



Ballantrae Newsletter Online

From the Ballantrae Community Development District in Land O' Lakes, FL

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CDD works to reopen amenities

See story on page 3.

PHOTOS BY GARRY KUBLER

Photo at left shows final repairs to park pool motor while photo at right shows start of splash pad surface replacement. At top, basketball court is back in use and -- look closely -- swings are in use behind, left of tree. Photo below shows residents returning to pool use.



CDD, Straiton boards complete projects benefitting taxpayers



CDD Board pours concrete ...

The CDD spent \$3,750 to have five sidewalk panels replaced on Ballantrae Blvd. and in the park after the county spent months deciding it would not pay to do the work. Work included removing roots damaging sidewalks.

... Straiton adds asphalt

The CDD Board gave Straiton HOA the parcel below that it used to extend an existing parking lot by 12 spaces. The CDD paid \$11,000 to transfer the property and Straiton paid \$12,000 to add the spaces in December.



Yuletide savings

A holiday lighting contractor wanted \$500 apiece several years ago to decorate each of Ballantrae's six village entrance monuments. Instead, maintenance supervisor Garry Kubler and assistant Dustin Smith do the work. The vendor we eventually hired (not this one) also knocks \$1,000 off the annual bill because we allow him to store lights in Ballantrae.



Sometimes, waiting is good ... and cheaper!

A vehicle inbound from SR 54 struck and destroyed one of the large planter urns on the northbound side of Ballantrae Blvd. near the tower. They cost \$1,000 to replace, once you hire equipment for \$300 or so to move the heavyweight urns. However, the urns on the southbound side of Ballantrae Blvd. must be removed when lanes are relocated. CDD vendor Yellowstone Landscape volunteered, at no cost to the district, to replace the destroyed urn with one to be removed. It did so a few months later when it had a small bobcat in the area on another job.





Underground piping plus light and power poles are installed along 54 before Ballantrae’s entrance is widened by two lanes in coming months.

Realignment of Ballantrae lanes, exiting to 54, starts in May

Work to add two turn lanes – one in each direction – from Ballantrae Blvd. onto SR 54 is expected to start in mid-May and be completed in late July, according to [Will Anderson](#), vice president for Project and Construction Services for the [Ferber Group](#).

The realignment, at Ferber’s expense, was ordered by the state Department of Transportation as Ferber constructs Cypress Ranch on the 165-acre parcel on the south side of 54 across from Ballantrae.

The multi-use development will include 700 homes plus 150,000 square feet of commercial and

230,000 of office space.

Mr. Anderson said, “On-site infrastructure work continues smoothly with the main boulevards at Cypress Ranch almost 100 percent complete and all utilities in the ground.”

The next steps, he said, will be construction to upgrade the right of way along the north side of 54 and the center median along 54. That work will start in the new few weeks and take about a month to complete, he said.

The next step will be adding these two southbound lanes to Ballantrae:

- A new west-turn lane requiring removal of some plants, trees and lawn along the existing right-turn lane to move it westward. The existing turn lane will be shifted to the left to become a straight-through across 54 into Cypress Ranch.

- A new east turn lane to the left of the existing one, requiring removal of a part of the center median.

(For a map detailing these changes, [click here](#)).

Mr. Anderson said, “contractors will make every effort to complete much of the work off-hours,” such as at night and avoiding rush hours.

Park amenity repairs finished in time for warmer weather

The CDD’s vendors have repaired the park pool and expect to finish repairs to the splash pad in early April, to make all park amenities open for use, although with some special rules posted that follow [CDC guidelines](#).

Ballantrae residents have followed CDD and other government agency guidelines in the use of amenities since the pandemic began a year ago.

Their commitment to following those guidelines has contributed to the fact the Covid-19 positivity rate is currently running at about 7-8 percent in Pasco County – compared to a peak of 24 percent on Dec. 28.

CDC guidelines say the rate must fall below five percent for two weeks before there is any more relaxation of guidelines.

The Straiton pool remains closed because its low usage can be accommodated at the park pool. Secondly, the cause and repair of a burnout of pool motor wires has to be addressed before it can be reopened with a CDC maximum capacity of eight people.

Need a photo ID swipe card to access gated amenities? See process on [page 4](#).

Residents using the outdoor park amenities still have to follow [guidelines set by the CDC](#). Chief among them are social distancy of six feet plus hand washing or sanitizing on a regular basis.

The park pool is open from 8 a.m. to 30 minutes before sunset, which is now 7 p.m. Capacity is now limited to 37 people on a first come, first served basis.

The CDD Board will monitor pool usage to determine if first come, first serve works. If not, it may return to last year’s procedure of allowing residents to sign up for pool hours. Only the unreserved hours would be available for fist come, first serve access.

A list of CDC pool guidelines [can be found here](#).

Wearing of masks is urged at the clubhouse under a [county order](#) even if residents observe distancy and limit gatherings to no more than 12 people under CDC guidelines.

CDD Advertisement

CDD hiring pool monitors
Part-time, \$12/hour.
Send resume to CDD at
ballantrae2@tampabay.rr.com
to arrange interview.

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 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.