



Ballantrae Communicator Online

From the Ballantrae Community Development District in Land O' Lakes, FL 34638

July 2021

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The CDD Board pays vendor Yellowstone Landscape to rotate main and six village entrance flora quarterly to keep their appearance fresh and brightly colorful. Photo shows the summer display being planted at Castleway on July 6.



CDD, HOAs set budget meetings

CDD Board of Supervisors

It continues to hold its regular monthly meetings, usually on the fourth Wednesday of the month.

Remaining meetings this fiscal year are July 28 which includes the budget public hearing, Aug. 25 and Sept. 22.

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.

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

All meeting agendas are also posted to the CDD website one week in advance of each meeting.

Ballantrae's master HOA

The Ballantrae Homeowner Association Board of Directors generally meets on the second Tuesday of the month, starting at 6:30 p.m. at the clubhouse.

Upcoming meeting dates at the clubhouse are July 13, Sept. 14 and Nov. 9, which is also its budget hearing and annual meeting.

Meeting dates and times are posted at each village entrance box.

To reach the HOA Board, go to its website at ballantraehoa.com, or "Ballantrae HOA" on Facebook or email president@ballantraehoa.com.

Straiton Townhomes HOA

The Straiton Homeowner Association Board of Directors meetings begin at 6:30 p.m. at the clubhouse.

The July meeting date has not been set. The next meeting after that will be its Oct. 21 budget meeting.

All Straiton HOA members are invited to attend and participate in all meetings

Straiton HOA manager Shannon Nasekos can be emailed at snasekos@rizzetta.com.

Its homepage is via portal.rizzetta.com.

The Ballantrae Communicator

The *Ballantrae Communicator* is posted online monthly by the Ballantrae Community Development District Board of Supervisors at its website: ballantraecdd.org. Anyone can go to the site to sign up to receive, or stop getting, the newsletter .

All residents are welcome to suggest story ideas. Email them to the editor at jfplateau@ballantraecdd.org.

Send all email to *The Communicator* to the editor or via "snail mail" to the editor at the clubhouse at 17611 Mentmore Blvd. in Land O' Lakes, FL 34638.

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Construction causes vehicles exiting Ballantrae Blvd. southbound to back up, in this case, past the left turn into Aprile Drive and the Shoppes.

Ballantrae exit to SR 54 project nearing completion

The last layer of asphalt will be poured the week of July 12 – weather permitting – on the Ballantrae Blvd. exit lanes at SR 54, according to [Will Anderson](#), Vice President for Project and Construction Services for the [Ferber Company](#).

That will allow all-new traffic lights, already tested as operational, to be turned on the following week, he said.

Ferber expects all work on SR 54 to be finished within 30 days, he said.

Ferber expects to begin pouring the first asphalt layers the week of July 5. “All the pouring will be before or after rush hours,” he said. That, he said, will minimize traffic disruptions.

He said Circle K and Woodie’s have begun construction on their plots. Others are expected to start within 30-60 days.

The Ferber Company is the developer of the 165-acre Cypress Ranch project across SR 54 from Ballantrae.

Mr. Anderson said it is planned to have 700 houses plus 150,000 square feet of commercial space and 230,00 square feet of office space.

He accepted an invite to speak about the project at the CDD’s Wednesday, July 28 meeting at 6:30 p.m. at the clubhouse.



Reducing median width to add second left exit turn lane.



Businesses to be located along SR 54 across from Ballantrae include, from left, Woodie’s Wash Shack, Burger King, Circle K gas station, Pacific Dental Services, Chick-fil-A, Honest 1 Auto Care, Panda’s Express Chinese Kitchen and an Aldi grocery store. Lot 4 is untaken at the moment.

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CDD seeks resident input, patience on new clubhouse plan

The CDD Board voted unanimously at its June 23 monthly meeting to seek the input and patience of all residents as it starts planning for the long-awaited new clubhouse, and conversion of the existing meeting room to a fitness center for residents.

Residents have demonstrated their patience with this project for years.

The Board first created the Ballantrae Park Development Fund in August 2011 and seeded it with \$241,000. The Board said they wanted to use annual contributions to the fund to bring it to \$1 million before a new clubhouse could be built.

In 2013, at the request of residents, \$250,000 of park funds were used to expand the park parking lot, build the splash pad and put a since-removed cover over the children's play area.

The park fund today totals \$1,091,848 with \$76,000 to be added in the [proposed 2021-22 budget](#).

Board members agreed they should now invite public input from the beginning of the planning process.

State law is clear that the Board will make all final decisions by how its members vote to spend district funds. When that vote comes, board members said they want to have heard from as many residents as possible and intend to consider their input seriously.

District engineer Tonja Stewart recommended the Board start by considering the pluses and minuses of the best sites for the community center.



Three red circles are not drawn to scale. They do, however, mark the three general areas that have been discussed or suggested by residents as possible locations for a new clubhouse.

In addition, she said, they should consider what it should house.

She said that would give architects a starting point in looking at construction design and options.

Even with the slowdown in production of

What's your opinion? Tell us!

Where in Ballantrae Park should the new clubhouse be built, and what should it contain?

Let the CDD Board know your opinion via email:

ballantraeclubhouse@gmail.com

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 ballantraecdd.org at "Important Documents" under "Other Documents" tab D.

construction supplies because of the pandemic, and the increased cost of those supplies that are available, Ms. Stewart said there are architects and builders available and looking for projects such as this one.

Board members did not indicate during the meeting that they would pick a site and make content decisions at their upcoming July 28 meeting, which is also the night of its public hearing on the budget for the fiscal year beginning Oct.1.

They noted the Board needs time to address some questions about each site.

The site near the Ballantrae/Mentmore intersection may not be big enough, the second site requires relocation of the volleyball court if not the children's play area as well, and the site in the open field may have access issues.

All those concerns must be examined before a decision can be made, board members agreed.

But they agreed it was time to get the project underway – with resident input and patience.

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CDD to let bahia grow and self-germinate – for free

Residents will see [bahiagrass](#) growing unusually tall for the next several weeks along Mentmore and Ballantrae blvds. and around some ponds.

But be patient. Count that as money in your pocket.

Bahia is a lawn grass normally requiring little water and even less fertilization. When it lacks water, bahiagrass will go into a drought-induced dormancy and turn brown, as it does here during the annual dry season, until conditions become favorable for regrowth each late spring or summer..

The Tampa area has seen one of its driest springs ever this year. It has pushed even bahiagrass beyond its limits. The result of that is the extensive brown coloring of dead bahiagrass or barren spots where grass once grew.

CDD vendor Yellowstone Landscape recommended the CDD let the grass grow until it generates seed pods and only then mow it – then letting the grass regenerate itself at no cost to landowners. The Board okayed the plan.

That means letting the grass grow a foot high with seed heads of 12-18 inches above that before the grass can be cut. Yellowstone has stopped mowing stressed areas of bahiagrass until late July or early August.



Patches of dead Bahai grass like that shown above can be filled in – cheaply – by free seeds from neighboring pods. But that means being patient enough to allow grass to grow until the V-shaped pods shown at right appear and are ready to germinate.



Parking is never permitted on the Ballantrae HOA's three S's: Protecting our Sod, Streets and Sidewalks

Sod Parking on the sod or landscaping of any property managed by the [Ballantrae HOA](#) is prohibited. This means the road verge between the street and sidewalk of each home is also off limits to vehicle parking. The Ballantrae 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 HOA community.

Streets It's against Ballantrae HOA rules and Pasco County law to park on any street within the Ballantrae HOA 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 Ballantrae 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 safer and more enjoyable place to reside.

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Plea for Pasco residents to save water during drought

Utilities suggests money saving irrigation tips

An urgent reminder from Pasco County Utilities as many areas of Pasco County continue to experience dry conditions with little or no rainfall:

Please conserve water whenever possible and follow Pasco's watering guidelines, regardless of your watering source. Pasco County's reclaimed water supply is critically low. How and when you water your lawn can put additional strain on the system, especially if your sprinkler system isn't working correctly.

It's important to check your sprinkler system's settings, use the correct watering schedule and water only during your scheduled times. Here are some effective irrigation tips that can also help you save money:

- Irrigate only on your assigned [watering day](#).

- Follow the watering schedule specific to your water source ([Potable](#), reclaimed or well.)

- Watering is prohibited between 8 a.m. – 6 p.m., regardless of water source

- If water pressure seems low, run sprinklers between midnight – 6 a.m. on your watering day

- To avoid over watering, use [suggested run times](#) specific to your irrigation system

- Check your system for broken or misdirected spray heads, which can waste water

“Water conservation is always important, and during periods of extremely dry conditions, it becomes



even more critical that we all do our part to conserve water – especially outdoors,” said Pasco County Utilities Customer Service Director Sandra Anderson.

“We encourage everyone to consider skipping their watering day or week and consider hand-watering hot spots where necessary.”

Visit [PascoCountyUtilities.com](https://www.pascocountyutilities.com) for service updates and more information on water conservation.

Pasco Health works with schools to vaccinate children

County's target is those age 12 years and older

PASCO COUNTY (06/09/21) – The Florida Department of Health in Pasco County ([DOH-Pasco](#)) is partnering with Pasco County Schools and Health Heroes to provide free COVID-19 vaccinations to Pasco County children age 12 and older. Free vaccinations will also be made available to children's eligible family members. Students under the age of 18 must be accompanied by a parent or guardian to

receive the vaccine.

For more information on the Pasco County Schools vaccination clinics, [click here](#).

Public inquiries on the program should be emailed to web@flhealth.gov

DOH-Pasco encourages parents and guardians not to wait to get their children vaccinated. The first day of school for students in Pasco County Schools is August 10.

In order to be fully vaccinated against COVID-19 by the first day of school, students must receive their first dose of Pfizer no later than July 6. This allows for three weeks between the first and second dose and then another two weeks to be fully immunized.

Students who are fully vaccinated may be able to avoid being quarantined and excluded from the classroom due to exposure.

To schedule an appointment for a COVID-19 vaccination at a DOH-Pasco clinic, individuals can call 727-861-5260 and select Option 1 for Medical Services then Option 2 for immunizations.

DOH-Pasco asks individual who make appointments by phone to complete the screening and consent form prior to arriving. Consent forms are available on the DOH-Pasco COVID-19 [Vaccination Distribution webpage](#).



Tower Road to Sunlake Blvd. opens as Bud Bexley Parkway

Bicyclists had Tower Road, from Ballantrae to Sunlake blvds., to themselves at least since this photo was taken in January. The 1.2 mile county road, which cost \$9 million to build, opened in June with signs warning there are “trucks entering and leaving highway.”

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