters

How Precinct 31 voted		
Precinct includes Ballantrae, Suncoast Meadows & Pointe (Includes candidates receiving at least 5 percent of the vote)		
Candidate (Party)	Vote	Percent
<b>U.S. Senator</b>		
Rick Scott (REP)	1,004	49.48
Bill Nelson (DEM)	1,018	50.17
<b>U.S. House of Representatives (12)</b>		
Gus Michael Biirakis (REP)	1,010	50.02
Chris Hunter (DEM)	961	47.60
<b>Governor</b>		
Ron DeSantis (REP)	970	47.92
Andrew Gillum (DEM)	1,024	50.59
<b>Attorney General</b>		
Ashley Moodyl (REP)	1,057	52.64
Sean Shaw (DEM)	911	45.37
<b>Chief Financial Officer</b>		
Jimmy Patronis (REP)	1,016	51.18
Jeremy Ring (DEM)	968	48.77

<b>Commissioner of Agriculture</b>		
Matt Caldwell (REP)	956	48.23
Nicole "Nikki" Fried (DEM)	1,026	51.77
<b>State Senator - District 10</b>		
Wilton Simpson (REP)	976	49.29
Michael Cottrell (DEM)	1,004	50.71
<b>State Representative - District 37</b>		
Adrian Zika (REP)	978	49.37
Tammy Garcia (DEM)	1,003	50.63
<b>County Commissioner - District 2</b>		
Mike Moore (REP)	996	50.43
Kelly Smith (DEM)	979	49.57
<b>County Commissioner - District 4</b>		
Mike Wells (REP)	1,051	53.19
Brandi Geoit (DEM)	925	46.81
<b>Mosquito Control Commissioner - Seat 2</b>		
Matthew "Skeeter" Abbott	958	57.61
Andy Carney	257	15.45
Cory Sommers	238	14.31
Chris Tyler	210	12.63

# Halloween decor in Ballantrae





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

**Braemar**

- 3506 Braemar St., 5 bedrooms/3 bathrooms/3-car garage, 3,616 square feet, sold on Aug. 27, 2018, for \$400,500.

**Castleway**

- 3947 Duke Firth St., 5/3/3, 3,406 sq. ft., 9/4/18, \$310,000.

**Ayrshire**

- 17824 Ayrshire Blvd., 3/2/2, 2,742 sq. ft., 7/30/18, \$295,000.
- 3004 Downan Pt., 5/3/2, 2,260 sq. ft., 7/30/18, \$315,000.
- 18038 Ayrshire Blvd., 5/3/2, 3,406 sq. ft., 7/31/18, \$352,000.
- 17931 Ayrshire Blvd., 4/3/2, 2,697 sq. ft., 8/17/18, \$290,000.
- 3328 Downan Point Dr., 3/3/2, 2,092 sq. ft., 8/14/18, \$300,000.
- 3101 Gianna Way, 5/3/2, 2,260 sq. ft., 9/12/17, \$260,000.
- 3041 Downan Point Dr., 5/3/2, 2,260 sq. ft., 9/19/18, \$280,000.

**Cunningham**

- 3628 Olde Lanark Dr., 4/3/2, 2,014 sq. ft., 8/24/18, \$192,000.
- 3731 Olde Lanark Dr., 4/2/2, 1,976 sq. ft., 9/14/18, \$260,000.

**Lintower**

- 3415 Lintower Dr., 4/2/2, 2,652 sq. ft., 7/13/18, \$258,000.
- 17530 Glenapp Dr., 4/3/2, 2,652 sq. ft., 7/27/18, \$299,900.
- 3430 Tarbolton Way, 3/3/2, 2,652 sq. ft., 8/7/18, \$270,000.
- 17540 Queensland St., 4/3/2, 2,652, 8/14/18, \$263,000.
- 17532 Queensland St., 4/3/2, 1,722 sq. ft., 8/21/18, \$220,000.

*Continued at right*

**Data provided by Team Solkin**

**Facts you can use**



**Be smart about irrigation**

Set your system for an early morning run and to finish before sunrise. The rising sun will burn off excess water and help prevent leaf and root rot.

One long watering helps grass and plants grow deeper roots than will multiple, shorter waterings.

Irrigate on your assigned day during approved hours to avoid fines. Rules are listed at [ballantraecdd.org](http://ballantraecdd.org) at the "Other Documents" tab at # 4.

*Home sales continued ...*

- 17526 Balmaha Dr., 3/2/2, 2,478 sq. ft., 9/14/18, \$247,500.

**Straiton**

- 2907 Girvan Dr., 3/2.5/1, 1,768 sq.

ft., 8/3/18, \$189,000.

- 2912 Girvan Dr., 3/2.5/1, 1,768 sq. ft., 8/9/18, \$197,000.

- 17449 Stinchar Dr., 3/2.5/1, 1,842 sq. ft., 9/10/18, \$185,000.

- 17532 Hugh Lane, 2/2/1, 1,548 sq. ft., 9/28/18, \$168,450. 🏠

**Next garage sale will be Apr. 13**

The Ballantrae HOA Board has set the second Saturdays of April and October from 8 a.m. to 3 p.m. as the permanent days for the semi-annual community garage sales. That allows residents to plan for them far in advance.

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

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, for example, bedding (box springs, mattresses, frames).

Do not leave items at the park unless the truck is present! Otherwise, the CDD must pay maintenance staff to haul dumped items to the county landfill and pay dumping fees. In the meantime, CDD maintenance staff isn't performing the duties for which you pay them. 🏠





## 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 if residents provide the pole number.

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. 📄

## Obey 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 in the owner's front yard or in the open garage.

Residents are also reminded it is illegal to scoop and drop dog waste into a neighbor's garbage bin at curbside. It is also illegal to toss scooped bags into street gutters that will eventually pollute our ponds and waterways.

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



# 'Scoop the poop'

*Leash, clean up after your dog:  
or be prepared to pay fines*

Any responsible dog owner will tell you that cleaning up after their pet is a part of their mandatory duties.

But they sometimes get a bad rap because of the minority of dog owners who don't "scoop the poop" and let their pets roam unleashed to make "deposits" anywhere they choose in the community.

Not that any dog owners need a reminder, but county ordinances require that:

- Dogs must be on a leash or within a fenced-in area when outdoors – and yes, even on their own property.
- Poop must be scooped from any property not owned by the dog owner. That means not leaving poop on private or public lands – and yes, that means scooping during walks along all our sidewalks, streets or in the park.

Those who don't scoop know they are supposed to. That goes especially for dog owners who let their dogs roam outside unleashed. They know – and expect – them to "deposit" on someone else's property. Some residents say unleashed dogs are more of a problem in their villages than those being walked on leashes.

Here are the steps residents should follow when they witness an unleashed dog wandering in the neighborhood. Note you don't have to wait for the unleashed dog to "deposit" anything:

- Use your phone to take a video or still of the unleashed dog showing it off the owner's property. It's that simple. It is a violation of county ordinances all by itself. It can result in fines without waiting around to capture the dog leaving an inevitable "deposit" anywhere.
- Note the address where the offending dog and its owners live.
- Contact Pasco Animal Services for the best way to get that information to them. You can reach them at (813) 929-1212.

Offenders can face county fines for their violation of the leash and/or "pooper scooper" laws. Fines start at \$150 and increase for each subsequent infraction.

Failing to "scoop the poop" ignores the fact that just one gram can contain 23 million fecal bacteria. That's 10 times the amount in the manure left by the cows you see in the field on the south side of 54. Any surprise the EPA considers dog droppings a hazardous material?

Those at most risk? Our children, who are likely to play on lawns alongside droppings that contain:



One Ballantrae resident posted both these signs in the yard.

- Campylobacteriosis – a bacterial infection that can cause diarrhea in humans.
- Salmonellosis – can infect humans with fever, muscle aches, headaches, vomiting and diarrhea.
- Toxocariasis – a roundworm that can transmit vision impairment, rashes, fevers and coughs.

Offenders will also say there is no harm if they simply dump feces into the street and let it "wash away."

They are, in fact, letting it "wash away" into our curbside drains, then into the ponds behind our homes and, eventually, into the collection systems that provide our drinking water.

Such pollution also depletes oxygen in the water and adversely affects fish and other aquatic life. Many of the damaging algae blooms seen in the pond behind your home are a direct result of dog droppings.

Responsible dog owners "scoop the poop" and most simply take it home and deposit it in a sealed trash can.

When the county picks up trash, it goes to the county's waste-to-energy facility where it is burned.

Until more dog owners become more responsible, it might be best if the rest of us remember how to reach Animal Services ... 🐾

# **LOW COST VACCINATION\*** **& MICRO-CHIP CLINIC**

**\$8.00 FOR 1 YEAR RABIES VACCINE**  
**\$13.00 FOR 3 YEARS RABIES VACCINE**  
**\$15.00 MICRO-CHIP**

*\*PASCO COUNTY DOG OWNERS MUST REGISTER THEIR PETS  
AND PURCHASE THE MANDATORY COUNTY LICENSE/TAG.*

**EVERY WEDNESDAY**  
**FROM**  
**9AM-11AM**



**19640 DOGPATCH LANE, LAND O'LAKES, FL 34638 813-929-1212**





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*The Ballantrae Communicator*  
17611 Mentmore Boulevard  
Land O' Lakes, FL 34638



### ***Showing the need to cleanup Ballantrae's wetland buffers***

These photos show how extensive the invasive and other undesirable plant growth has become in the buffer area surrounding Ballantrae's wetlands. (See story, photos on pages 3 and 6.) Photo above was made behind houses under construction in Braemar in 2005. Photo below was made in November from virtually the same location, showing the advancing growth that has encroached 10-12 feet closer to the same residences. Unchecked, that growth will contribute to invasive plant growth on residential property that landowners would be left to remedy on their own. The undesirable plant and tree growth might also be converted to fuel if fire were to strike in the wetlands, threatening all area homes.

