



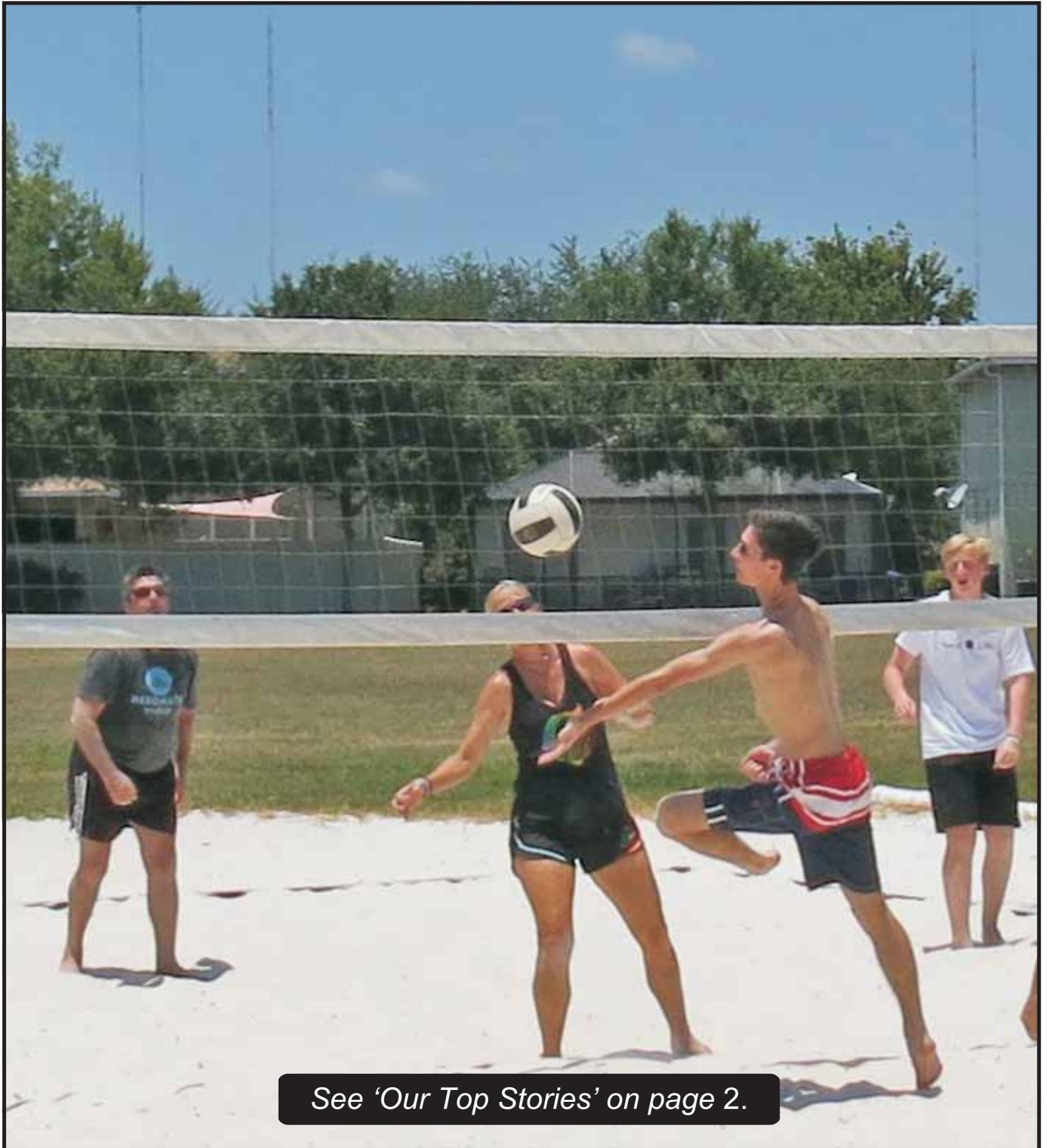
The Ballantrae Communicator

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

Summer 2019

16 pages

Vol. 12, No. 1



See 'Our Top Stories' on page 2.

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

... CDD Board budget public hearing set for July 24

The CDD Board of Supervisors will hold its annual budget public hearing with its July 24 regular meeting. The budget is presented on pages 7-9 of this newsletter.

Regular meetings of the CDD Board start at 6:30 p.m. at the clubhouse on the fourth Wednesday of the month.

Remaining fourth Wednesday meetings this fiscal year are: June 26, July 24, Aug. 28 and Sept. 25.

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 year-round. Only four nighttime CDD meetings a year are required under Florida law.

CDD meeting dates are also posted online at the CDD's website at ballantraeccd.org at the Board Meetings tab, on the bulletin board at the clubhouse, and in all village entrance bulletin boards.

All meeting agendas and minutes are also posted to the CDD website in advance of each meeting. 📎

... Ballantrae's master HOA sets meetings ...

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

Dates are July 9, no meeting in August, 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 or "Ballantrae HOA" on Facebook. 📎

... as does Straiton townhomes HOA Board

The Straiton HOA Board of Directors has bimonthly meetings set for Aug. 14 and Oct. 9.

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

All Straiton HOA members are invited to attend and participate.

The Straiton HOA Board can be reached via email at straitonhoa@gmail.com.

Its homepage is straitontownhomes.com. 📎

Our top stories

Public enjoys Memorial Day weekend in Ballantrae Park: Page 3.

Replacement well is among spending to help CDD irrigate community lawns: Page 4.

CDD vendor will soon start major replacement of landscaping at main, village entrances: Page 5.

Here's how to contact our elected officials on the federal, state and county levels: Page 6.

CDD Board proposes 12th "no tax increase" annual budget: Pages 7-9.

Pasco County spends \$281K improving Ballantrae infrastructure: Page 10.

Use this map to identify CDD ponds that have issues you want to report: Page 11.

Here's a listing of recent local home sales: Page 12.

Pasco now collecting recyclables weekly: Page 13.

Here's how to get individual ID swipe cards to access CDD amenities: Pages 14.

CDD completes extensive erosion repairs along north side of east entrance pond: Page 16.

On the cover

Ballantrae volleyball players use the court on Memorial Day weekend. See photos of other park activity on the holiday weekend on page 3.

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@ballantraeccd.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.

CDD Board of Supervisors

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Public enjoys Ballantrae Park on Memorial Day weekend



CDD enhances irrigation services

93 degrees and zero inches.

That pretty much described the near-record setting high temperature and low rainfall in the Tampa region during May and early June.

In Ballantrae, the fight to save community flora from that heat and drought got even worse.

The District has five wells it uses to irrigate trees, plants and grasses, basically along Ballantrae and Mentmore blvds.

The well on the east side of Ballantrae Blvd. south of Castleway failed in May.

Inspection showed equipment had been clogged and the well itself

rendered inoperable by underground sand turbulence – the same culprit the county faced in addressing a stormwater system failure in Lintower. (See story on page 10.)

While a well failure is bad news anytime, it was especially problematic with such drought conditions as we faced in May, reportedly one of the driest and hottest Mays on record.

CDD vendor Yellowstone Landscape had to drill down 240 feet at a new and nearby well site approved by the state. Drilling and equipment cost the CDD \$12,401. The new well is operating properly.

Even with all five wells in operation, there were “hot spots” throughout community property that were turning brown despite irrigation – much the same as happened on many residential lawns.

The CDD Board paid Yellowstone \$1,343 to bring in its irrigation team and pull-behind spraying rig to target two acres of “hot spots” in community lawns. A moisture management chemical mixed in the water wraps itself around the soil helping to trap water and increase root absorption. 🌱

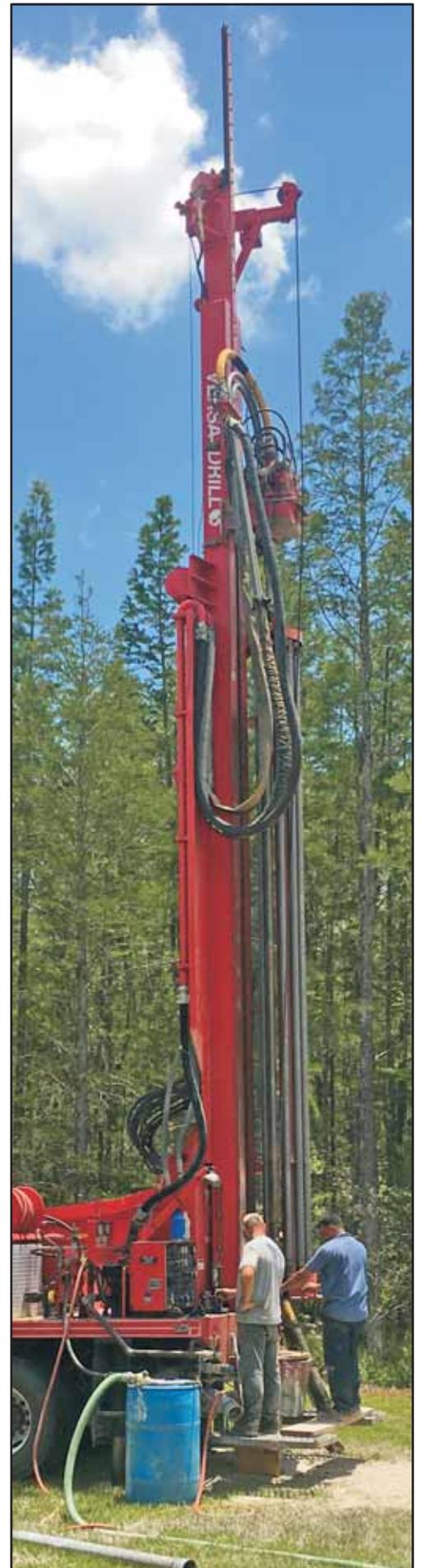
Photo at right shows drilling for a new irrigation well along Ballantrae Blvd. Photo below shows mobile unit spraying to relieve dry “hot spots” during drought conditions.

Let the grass grow

The CDD Board is letting the grass grow along Ballantrae and Mentmore blvds. as a free way to help it flourish.

Once seed pod heads emerge after 2-3 weeks of growth in the bahai grass, it will be mowed to generate new growth.

The “grow/mow” process will be repeated 2-3 times this summer in hopes of generating a lush lawn by autumn. 🌱



CDD's 'facelift' projects move ahead in Ballantrae

Ballantrae vendor Yellowstone Landscape is hoping for the return of seasonal rains by late June before embarking on a \$156,182 project approved by the CDD Board.

Yellowstone will remove and replace much of the landscaping, soil, sod and mulch at the main and six village entrances plus some areas of Ballantrae Park as well as upgrading outdated irrigation lines, timers and clocks at the main and six village entrances.

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. It replaces depleted soils, mulch and plants that have, over the past 15 years, exceeded their useful lives.

Himes Electric is coordinating with that work its \$7,931 contract with the CDD Board to upgrade the wiring and lighting at the main and six village entrances.

The Yellowstone project is the third and final phase of three CDD efforts costing \$338,133 to improve the appearance of the community.

The two earlier phases, now completed, were:

- \$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.

Residents cooperated with that project to ensure that all interior walls could also be cleaned and painted.

- \$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.

Residents supported the need for this project. Since then, despite the drought, cleared areas have already begun to sprout new desirable plants.

Pond vendor American-Ecosystems is under a \$14,000 annual contract to spray cleared areas to prevent the return of invasive and undesirable plants.

Unrelated to those CDD efforts but equally effective in improving Ballantrae's infrastructure:

- Pasco County has also been contributing to an upgrade of Ballantrae's infrastructure. As detailed in a story on page 10, Pasco County spent \$280,589 this spring in Ballantrae to repair a stormwater system failure in Lintower and to upgrade two lift stations along Ballantrae Blvd.

- Duke Energy has engaged Infratech of New Port Richey to run a host of underground lines through Ballantrae that, while primarily designed to serve area construction like Bexley homes and school, will also increase power available to Ballantrae and provide a backup source in the event of a failure on the main line. 🏠



Above is an artist's rendition of what village entry ways will look like when renovated. Below is the existing Braemar entrance, showing many dead plants and barren areas.



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

The Senate

Rick Scott

Six-year term expiring 01/2025

Main Office

716 Hart Senate Office Bldg.
Washington, DC 20510

Phone: (202) 224-5274
Fax: (202) 228-2183
Email: email thru website: rickscott.senate.gov

District Office

801 N. Florida Ave. – Ste. 421
Tampa, FL 33602

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

Marco Rubio

Six-year term expiring 01/2023

284 Russell Senate Office Bldg. Gibbons Courthouse Rm 1130
Washington, D.C. 20510 801 N. Florida Ave.
Tampa, FL 33602

Phone: (202) 224-3041 (813) 853-1099
Fax: (202) 228-0285
Email: email thru website: rubio.senate.gov

The House

Gus Bilirakis

12th Congressional District
Two-year term expiring 01/2021

2112 Rayburn HOB 7132 Little Road
Washington, D.C. 20515 New Port Richey, FL 34654

Phone: (202) 225-5755 (727) 232-2921
Fax: (202) 225-4085 (727) 232-2923
Email: email through website: Bilirakis.house.gov

In Tallahassee

The Governor

Ron DeSantis

Four-year term expiring in 01/2023

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

Phone: (850) 717-9337
Fax: None listed on website
Email: email through website: flgov.com

State Senate

Wilton Simpson

10th 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

State House

Ardian Zika

37th District
Two-year term expiring 01/2021

1401 The Capitol Building # 4
402 South Monroe St. 20430 Gator Lane
Tallahassee, FL 32399-1300 Land O' Lakes, FL 34638

Phone: (850) 717-5037 (813) 929-1001
Fax: None listed on myfloridahouse.gov website
Email: ardian.zika@myfloridahouse.gov

In Pasco

Board of County Commissioners

Mike Wells

4th District
Four-year term expiring 11/2022

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

Phone: (727) 847-8100
Fax: (727) 847-8969
Email: 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

Alison Crumbley

4th 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

CDD proposes 13th consecutive 'no tax increase' budget

The CDD Board expects to vote on July 24 to adopt its 13th consecutive "no tax increase" budget, for the 2020 fiscal year that begins this Oct. 1.

Prior to the vote, the Board will hold a public hearing on the budget at 6:30 p.m. at the clubhouse.

While residents can comment on the spending plan, only the Board members vote on it.

Board members say they hope anyone wanting to increase any spending will offer their ideas on where cuts should be made to offset them.

That's because, by law, the Board cannot now raise taxes above the levels adopted May 22 in the preliminary budget. They can only be lowered or remain the same.

That's why the Board publicly invited residents to comment in person or by email in the February-May process of writing the budget.

Annual budgets consist of the same two parts. For the 2019-20 fiscal year, they total \$1,584,893 :

- The lion's share is Operations & Maintenance (O&M). It pays for the

O&M spending on pages 8-9

ongoing maintenance and repair of CDD property and pays for CDD operations. It can change annually depending upon Board priorities.

For next year, that totals \$1,027,472, mostly from tax revenue.

- The second part is Debt Service. It represents repayment of the bonded

debt the District incurred for the construction of among, other things, our streets, the clubhouse, the underground stormwater system, the main and six village entrances, two pools plus the tennis and basketball courts, two gazebos, etc.

Debt Service is \$557,421 annually. It only changes, like your home mortgage, if it is refinanced. 🏠

Facts you can use



Be smart about irrigation

Set your irrigation 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 summarized on page 13 and detailed at ballantraecdd.org at the "Other Documents" tab at # 4.

Parking is never permitted on Ballantrae's three S's Sod, Streets & Sidewalks

Sod Parking on the sod or landscaping of any property in Ballantrae is prohibited. This means the road verge between the street and sidewalk of each property is also off limits to vehicle parking. The HOA has and will continue to fine any homeowner that allows vehicles to park on non-paved surfaces visible to any neighboring homeowner within the Ballantrae community.

Streets It's against HOA and Pasco County law to park on any street within the Ballantrae community without a permit issued by Pasco County. Pasco County Sheriff's deputies have been ticketing vehicles for parking in the right-of-way within the community. Most offenders are parking overnight, parking for extended periods of time or obstructing traffic within the community. Be a good neighbor and save yourself a ticket at the same time by parking in your garage or driveway.



Sidewalks Our beautiful community has miles of sidewalks that shouldn't be obstructed or occupied by parked vehicles. Not only is it against HOA, county and state law, it becomes a safety hazard when pedestrians are forced off the sidewalk on to our community's busy streets. Remember to take into special consideration children or citizens with handicapping conditions that depend on the availability of an unobstructed path.

The Ballantrae HOA wants to thank the residents who follow these important rules to help make our community a safe and enjoyable place to reside.

**BALLANTRAE CDD - STATEMENT 1
FY 2020 PROPOSED BUDGET**

GENERAL FUND (O&M)

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 AMENDED	FY 2019 YTD - MAR	FY 2020 PROPOSED	VARIANCE 2019-2020
1 O&M REVENUES:									
2 LAND/UTILITY ASSESSMENTS (NET)	\$ 914,879	\$ 912,049	\$ 1,031,399	\$ 1,028,461	\$ 1,027,603	\$ 1,024,660	\$ 1,001,386	\$ 1,024,660	\$ -
3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS	-	-	2,791	1,822	-	2,812	-	2,812	-
4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	-	-	-	-	-	249,323	-	-	(249,323)
5 OTHER INCOME	7,912	7,411	9,272	10,042	4,647	-	6,329	-	-
6 TRANSFER IN FROM RESERVE FUND	-	-	-	-	-	200,458	-	-	(200,458)
7 O&M TOTAL REVENUES:	922,791	919,460	1,043,462	1,040,325	1,032,250	1,477,253	1,007,715	1,027,472	(449,781)
8 O&M ADMINISTRATIVE EXPENDITURES:									
9 BOARD OF SUPERVISORS									
10 SUPERVISOR STIPENDS	10,675	11,600	15,000	10,400	14,000	14,000	6,400	14,000	-
11 NEWSLETTER - PRINT & MAILING	965	1,291	1,612	3,618	6,840	10,000	3,924	10,000	-
12 WEBSITE SERVER & NAME	-	-	168	686	179	880	180	880	-
13 PUBLIC OFFICIALS LIABILITY INSURANCE	5,369	2,500	2,658	2,500	2,500	3,300	2,500	2,625	(675)
14 MANAGEMENT SERVICES									
15 ADMINISTRATIVE SERVICES	5,000	5,000	2,938	-	-	-	-	-	-
16 DISTRICT MANAGEMENT	30,000	30,000	34,908	43,950	53,196	53,200	26,598	53,200	-
17 FINANCIAL CONSULTING SERVICES	5,000	5,000	10,121	-	-	-	-	-	-
18 ACCOUNTING SERVICES	15,000	15,000	5,439	-	-	-	-	-	-
19 ENGINEERING & LEGAL SERVICES									
20 DISTRICT ENGINEER	29,985	11,637	15,949	14,775	1,400	18,000	1,892	18,000	-
21 DISTRICT COUNSEL	16,220	15,745	37,433	12,113	12,539	17,300	3,609	17,300	-
22 ADMINISTRATIVE: OTHER									
23 ANNUAL FINANCIAL AUDIT	3,200	3,400	3,600	3,500	4,455	3,700	-	3,700	-
24 DISCLOSURE REPORT	1,100	1,000	-	-	-	1,000	-	1,000	-
25 TRUSTEES FEES	3,771	2,200	3,771	3,771	3,771	3,772	-	3,772	-
26 PROPERTY APPRAISER FEE	150	150	150	150	150	150	-	150	-
27 LEGAL ADVERTISING	1,133	953	2,033	645	476	750	124	750	-
28 ARBITRAGE REBATE CALCULATION	650	650	650	-	1,750	650	-	650	-
29 DUES, LICENSES AND FEES	1,088	1,057	225	609	648	1,200	184	1,200	-
30 COMPLIANCE WITH ADA	-	-	-	-	-	-	-	2,480	2,480
31 ADMINISTRATIVE CONTINGENCY	-	-	685	-	1,072	5,000	1,684	5,000	-
32 O&M ADMINISTRATIVE TOTAL:	129,306	107,183	137,340	96,717	102,976	132,902	47,093	134,707	1,805
33 INSURANCE									
34 GENERAL LIABILITY	6,856	5,724	5,000	10,449	3,388	3,177	3,414	3,032	(145)
35 PROPERTY CASUALTY	4,188	5,354	5,519	-	8,826	9,709	12,986	14,188	4,479
37 INSURANCE TOTAL	11,044	11,078	8,519	10,449	12,214	12,886	16,400	17,220	4,334
38 UTILITY SERVICES									
39 ELECTRIC UTILITY SERVICES	20,920	20,221	20,651	22,580	20,712	23,000	10,840	23,000	-
40 ELECTRIC UTILITY - RECREATION FACILITIES	14,543	14,591	12,302	10,345	11,836	15,500	6,335	15,500	-
41 ELECTRIC STREET LIGHTING	102,180	102,449	100,576	99,289	102,389	103,500	51,060	103,500	-
42 UTILITY - WATER - CLUBHOUSE & POOLS	7,484	8,610	13,527	12,947	8,552	14,000	2,689	14,000	-
43 LAND/UTILITY ASSESSMENTS	911	886	1,105	1,128	1,751	2,200	1,751	2,200	-
44 UTILITY SERVICES SUBTOTAL	146,038	146,737	148,161	146,289	145,240	158,200	72,675	158,200	-
45 LAKES/PONDS & LANDSCAPE									
46 LAKES/PONDS: CONTRACTS									
47 AQUATIC CONTRACT	22,800	22,800	22,800	22,800	22,800	22,800	11,400	22,800	-
48 WETLAND BUFFER SPRAY CONTRACT	-	-	-	-	-	-	-	14,400	14,400
49 LAKES/PONDS: OTHER									
50 FOUNTAIN REPAIRS & MAINTNANCE	-	7,591	905	1,249	7,290	3,000	658	3,000	-
51 MITIGATION AREAS: MONITOR & MAINTAIN	1,570	-	-	-	-	1,500	-	1,500	-
52 LAKE/POND REPAIRS	8,850	2,400	15,150	-	8,543	10,000	73	10,000	-
53 INSTALL/REPLACE AQUATIC PLANTS	-	-	4,750	-	7,805	5,000	-	5,000	-
54 LANDSCAPING: CONTRACTS									
55 LANDSCAPE MAINTENANCE CONTRACT	247,385	174,507	154,246	149,856	144,231	144,240	72,116	144,240	-
56 LANDSCAPE - SECONDARY CONTRACTS	-	-	-	-	-	31,212	-	31,212	-
57 LANDSCAPE OVERSIGHT/MANAGEMENT	6,000	6,000	-	-	-	-	-	-	-
58 LANDSCAPING: OTHER									
59 IRRIGATION REPAIRS AND MAINTENANCE	9,313	12,897	9,493	14,424	10,466	14,000	7,643	14,000	-
60 REPLACE PLANTS, MULCH & TREES	15,395	25,946	24,567	33,955	48,272	36,500	18,731	36,500	-
61 SOD & SEED REPLACEMENT	-	400	1,259	1,540	7,784	10,000	-	10,000	-
62 LANDSCAPE ENHANCEMENT	-	-	12,305	-	6,310	-	-	-	-
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	10,380	4,325	10,380	-
65 FIELD MISCELLANEOUS (INCLUSIVE OF TRAFFIC)	-	-	2,441	14,568	1,560	14,000	-	14,000	-
66 LAKES/PONDS & LANDSCAPE TOTAL	320,913	262,941	258,101	247,772	275,441	306,632	114,946	321,032	14,400
67 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS									
68 STREETS & SIDEWALKS									
69 ENTRY & WALLS MAINTENANCE	-	350	-	2,118	-	2,000	944	2,000	-
70 STREET/DECORATIVE LIGHT MAINTENANCE	-	-	-	-	-	1,000	-	1,000	-
71 SIDEWALK REPAIR & MAINTENANCE	2,600	-	-	-	1,463	1,500	-	1,500	-
72 MAINTENANCE STAFF									
73 EMPLOYEE - SALARIES	55,555	70,289	73,503	72,535	78,849	79,480	35,538	81,373	1,893
74 EMPLOYEE - P/R TAXES	4,437	5,938	8,698	6,343	6,272	6,833	3,007	6,978	-
75 EMPLOYEE - WORKERS COMP	3,612	3,243	3,300	4,959	610	3,960	3,052	3,325	(635)
76 PAYROLL PROCESSING FEES	-	-	820	1,505	1,534	1,900	1,196	1,900	-
77 EMPLOYEE- HEALTH & PHONE STIPENDS	4,800	10,000	7,200	7,052	8,000	9,600	-	9,600	-
78 MILEAGE	1,267	847	580	556	519	1,100	177	1,100	-
79 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	72,271	90,667	94,101	95,068	97,247	107,373	43,914	108,776	1,258
80 CLUBHOUSE & SAFETY & SECURITY									
81 CLUBHOUSE & MISCELLANEOUS									
82 PARK/FIELD REPAIRS	-	2,094	3,365	362	12,657	2,000	-	7,200	5,200
83 CLUBHOUSE FACILITY MAINTENANCE	9,598	6,969	2,256	4,672	3,066	9,000	1,491	9,000	-
84 CLUBHOUSE TELEPHONE/INTERNET/FAX	3,816	3,933	4,028	3,908	4,026	4,200	2,153	4,200	-
85 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	3,419	2,153	1,031	5,854	1,857	3,500	658	3,500	-
86 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	10,067	10,169	8,163	19,325	10,836	10,000	3,962	10,000	-

**BALLANTRAE CDD - STATEMENT 1
FY 2020 PROPOSED BUDGET
GENERAL FUND (O&M)**

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 AMENDED	FY 2019 YTD - MAR	FY 2020 PROPOSED	VARIANCE 2019-2020
91 POOL PERMITS	-	-	705	705	705	750	-	750	-
92 SEASONAL LIGHTING	8,000	9,000	26,200	10,700	19,077	20,000	18,238	20,000	-
93 PEST CONTROL	-	-	755	955	955	520	240	520	-
94 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	3,255	-	-	-	-	-
95 CLUBHOUSE CLEANING	-	-	-	66	-	-	-	-	-
96 CLUBHOUSE MISCELLANEOUS	6,877	10,712	7,297	635	9,795	7,500	734	7,500	-
97 SAFETY & SECURITY	-	-	-	-	-	-	-	-	-
98 PART-TIME LAW ENFORCEMENT DETAILS	38,590	35,760	41,960	35,120	42,350	50,000	7,960	50,000	-
99 SALARY FOR SUMMER MONITOR AT BOTH POOLS	14,978	13,420	16,911	19,741	19,581	23,500	1,487	23,500	-
100 EMPLOYEE P/R TAXES	1,215	1,128	1,388	1,882	1,895	2,000	-	2,000	-
101 EMPLOYEE WORKER'S COMP	1,226	1,030	1,111	-	-	1,300	-	1,300	-
102 VIDEO SURVEILLANCE	95	-	185	-	175	-	-	-	-
103 SECURITY - OTHER (GATE SERVICE)	-	-	5,974	2,497	4,096	1,000	2,204	1,000	-
104 CLUBHOUSE & SAFETY & SECURITY	97,881	96,368	119,329	109,677	131,071	135,270	39,126	140,470	5,200
105									
106 O&M CONTINGENCY & CAPITAL PROJECTS									
107 O&M CONTINGENCY	25,318	6,618	13,997	-	29,078	44,257	-	42,053	(2,204)
108 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-	-	156,192	8,878	-	(156,192)
109 WALL & STRUCTURE PAINTING	-	-	-	-	-	95,624	98,374	-	(95,624)
110 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-	-	86,317	86,317	-	(86,317)
111 O&M CONTINGENCY TOTAL	25,318	6,618	13,997	-	29,078	382,390	193,569	42,053	(340,337)
112									
113 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	802,771	721,592	779,548	705,972	793,267	1,235,653	527,723	922,458	(313,195)
114									
115 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	120,020	197,868	263,914	334,353	238,983	241,600	479,992	105,014	(136,586)
116									
117 OTHER FINANCING SOURCES AND (USES)									
118 RESERVES TRANSFERS OUT-OTHER FINANCING USES									
119 EMERGENCY RESERVE	100,000	25,000	-	-	-	20,000	-	20,000	-
120 ASSET RESERVE	69,458	50,000	-	50,000	41,878	46,600	-	47,500	900
121 BILL PAYMENT RESERVE	100,000	-	-	-	-	-	-	-	-
122 PARK DEVELOPMENT RESERVE	110,150	110,150	175,000	140,150	175,000	175,000	175,000	87,514	(137,486)
123 TOTAL OTHER FINANCING SOURCES AND (USES)	379,608	285,150	175,000	190,150	216,878	241,600	175,000	105,014	(136,586)
124									
125 O&M TOTAL EXPENDITURES	1,959,832	1,621,716	954,548	896,122	1,010,145	1,477,253	702,723	1,027,472	(449,781)
126									
127 NET CHANGE IN FUND BALANCE	(259,588)	12,718	88,914	144,203	22,105	-	304,992	(0)	(0)
128 BEGINNING FUND BALANCE GENERAL FUND					228,151	250,256	-	933	
129 LESS FUND BALANCE FORWARD						(249,323)			
130 ENDING FUND BALANCE - GENERAL FUND					250,256	933		933	
131 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)					1,564,224			1,710,380	
132 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					\$ 1,814,480	\$ 933		\$ 1,711,315	
133 AUDITED FUND BALANCE									

Status of Ballantrae CDD reserve accounts

Reserve Summary	FY 2017 Total	FY 2018 Adopted	FY 2018 Total + Interest	FY 2019 Adopted	FY 2019 Proposed Amended	FY 2019 Adopted Amended	FY 2020 Proposed
Park Development	610,035	175,000	787,486	175,000	0	962,486	1,000,000
Asset Reserve	354,676	41,878	397,872	46,600	(55,204)	389,268	436,768
Emergency Reserve	226,864	0	227,660	20,000	(145,254)	102,406	122,406
Bill Payment Reserve	150,678	0	151,206	0	0	151,206	151,206
Total	1,342,253	216,878	1,564,224	241,600	(200,458)	1,605,366	1,710,380

Explanation of reserve accounts

- The Park Development Fund is earmarked for general park amenity improvements, construction of a new clubhouse and the conversion of the existing structure to a fitness center.
- The Asset Reserve fund plans for anticipated high-price costs, such as re-roofing the clubhouse or gazebos, re-lining the pools, stormwater structure repairs, etc.
- The Emergency Fund is a guard against unanticipated costs such as uninsurable hurricane damage and costs that can arise during the fiscal year after the budget is completed.
- The Bill Payment fund covers expenses due after the fiscal year begins on Oct. 1 but before tax revenue arrives from the county in late November and December.

Pasco tax dollars pay for \$280,589 in Ballantrae repairs



County pays \$35,000 for Lintower repairs

Who would have thought the sinking of a section of a residential street could be caused by a bad connection between two underground pipes – and shifting sand – in a stormwater drain system?

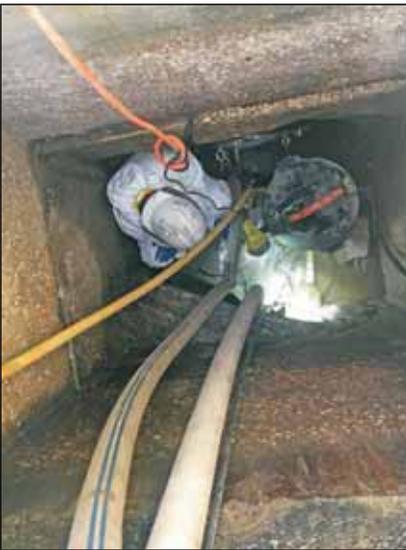
Or that the pipe inspection and \$35,000 in county repairs would require a lowering of the area water table? It required pumping water from one pond (# 9) into the wetlands west of it. In turn, any overflow into that wetlands passed, as designed, though pipes under

Mentmore Blvd. into a much larger pond (# 8) across the street. (Both ponds are marked on the ponds map on page 11.)

But that shifting sand is what county utility workers found this spring to be the culprit behind a depression on the south side of Sandgate Court in Lintower.

Shifting sand had entered the pipes through unsealed connections. The underground sand turbulence also undercut the street.

Repairs included cleaning sand and other debris from inside the pipe and resealing it by spraying in a concrete inner liner. 🏗️



Crews prepare for next phase of work (above) as worker (at left) checks underground pipe status.

Pasco tab \$246K to fix 2 lift stations

Pasco County spent \$245,589 this spring to revamp its two lift stations in Ballantrae.

The station across from Ayrshire cost Pasco County \$78,019 to upgrade this spring. The station south of Castleway was revamped at a cost of \$167,570, said Wilho Wittaniemi, Operations & Maintenance Manager for Pump Station and Treatment Plant Maintenance.

Both lift stations receive gravity flow from the neighborhood sanitary sewer collection system and pumps it to another station and on to a wastewater treatment plant.

Mr. Wittaniemi said that anything that goes “down the drain” ends up in the collection system. The station consists of a wet well, submersible pumps, a discharge manifold, and a



Workers have many projects under way at once in upgrading lift station across from Ayrshire.

control system that is monitored remotely through radio telemetry.

He explained that, as part of the lift station revamp, a bypass pump is put in place to handle the flow, then the old pumps and mounting rails are removed. If there are any leaks in the wet well, they are repaired. New pump

bases and mounting rails are installed, as are new stainless discharge piping and electrical service.

Age, and deteriorating equipment due to hydrogen sulfide gases, are the main factors in determining when a station is considered for a revamp, and should last for at least 15 years. 🏗️

Ballantrae's ponds

Check pond number below and reference it to report any pond issues to Lore Yeira in the CDD District Manager's Office at lore.yeira@dpfg.com.



#	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.	Across from Ayrshire entrance
8	Mentmore Blvd.	Across Mentmore 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.	Ballantrae Blvd. at Tower Rd.
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 day care property
28	Ayrshire	E side of Ayrshire Blvd.
29	Ayrshire	Behind Cunningham Court
30	Ayrshire	SE corner of Ayrshire entrance
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 at Ayrshire Blvd.
36	Braemar	Adjacent to Pond 17
37	Braemar	S of pond 36



This list includes some, but not necessarily all, of the real estate transactions completed in Ballantrae during January through March.

This list is instead designed to give readers an idea of the number and location of sales, plus the range of sale prices, in our community.

Ayrshire

- 17847 Ayrshire Blvd., 3 bedrooms/2.5 baths/2-car garage, 2,742 sq. ft., sold on 3/15/19 for \$272,000.
- 3146 Gianna Way, 3/2/2, 1,534 sq. ft., 3/22/19, \$250,000.

Breamar

None

Castleway

None

Cunningham

- 3709 Olde Lanark Dr., 5/3/2, 3,406 sq. ft., 2/8/19, \$349,000.
- 3705 Beneraid St, 4/2/2, 2,020 sq. ft., 2/22/19, \$257,000.
- 3708 Beneraid, St. 4/3/2, 2,260 sq. ft., 2/25/19, \$273,000.

Lintower

- 3419 Lintower Dr., 3/2.5/2, 2,478 sq. ft., 2/26/19, \$246,000.
- 17523 Glanapp Dr., 4/3/2, 2,652 sq. ft., 3/28/19, \$264,000.

Straiton

- 2908 Girvan Dr., 3/2.5/1, 1,846 sq. ft., 1/3/19, \$190,000.
- 2938 Lochcarron Dr., 3/2.5/1, 1,846 sq. ft., 1/31/19, \$174,500.
- 17533 Stinchar Dr., 3/2.5/1, 1,768 sq. ft., 2/22/19, \$184,000.
- 2833 Girvan Dr., 3/2.5/1, 1,842 sq. ft., 2/26/19, \$174,900.
- 2941, Girvan Dr. 2/2.5/1, 1,548 sq. ft., 3/8/19, \$169,000.
- 17523 Hugh Ln/, 3/2.5/1, 1,842 sq. ft., 3/28/19. \$190,000. 🏠

Data by Richard Solkin Realtor

Next garage sale Oct. 12

The Ballantrae HOA Board has set the second Saturdays of April and October 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 community garage sale will be held on Oct. 12. Hours will be from 8 a.m. to 3 p.m.

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

Do not leave items at the park unless the truck is present! Otherwise, your CDD taxes must pay for 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 you are paying them for. 🏠

Facts you can use



Parking rules make us all safer

Parking without a county-issued permit is prohibited on our narrow streets by county ordinance and by deed restrictions set by the Ballantrae and Straiton HOAs.

Residents can obtain a permit from the county allowing limited parking on most streets. You can also get a copy of the permit application at 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.

Contacting the clubhouse

The CDD's two-person maintenance staff works every day. But their duties often take them both away from the clubhouse.

You should make an appointment to see them rather than taking "pot luck" at finding them there.

The clubhouse email address is ballantrae2@tampabay.rr.com.

The phone number is 345-8565. The fax is 345-8563. The "snail mail" address is 17611 Mentmore Blvd. in Land O' Lakes FL 34638. 🏠



Information that's worth repeating ...

The Communicator repeats or updates 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 at the Other Documents tab at # 5. 📄

Weekly recycling nixes glass pickup

Pasco County has approved weekly recycling pickup – while giving haulers a rate increase and eliminating glass from the pickup.

Waste Connections Inc. told *The Communicator* that recyclables are now being picked up every Wednesday in Ballantrae instead of just twice a month. That does not affect normal trash pickup that continues on Tuesdays and Fridays.

Waste Connections said the cost for Ballantrae regular and expanded recycling pickup is increasing from the old rate of \$40.32 per quarter to \$53.43. That 33 percent jump is the first increase since 2009.

Expanded recycling pickup is designed to increase recycling tonnage and make participation easier, the county said.

Residents can contact their trash hauler to order an optional recycling bin. Or you can use your own container.

Recycling is accepted in any containers with an official recycling sticker, officials said.

For more information on what can and can't be recycled, visit bit.ly/PascoRecycling; call (727) 856-4539; or e-mail recycling@pascocountyfl.net.

Officials said glass will no longer be accepted. That's because there is no resale market for recycled glass in Florida and broken glass contaminates the recycling stream.

Glass should instead now be tossed into regular trash bins where it will be sent to Pasco's Waste-To-Energy facility, leaving even less of a carbon footprint than it would in a landfill. 🗑️

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.

It helps to report both the pole number (on the street side of the pole) as well as the address or intersection nearest 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 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. 📄



Yield the right of way to our sandhill neighbors

These sandhill cranes have the right of way because they are a protected species under federal law and a threatened species under state law. They are attracted to our lawns after mowing makes easy prey of earthworms, mole crickets and turf grubs. Florida's 4-5,000 sandhills are joined each winter by up to 25,000 greater sandhill cranes as the true "snow birds" migrating from the north.

Follow these rules to get a CDD photo ID ‘swipe card’

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 for adult residents to get a card takes only a few minutes:

- Call the clubhouse (345-8565) to set an appointment or to ask questions about getting a card.
- Bring proof of age and residency to the clubhouse from 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).

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).
- Minors between the ages of 13-17, for whom adult landowner/renter members document custody and request swipe cards.
- 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 ballantraeccdd.org on the Other Documents tab at document # 31.
- Residents can obtain letters of access that allow 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 fill out an application available at the clubhouse or online at Other Documents # 32.
- Adult non-residents who wish to pay to become CDD members can obtain an application at the clubhouse or at Other Documents # 33. 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.

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.

Residency and age documentation are required when applying for any photo ID card:

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, visitors and nonresident CDD members: produce a driver’s license showing their current address or USPS mail delivered in their name to their current address.

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.

Summary of main usage rules

In applying for and then using a swipe ID card, applicants acknowledge that cards belong to the CDD and can be revoked for violation of CDD rules, including these:

- Cardholders will follow all posted rules for usage of CDD property 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.
- 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.
- Caregivers are limited to bringing in as “guests” only the child(ren) they are supervising on days of employment. 🏠

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





PRSR STD
US POSTAGE
PAID
TAMPA FL
PERMIT #1741

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



Erosion repairs also maintain safety

Erosion along the north side of the east entrance pond (above) did more than damage the pond bank. It threatened the adjoining sidewalk that is a part of the routine strolls and other exercise routines for many Ballantrae residents. The risk of its collapse could endanger walkers, runners and bikers alike, aside from increasing the cost of repairs. That all made its \$4,384 repair (below) a priority for the CDD Board.

