



# The Ballantrae Communicator

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

Spring 2020

16 pages

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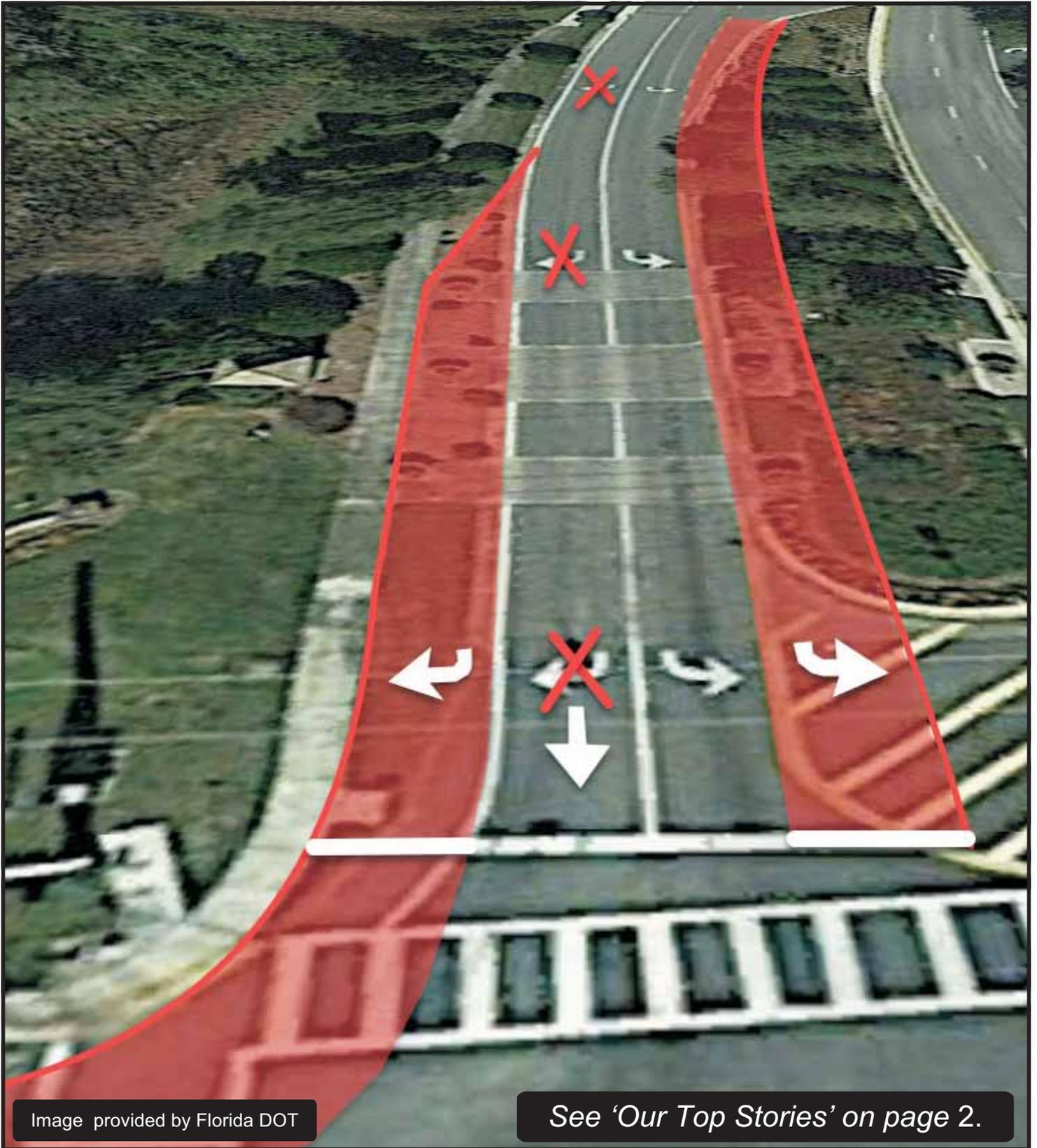


Image provided by Florida DOT

See 'Our Top Stories' on page 2.

# Residents can attend, be heard at upcoming meetings

## ... CDD Board sets meeting dates for the coming year

The CDD Board of Supervisors will continue to hold its regular monthly meetings, usually on the fourth Wednesday of the month, for Fiscal Year 2020, which began Oct. 1, 2019.

Scheduled meetings are March 25, April 22, May 27, June 24, July 29, Aug. 26, Sept. 23.

All meetings begin at 6:30 p.m. in the clubhouse.

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 [ballantraecdd.org](http://ballantraecdd.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.

Upcoming meeting dates are March 10, April 14, May 12, June 9.

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. 

## ... as Straiton HOA Board plans schedule

The Straiton HOA Board of Directors is deciding whether to meet bimonthly or quarterly this year.

Meetings will 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](mailto:straitonhoa@gmail.com).

Its homepage is [straitontownhomes.com](http://straitontownhomes.com). 

### Our top stories

FDOT proposes adding two lanes to Ballantrae Blvd. southbound at the SR 54 intersection. Page 3.

A pictorial look back at holiday decorations throughout Ballantrae: Pages 4 and 14-16.

CDD Board agrees to give Straiton HOA 1.42 acres: Page 5.

Ballantrae landowners invited to offer ideas on 2020-21 budget: Page 6-7.

A look at Ballantrae home sales in the most recent quarter: Page 8.

Residents should begin planning for the next community garage sale on April 11: Page 8.

Here's what you need to know and do to get a photo ID swipe card to access CDD gates: Page 9.

Here's a list of many of our elected officials and how to reach them: Page 10.

When contacting the CDD about a pond, be sure to identify its number: Page 12.

Here's some information on issues of importance to all Ballantrae residents: Page 13.

### On the cover

The Florida Department of Transportation has proposed that two lanes (shown in red on the aerial on page 1) be added at the intersection of southbound Ballantrae Blvd. and SR 54 to handle the growing traffic load. See stories 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@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.

### 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's Staff

Patricia Comings-Thibault  
Senior District Manager  
Development Planning & Financing Group  
[patricia.comings-thibault@dpgf.com](mailto:patricia.comings-thibault@dpgf.com)

Garry Kubler  
Maintenance Supervisor  
[ballantrae2@tampabay.rr.com](mailto:ballantrae2@tampabay.rr.com)  
(813) 345-8565 (landline)  
(813) 345-8563 (fax)



# FDOT: add 2 lanes to Ballantrae Blvd. exiting at SR54

Florida's Department of Transportation (FDOT) wants two lanes added to southbound Ballantrae Blvd. to help traffic exit quicker to SR54.

Those lanes would be added by the Ferber Company, developer of Smith54, also known as Cypress Ranch.

The development is to be built on the south side of SR54 directly across from Ballantrae. Ballantrae Blvd. would be extended to serve as its entrance.

FDOT's plan is to add two lanes as shown in red on the aerial on page 1:

- Removing all grass, planters and brick pavers from the curb to the sidewalk on the west side of Ballantrae's entrance to put in a new west- or right-turn lane.
- Cutting a second left- or east-turn lane into the west side of the center median, reducing its 35-foot width by 11-12 feet.

Between them would be the two existing lanes shown on the aerial between the two lanes shown in red:

- The existing right- or west-turn lane would become a straight-through lane crossing SR54 into Cypress Ranch.
- The existing left- or east-turn exit lane would remain the same. With the new lane shown at right on the aerial in red, that would provide for two left- or east-turn lanes.

The CDD Board had an hour's long discussion of the FDOT plan at its Feb. 26 meeting with FDOT Access Permit Manager Joel Provenzano.

He wanted to know if the Board found this to be an amenable solution to handling the traffic load that will only increase as more houses are built in Bexley and



FDOT's plan removes the sod, planters and pavers from the curb to the sidewalk at left above. It would also eliminate 11-12 feet of the the left side of the center median at right.

## Residents can express their opinion on FDOT plan

The CDD has spent upwards of \$100,000 in landowner money in the past year improving the entire entryway at SR54, replacing landscaping, painting monuments, upgrading irrigation and electrical service, and making the median sightlines safer for motorists, bikers and pedestrians alike.

Now, FDOT is recommending, among other things, that the median be narrowed by 11-12 feet along its west side. That could all require extensive – and expensive – revisions to underground electrical and irrigation lines for which the CDD could be held financially liable. It could also damage remaining landscaping that the CDD could be required to replace. (See story at left.)

CDD Boards have virtually no rights under state law or county ordinance to officially comment on how this median easement property is used. In this case, FDOT opted to contact the CDD for input. But neither the developer nor FDOT are bound to accept any recommendations or suggestions from the CDD.

Private citizens, however, retain their right to question or comment on any action by any government entity and expect it to be responsive to them.

You can express your opinions on the FDOT plan by contacting:

- Ferber Co. vice president Ryan Plate at (727) 456-8941 or by email to him at [rplate@ferbercompany.com](mailto:rplate@ferbercompany.com)
- FDOT Access Permit Manager Joel Provenzano at (813) 975-6755 or by email to him at [joel.provenzano@dot.state.fl.us](mailto:joel.provenzano@dot.state.fl.us)
- Gov. Ron DeSantis at (850) 717-9337 or by email to him at [governorron.desantis@eog.myflorida.com](mailto:governorron.desantis@eog.myflorida.com) 

generate even more traffic.

Mr. Provenzano said, "This is a rare opportunity to have a developer pay for the work – rather than taxpayers – to solve traffic issues before they become worse. The question is whether the CDD Board is willing to work with the developer to make this happen." (See story above.)

He said Ferber cannot be held responsible by the state if its construction causes damage to or necessitates the relocation or alteration of underground irrigation and electric lines in the median. The same applies to damage to plants and trees that the CDD Board wants to maintain in the future in the median.

That would have to be the result of discussions between Ferber and the CDD Board, he said.

The state could add language to Ferber's permit mandating it honor any agreement it makes with the CDD Board before FDOT would release the million dollar bond Ferber will be required to post on the project.

The CDD Board advised Mr. Provenzano that it wanted to hear from the developer about paying for repair costs before the board could make a decision on whether to support the FDOT plan.

Ferber vice president Ryan Plate told *The Communicator* his firm intends to be "good neighbors" and will work with the CDD Board to address landowner concerns as the project advances. 

# Many residents, CDD celebrate holiday season in lights



Decoration photos by Angela Clifton Photography



The *Communicator's* November print schedule for our Winter edition prevents inclusion of seasonal decorations that go up after Thanksgiving. We made up for that by saving space for those extensive and classy seasonal decorations in our community in our Spring edition . More photos on pages 14-16.



# CDD giving 1.42 acres of its property to Straiton HOA

The Straiton HOA will own more of the land within its boundaries following a property transfer agreement between its Board and the Ballantrae CDD Board.

The CDD Board has voted to give the Straiton HOA approximately 1.42 acres consisting of two types of CDD property within the townhomes:

- Roughly 0.31 acres of unused CDD lands surrounding a parking lot on three sides along Girvan Drive at the northern end of Straiton nearest to Mentmore Blvd. The CDD's only connection to the land has been its cost to mow it.
- About 1.11 acres of small parcels across Straiton that were left to the CDD when Straiton's property lines were drawn. Most of these parcels are located between townhomes buildings. Even though the parcels are listed as CDD property, the HOA has maintained and mowed them for years.

Straiton HOA Vice President Mike Arndt attended a recent CDD Board meeting and confirmed his board's interest in acquiring the properties.

The transfer gives the landowners of Straiton full control over more of the real property within their boundaries.

The Straiton HOA can use the property for virtually any purpose to which its board and membership agree.

Transfer of the small parcels shown below simply means the HOA will now own parcels it is already caring for. It need not ask the CDD or anyone else's permission as to how it will use or maintain these parcels.

Portions of the Girvan property are especially useful to the Straiton HOA in a community that has long-battled a shortage of community parking spaces.

There are no vacant, unbuilt areas within Straiton that its HOA could convert to parking spaces.

Each of Straiton's 192 landowners has two parking spaces – one in the garage and one in the driveway. Throughout the rest of Ballantrae, CDD members have 4-6 parking spaces. Straiton parking becomes an even greater premium when the garage space is used for storage.

Efforts to get residents to clean out garages has failed over the years. Residents have opposed being told to rid themselves of property or pay for its off-site storage.

Space has also been a reason why many residents have opposed switching from community garbage dumpsters to the type of individual garbage cans used elsewhere in Ballantrae. The switch would allow the space taken up by dumpsters to be converted to parking spaces. But Straiton residents say such cans are simply too large to fit in their small garages alongside their vehicles. 🗑️



Yellow identifies some of the CDD parcels in the middle of Straiton HOA property.



The CDD is giving the Straiton HOA the red-enclosed areas north, west and south of the parking lot above. Sidewalk to the north connects with Mentmore Blvd.

# Landowners invited to comment on 2020-21 CDD budget plan

Landowners are welcome to attend CDD Board meetings on March 25, April 22 and May 27 to offer 2020-21 budget ideas before the board's expected May vote on a preliminary budget for the fiscal year starting Oct. 1.

A final budget is expected to be approved following a public hearing at the July 29 meeting. Assessments approved at that meeting must be

equal to or less than those set in the preliminary budget on May 27.

Below is the budget adopted in August of last year for the 2019-20 fiscal year that ends this Sept. 30.

It was not until February of this year that the board knew how much was left unspent from the fiscal year that ended in Sept. 2019.

That \$187,919 carryover was

added to the current year in the amended budget below at line 4 and its spending at line 108.

An explanation of the current budget is available online at the CDD website at [ballantraecdd.org](http://ballantraecdd.org). Click on the Important Documents tab, then the Annual Budget line. Scroll down and click on "Adopted Budget for Fiscal Year 2020" for details. 

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

	FY 2020 ADOPTED	FY 2020 PROPOSED AMENDMENT	FY 2020 AMENDED
<b>1 O&amp;M REVENUES:</b>			
<b>2 LANDOWNER ASSESSMENTS (NET)</b>	\$ 1,024,660	\$ -	\$ 1,024,660
<b>3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS</b>	2,812	-	2,812
<b>4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)</b>	-	187,919	187,919
<b>5 OTHER INCOME</b>	-	-	-
<b>6 TRANSFER IN FROM RESERVE FUND</b>	-	-	-
<b>7 O&amp;M TOTAL REVENUES:</b>	<b>1,027,472</b>	<b>187,919</b>	<b>1,215,391</b>
<b>8</b>			
<b>9 O&amp;M ADMINISTRATIVE EXPENDITURES:</b>			
<b>10 BOARD OF SUPERVISORS</b>			
<b>11 SUPERVISOR STIPENDS</b>	14,000	-	14,000
<b>12 NEWSLETTER - PRINT &amp; MAILING</b>	10,000	-	10,000
<b>13 WEBSITE SERVER &amp; NAME</b>	880	-	880
<b>14 PUBLIC OFFICIALS LIABILITY INSURANCE</b>	2,625	-	2,625
<b>15 MANAGEMENT SERVICES</b>			
<b>16 ADMINISTRATIVE SERVICES</b>	-	-	-
<b>17 DISTRICT MANAGEMENT</b>	53,200	-	53,200
<b>18 FINANCIAL CONSULTING SERVICES</b>	-	-	-
<b>19 ACCOUNTING SERVICES</b>	-	-	-
<b>20 ENGINEERING &amp; LEGAL SERVICES</b>			
<b>21 DISTRICT ENGINEER</b>	18,000	-	18,000
<b>22 DISTRICT COUNSEL</b>	17,300	-	17,300
<b>23 ADMINISTRATIVE: OTHER</b>			
<b>24 ANNUAL FINANCIAL AUDIT</b>	3,700	-	3,700
<b>25 DISCLOSURE REPORT</b>	1,000	-	1,000
<b>26 TRUSTEES FEES</b>	3,772	-	3,772
<b>27 PROPERTY APPRAISER FEE</b>	150	-	150
<b>28 LEGAL ADVERTISING</b>	750	-	750
<b>29 ARBITRAGE REBATE CALCULATION</b>	650	-	650
<b>30 DUES, LICENSES AND FEES</b>	1,200	-	1,200
<b>31 COMPLIANCE WITH ADA</b>	2,480	-	2,480
<b>32 ADMINISTRATIVE CONTINGENCY</b>	5,000	-	5,000
<b>33 O&amp;M ADMINISTRATIVE TOTAL:</b>	<b>134,707</b>	<b>-</b>	<b>134,707</b>
<b>34</b>			
<b>35 INSURANCE</b>			
<b>36 GENERAL LIABILITY</b>	3,032	-	3,032
<b>37 PROPERTY CASUALTY</b>	14,188	-	14,188
<b>38 INSURANCE TOTAL</b>	<b>17,220</b>	<b>-</b>	<b>17,220</b>
<b>39</b>			
<b>40 UTILITY SERVICES</b>			
<b>41 ELECTRIC UTILITY SERVICES</b>	23,000	-	23,000
<b>42 ELECTRIC UTILITY - RECREATION FACILITIES</b>	15,500	-	15,500
<b>43 ELECTRIC STREET LIGHTING</b>	103,500	-	103,500
<b>44 UTILITY - WATER - CLUBHOUSE &amp; POOLS</b>	14,000	-	14,000
<b>45 STORMWATER ASSESSMENT</b>	2,200	-	2,200
<b>46 UTILITY SERVICES SUBTOTAL</b>	<b>158,200</b>	<b>-</b>	<b>158,200</b>
<b>47</b>			
<b>48 LAKES/PONDS &amp; LANDSCAPE</b>			
<b>49 LAKES/PONDS: CONTRACTS</b>			
<b>50 AQUATIC CONTRACT</b>	22,800	-	22,800
<b>51 WETLAND BUFFER SPRAY CONTRACT</b>	14,400	-	14,400
<b>52 LAKES/PONDS: OTHER</b>			
<b>53 FOUNTAIN REPAIRS &amp; MAINTNANCE</b>	3,000	-	3,000
<b>54 MITIGATION AREAS: MONITOR &amp; MAINTAIN</b>	1,500	-	1,500
<b>55 LAKE/POND REPAIRS</b>	10,000	-	10,000
<b>56 INSTALL/REPLACE AQUATIC PLANTS</b>	5,000	-	5,000

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

	FY 2020 ADOPTED	FY 2020 PROPOSED AMENDMENT	FY 2020 AMENDED
<b>57 LANDSCAPING: CONTRACTS</b>			-
58 LANDSCAPE MAINTENANCE CONTRACT	144,240	-	144,240
59 LANDSCAPE - SECONDARY CONTRACTS	31,212	-	31,212
60 LANDSCAPE OVERSIGHT/MANAGEMENT	-	-	-
<b>61 LANDSCAPING: OTHER</b>			-
62 IRRIGATION REPAIRS AND MAINTENANCE	14,000	-	14,000
63 REPLACE PLANTS, MULCH & TREES	36,500	-	36,500
64 SOD & SEED REPLACEMENT	10,000	-	10,000
65 LANDSCAPE ENHANCEMENT	-	-	-
66 EXTRA MOWINGS DURING RAINY SEASON	5,000	-	5,000
67 RUST PREVENTION FOR IRRIGATION SYSTEM	10,380	-	10,380
68 FIELD MISCELLANEOUS (INCLUSIVE OF TRAPPER)	13,000	-	13,000
<b>69 LAKES/PONDS &amp; LANDSCAPE TOTAL</b>	<b>321,032</b>	<b>-</b>	<b>321,032</b>
<b>70</b>			
<b>71 STREETS, SIDEWALKS, MAINTENANCE &amp; OPERATIONS</b>			
<b>72 STREETS &amp; SIDEWALKS</b>			
73 ENTRY & WALLS MAINTENANCE	2,000	-	2,000
74 STREET/DECORATIVE LIGHT MAINTENANCE	1,000	-	1,000
75 SIDEWALK REPAIR & MAINTENANCE	1,500	-	1,500
<b>76 MAINTENANCE STAFF</b>			-
77 EMPLOYEE - SALARIES	81,373	-	81,373
78 EMPLOYEE - P/R TAXES	6,978	-	6,978
79 EMPLOYEE - WORKERS COMP	3,325	-	3,325
80 PAYROLL PROCESSING FEES	1,900	-	1,900
81 EMPLOYEE- HEALTH & PHONE STIPENDS	9,600	-	9,600
82 MILEAGE	1,100	-	1,100
<b>83 STREETS, SIDEWALKS, MAINTENANCE &amp; OPERATIONS</b>	<b>108,776</b>	<b>-</b>	<b>108,776</b>
<b>84</b>			
<b>85 CLUBHOUSE &amp; SAFETY &amp; SECURITY</b>			
<b>86 CLUBHOUSE &amp; MISCELLANEOUS</b>			
87 PARK/FIELD REPAIRS	7,200	-	7,200
88 CLUBHOUSE FACILITY MAINTENANCE	9,000	-	9,000
89 CLUBHOUSE TELEPHONE/INTERNET/FAX	4,200	-	4,200
90 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	3,500	-	3,500
91 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	10,000	-	10,000
92 POOL PERMITS	750	-	750
93 SEASONAL LIGHTING	20,000	-	20,000
94 PEST CONTROL	520	-	520
95 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-
96 CLUBHOUSE CLEANING	-	-	-
97 CLUBHOUSE MISCELLANEOUS	7,500	-	7,500
<b>98 SAFETY &amp; SECURITY</b>			-
99 PART-TIME LAW ENFORCEMENT DETAILS	50,000	-	50,000
100 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	-	23,500
101 EMPLOYEE P/R TAXES	2,000	-	2,000
102 EMPLOYEE WORKER'S COMP	1,300	-	1,300
103 VIDEO SURVEILLANCE	-	-	-
104 SECURITY - OTHER (GATE SERVICE)	1,000	-	1,000
<b>105 CLUBHOUSE &amp; SAFETY &amp; SECURITY</b>	<b>140,470</b>	<b>-</b>	<b>140,470</b>
<b>106</b>			
<b>107 O&amp;M CONTINGENCY &amp; CAPITAL PROJECTS</b>			
108 O&M CONTINGENCY	42,053	187,919	229,972
109 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-
110 WALL & STRUCTURE PAINTING	-	-	-
111 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-
<b>112 O&amp;M CONTINGENCY TOTAL</b>	<b>42,053</b>	<b>187,919</b>	<b>229,972</b>
<b>113</b>			
<b>114 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)</b>	<b>922,458</b>	<b>187,919</b>	<b>1,110,377</b>
<b>115</b>			
116 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	105,014	-	105,014
<b>117</b>			
<b>118 OTHER FINANCING SOURCES AND (USES)</b>			
<b>119 RESERVES TRANSFERS OUT-OTHER FINANCING USES</b>			
120 EMERGENCY RESERVE	20,000	-	20,000
121 ASSET RESERVE	47,500	-	47,500
122 BILL PAYMENT RESERVE	-	-	-
123 PARK DEVELOPMENT RESERVE	37,514	-	37,514
<b>124 TOTAL OTHER FINANCING SOURCES AND (USES)</b>	<b>105,014</b>	<b>-</b>	<b>105,014</b>
<b>125</b>			
<b>126 O&amp;M TOTAL EXPENDITURES</b>	<b>1,027,472</b>	<b>187,919</b>	<b>1,215,391</b>
<b>127</b>			
<b>128 NET CHANGE IN FUND BALANCE</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>



This list includes some, but not necessarily all, of the real estate transactions completed in Ballantrae from October through December 2019.

### Ayrshire

- 3132 Gianna Way; 5 bedrooms/3 bathrooms/2 garage bays; 2,261 sq. ft. of living space; sold on 10/8/2019; price \$255,000.
- 18028 Ayrshire Blvd.; 4/2.5/2; 2,478 sq. ft.; 11/27/2019; \$291,000.
- 3333 Downan Point Dr.; 4/2/2; 1,825 sq. ft.; 12/13/2019; \$245,000.
- 17912 Cunningham Ct.; 4/2.5/2; 2,495 sq. ft.; 12/19/2019; \$320,000.

### Braemar

- 17921 Glenapp Dr.; 5/3/3; 3,461 sq. ft.; 10/11/2019; \$352,000.
- 3512 Barnweill St.; 4/3/3; 2,390 sq. ft.; 12/21/2019; \$298,700.

### Castleway

- 3852 Stornoway Dr.; 3/2/2; 1,310 sq. ft.; 10/23/2019; \$176,000.
- 17929 Souter Lane; 5/3/3; 2,835 sq. ft.; 11/5/2019; \$315,000.
- 3957 Duke Firth St.; 3/2/2; 1,511 sq. ft.; 12/13/2019; \$219,000.
- 17853 Machair Ln.; 4/2/3; 2,366 sq. ft.; 12/13/2019; \$265,000.

### Cunningham

- 3537 Olde Lanark Dr.; 3/2.5/2; 2,742 sq. ft.; 11/1/2019; \$324,000.
- 3835 Olde Lanark Dr.; 4/2/2; 2,186 sq. ft.; 11/15/2019; \$274,100.
- 3850 Olde Lanark Dr.; 4/2/2; 2,186 sq. ft.; 11/25/2019; \$271,000.
- 3645 Beneraid St.; 4/2/2; 1,976 sq. ft.; 11/27/2019; \$264,000.
- 3813 Beneraid St.; 4/2/2; 2,186 sq. ft.; 12/19/2019; \$284,000.



### Ballantrae HOA encourages property maintenance

This Castleway property shows the care and maintenance the Ballantrae HOA encourages in our community. Landowners and tenants are asked to be mindful of the appearance of their property by complying with deed restrictions. Help make our community look its best!

## Next garage sale April 11

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 sales will be held in 2020 on April 11 and Oct. 10. Hours will be from 8 a.m. to 4 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. 🗑️

### Lintower

- 17533 Glenapp Dr.; 3/2.5/2; 2,112 sq. ft.; 10/17/2019; \$272,000.
- 17546 Sandgate Ct.; 3/2.5/2; 2,262 sq. ft.; 11/15/2019; \$268,000.
- 17453 Balmaha Dr.; 3/2.5/2; 2,112 sq. ft.; 12/27/2019; \$277,000.

### Straiton

- 2923 Girvan Dr.; 3/2/1; 1,842 sq. ft.; 10/11/2019; \$191,000.
- 17460 Stinchar Dr.; 3/2.5/1; 1,768 sq. ft.; 12/17/2019; \$205,000. 🗑️

Data by Richard Solkin, Realtor

# 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 those 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 [ballantraecdd.org](http://ballantraecdd.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 with 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:

### 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. 🏠

# 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

<i>Main Office</i>	<i>District Office</i>
716 Hart Senate Office Bldg. Washington, DC 20510	801 N. Florida Ave. – Ste. 421 Tampa, FL 33602

Phone: (202) 224-5274	(813) 225-7040
Fax: (202) 228-2183	(813) 225-7050
Email: email thru website: rickscott.senate.gov	

#### Marco Rubio

Six-year term expiring 01/2023

284 Russell Senate Office Bldg. Washington, D.C.20510	Gibbons Courthouse Rm 1130 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

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

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

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

330 Senate Office Bldg. 404 South Monroe St. Tallahassee, FL 32399-1100	4076 Commercial Way Spring Hill, FL 34606
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Phone: (850) 487-5010	(352) 540-6074
Fax: None listed on flsenate.gov website	
Email: simpson.wilton@flsenate.gov	

### State House

#### Ardian Zika

37<sup>th</sup> District  
Two-year term expiring 01/2021

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

4<sup>th</sup> 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

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

# **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**

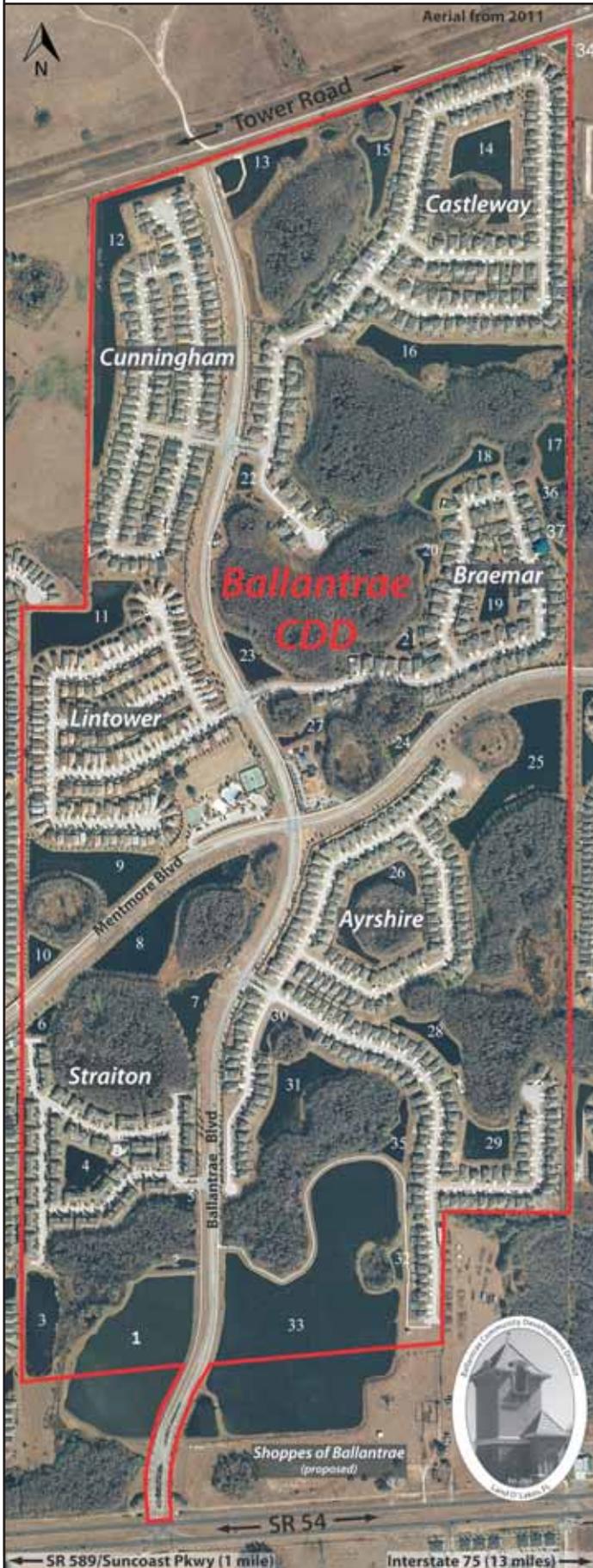


19640 DOGPATCH LANE, LAND O'LAKES, FL 34638 813-929-1212



# 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](mailto: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



## 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. It provides 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. 📄



## Put trash out at night for early morn pickup

Pasco County is now picking up regular trash every Tuesday and Friday and recyclables each Wednesday.

It is suggested residents put them out the night before because pickup can occur very early in the morning. There is no set time for pickups.

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](http://bit.ly/PascoRecycling); call (727) 856-4539; or e-mail [recycling@pascocountyfl.net](mailto:recycling@pascocountyfl.net). 📄



## 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](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 dogs drop or fail to keep dogs leashed outside.

Owners can 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. Leashing is still required.

It is illegal to scoop and drop dog waste into a neighbor's garbage bin at

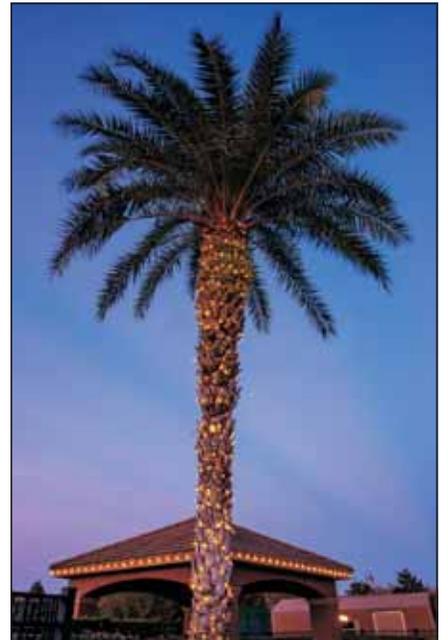


curbside. It is also illegal to toss scooped bags into street gutters that will eventually pollute our ponds and waterways.

Report violators to Pasco Animal Services at (813) 929-1212. 📄

More looks at holiday decorations in our community...







PRSR STD  
US POSTAGE  
PAID  
TAMPA FL  
PERMIT #1741

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



***Whispering wind***

Just a hint of a breeze blows across the surface of an empty Ballantrae Park pool on a crisp winter's night.