



Ballantrae Communicator Online

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

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Participants engage in Children's Courtyard activities in Ballantrae

The health, safety and education of 170 children, ages 6 weeks to 12 years, are the focus of staff at the Children's Courtyard in Ballantrae. "The Children's Courtyard serving the Ballantrae community is concerned with more than just child care," says Director Dana Mulrooney. See [pages 3-4](#).



CDD, HOAs set board meetings

CDD Board of Supervisors

It continues to hold its regular monthly meetings, usually on the fourth Wednesday of the month. Meetings begin at 6:30 p.m. in the clubhouse.

Meetings the Board approved for the fiscal year starting Oct. 1 are Oct. 27, Nov. 17, Dec. 15, Jan. 26, Feb. 23, Mar. 23, Apr. 27, May 25, June 22, July 27, Aug. 24 and Sept. 28.

Residents are invited to comment for up to three minutes 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 by the Board.

CDD meeting dates are posted at the CDD's website at ballantraecdd.org, at the Board Meetings tab, on the CDD bulletin board at the clubhouse, and in all six 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 bimonthly on the second Tuesday of the month at 7 p.m. at the clubhouse.

The next bimonthly meetings at the clubhouse are Nov. 9 and Jan. 11. Nov. 9 is also the budget meeting and annual meeting. Landowners can begin signing in for the 7 p.m. Nov. 9 meeting at 6:30 p.m. that day.

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 the [management company](#).

Straiton Townhomes HOA

The Straiton Homeowner Association Board of Directors meetings begin at 6 p.m. at the clubhouse. All Straiton HOA members are invited to attend and participate in all meetings

The next meeting will be its budget meeting, changed from Oct. 21 to now being held on Oct. 26.

Straiton manager Shannon Nasekos can be reached by email at snasekos@rizzetta.com.

Its homepage is accessible via portal.rizzetta.com.

CDD Board of Supervisors

The Ballantrae Communicator

The *Ballantrae Communicator Online* is posted monthly by the Ballantrae Community Development District Board of Supervisors at its website: ballantraecdd.org. The HOAs occasionally submit articles for publication.

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

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'Steve' Bobick, 75, dies

An ailing Stephen "Steve" Bobick, 75, died Sep. 15 while surrounded by family members at his home at 3914 Duke Firth St.

Mr. Bobick was an active member of the Ballantrae Community Development District Board of Supervisors (CDD) since 2013.

Mr. Bobick took great pride in residing in Ballantrae and always looked forward to serving the needs of the community.



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Children's Courtyard 'is more than just child care'

"The [Children's Courtyard](#) serving the Ballantrae community is concerned with more than just child care," says its director, [Dana Mulrooney](#).

"With so many disruptions this past year, now more than ever, early childhood education is critical to keep young learners on track and ready for elementary school.

"That's where we come in," she added. "At The Children's Courtyard, we prepare every child for more than school. Our goal at The Children's Courtyard is to build a strong foundation so your child can achieve a bright future."

Ms. Mulrooney has more than 16 years in the management, training and development of others. She started as a VPK teacher, became a curriculum specialist and now is the center director. She is passionate about providing children with a loving, safe learning environment.

She explained the Children's Courtyard is part of the [Learning Care Group](#) family of schools, which acquired this center in 2020 from Country Village Preschools.

Ms. Mulrooney said Courtyard's expertise in [early education and child care](#) is rooted in decades of experience ensuring hundreds of thousands of young learners are ready for elementary school. Every day Learning Care Group supports thousands of children and working families across their national network of more than 950 schools in 38 states.

The Ballantrae center has more than 170 children enrolled. That includes approximately 40 families from just the Ballantrae community. There are also 16-plus teachers, as well as administrators, on staff.

The Children's Courtyard serves children ages six weeks to 12 years. The programs provide customized curriculum and personalized learning experiences in every program.

The Ballantrae Courtyard provides more than just child care in programs running from 6:30 a.m. to 6:30 p.m. weekdays. The daily schedule varies by program, but generally follows this outline:

- Large-Group Activity
- Breakfast
- Independent Learning
- Snack
- Rest Time
- Lunch
- Story Time
- Outside Time
- Small-Group Activity

"Our innovative education approach strengthens and develops what makes a child exceptional. This focus on the whole child means they build academic skills – like reading, math, etc. – as well as life skills, such as communication and making friends," Ms. Mulrooney explained.



Dana Mulrooney

Customized curriculum is delivered using a three-step educational approach. Teachers are aware of each child's unique needs and interests, they put care into personalized experiences, and they share progress regularly with families.

Besides its core programming, staff is committed to children's health through, in part, their protections against COVID. Protections include:

- Enhancing the center's already-rigorous hygiene, cleaning, and sanitation protocols.
- Children and staff are screened upon arrival for symptoms, with temperatures taken.
- Wellness checks conducted throughout the day ensure that staff can respond properly if any potential sign of illness is detected.
- Parents who enter the building now stay in common areas rather than entering classrooms.
- At this time, masks are required indoors for all adults, regardless of vaccination status.

Beyond wanting parents to know of those protections, here are the top five priorities that Ms. Mulrooney said the staff wants the Ballantrae community to know about The Children's Courtyard:

- The safety and health of our children and families is our number one priority. We are closely following guidance from state and local officials and health authorities as we take extreme care to maintain our safe, healthy school environment with enhanced safety procedures, wellness checks and more.
- We keep parents connected all day because peace of mind matters. So we offer access to live streaming video of your child's classroom to any device, wherever you are, and also regular updates from our family communications app.
- We offer a [Grow Fit](#) menu, which encourages balanced nutrition alongside physical activity. We provide a variety of

healthy choices during meals and snacks, and encourage children to try new foods.

- We offer many flexible options for working families, including full-

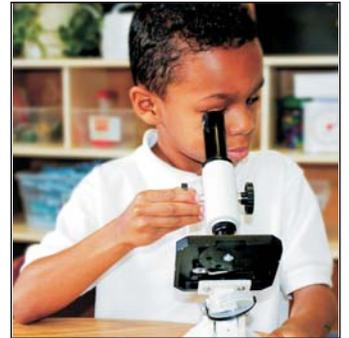
and part-time care, half days, and flex care!

- You can contact the center [by email](#) or visit its website at [ChildrensCourtyard.com](#) to schedule a tour of the facility and see why we believe we are the premier provider for educational child care.



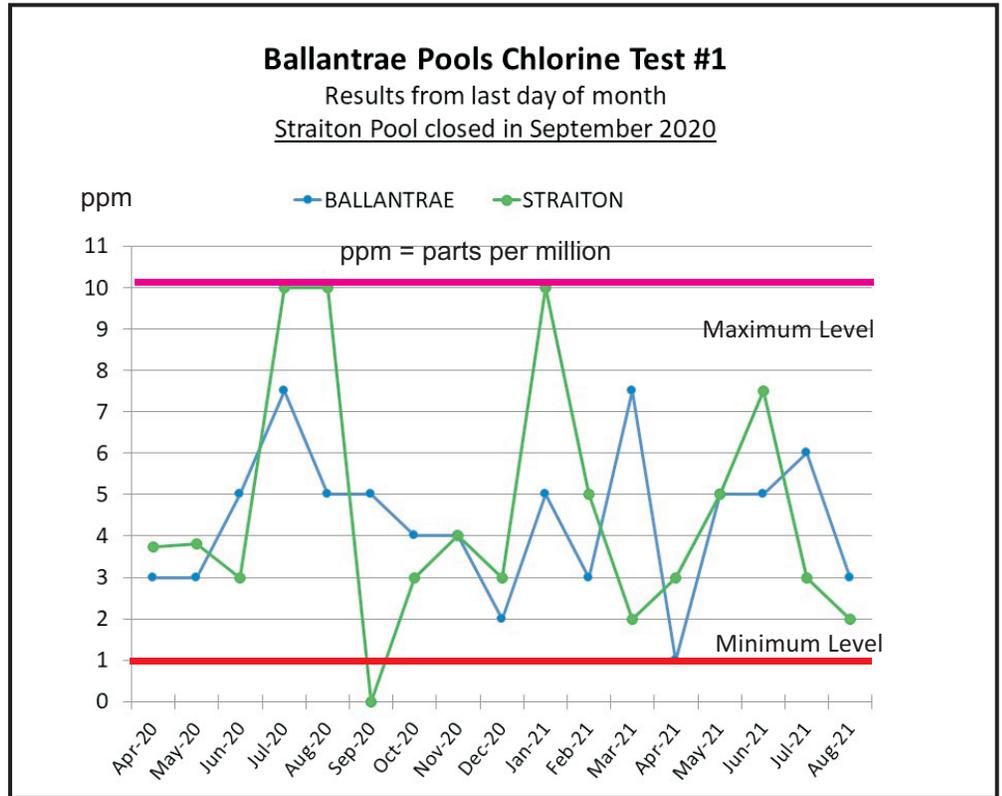


All-day activity abounds
at Children's Courtyard





Maintenance chief Garry Kubler tests pool water.



Water tests by Ballantrae CDD staff safeguard our pools, splash pad

Ballantrae’s maintenance staff is doing its job well, caring for water in our pools and splash pad.

State Health Department regulations require pool staff to test water chemistry on a daily basis. They must ensure chemical content remains within acceptable levels set by the state.

The chart above shows the results of Ballantrae tests for chlorine levels that are supposed to fall between 1-10 parts per million (ppm).

At right, chart shows Ballantrae testing for pH acidity that are supposed to fall between 7.2-7.8 ppm.

Those tests confirm chemical levels remain within standards set by the state Health department.

Unannounced spot checks by state Health officials during the year confirm the same thing.

Maintenance supervisor [Garry Kubler](#) conducts and oversees the tests. He said staff has not failed a Health pool

water test since at least 2009.

The most recent Health inspection was on Aug. 5, It found all three of Ballantrae’s water features in compliance with all county guidelines.

Chemicals outside these ranges do more harm than good.

Proper chlorine levels kill a range of bacteria and viruses, plus organic material such as sweat, urine and fecal matter.

Too much chlorine can sting swimmer eyes, irritate skin and cause fumes that irritate lungs.

Insufficient chlorine supports water-borne diseases, increasing infectious microbes and the illnesses they cause.

The pH level represents the total acidity of pool water.

A low pH level can turn water cloudy, irritate skin eyes and also damage or corrode pool equipment.

If the pH level is too high, it can neutralize chlorine and its benefits, and irritate skin and eyes as well.

Ballantrae Pool pH (Acidity) Test #2

Maintaining between 7.2-7.8 ppm

Date	Park Pool	Straiton Pool
08/25/21	7.4	7.6
07/31/21	7.4	7.4
06/30/21	7.4	7.2
05/31/21	7.4	7.4
04/30/21	7.6	7.4
03/31/21	7.4	7.2
02/28/21	7.4	7.2
01/31/21	7.4	7.0
12/31/20	7.0	7.4
11/30/20	7.4	7.3
10/31/20	7.4	7.4
09/30/20	7.4	Closed
08/31/20	7.4	7.6
07/31/20	7.4	7.2
06/30/20	7.3	7.2
05/31/20	7.4	7.4
04/30/20	7.4	7.4

Rate changes for Pasco County Utilities customers

PASCO NEWS RELEASE 9/22/21 – [Pasco County Utilities](#) customers should anticipate rate changes on their monthly water, wastewater and reclaimed water bills effective October 1, 2021.

The average residential customer using 6,000 gallons of water will see a billing increase from \$79 to \$81.30 – a difference of \$2.30.

Residential reclaimed water customers will also see small increases in the reclaimed water base charge and the Back-Flow Prevention Device fee, along with a new tiered rate for reclaimed water use in excess of 10,000 gallons:

- Base Charge: \$11 includes first 10,000 gallons
- \$1.10 for every additional 1,000 gallons

- Flow Prevention Device fee: \$5.99

Pasco is proud to offer our customers high-quality services at one of the lowest rates in the area.



A full list of new rates and fees is available online at bit.ly/pcurates.

Pasco County Utilities fees ultimately benefit all customers, as Pasco uses these revenues to maintain, repair and replace water, wastewater and reclaimed water systems.

“The revenue helps ensure that all customers have reliable access to safe, clean drinking water every day,” said Utilities Customer Service Director Sandra Anderson. “With these changes we also strongly encourage all customers, regardless of water source, to ensure that irrigation systems are working correctly and efficiently to avoid higher bills.”

A new four-year rate schedule takes effect October 1, 2021. The Cost of Service Rate Study, which determined the changes, is available online and includes projected annual adjustments to service rates, fees, and charges through 2025.

Visit PascoCountyUtilities.com for more information about Pasco County Utilities services.

What’s your opinion on new clubhouse? Tell us!

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

The CDD Board would like to benefit from your opinion.

Seating is still limited at its meetings due to the pandemic. But you can call in from the comfort of your home. Simple call-in instructions are included in the [agenda](#) posted on the ballantraecdd.org website a week before every monthly meeting.

Or, let the CDD Board know your opinion via a special email: ballantraeclubhouse@gmail.com

So far, the CDD has received about 55 comments from residents on what they would like to see in a new clubhouse as well as suggestions for other community improvements.

This million-dollar project is the largest in Ballantrae history and everyone deserves to be heard. The CDD welcomes your opinion.

Next Garage Sale scheduled for Oct. 9

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

[HOA president Ed Holloway](#) said that means the next community garage sale will be held this Oct. 9. The next will be in 2022 on April 9 and Oct. 8. Hours for all 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 pay them for.

‘Steve’ Bobick dies

[Continued from page 2](#)

Mr. Bobick has been a resident of Ballantrae since 2006, residing in Castleway village.

He was first appointed to the CDD Board in July of 2013 to fill a vacancy as Supervisor Seat No. 5. He was elected an Assistant Secretary.

That term expired in November 2016. That month, he was elected without opposition to a full four-year term expiring in November 2020. That year, he was re-elected without opposition to his current term expiring in 2024.

Under state law, the remaining board members will select someone to serve out the remainder of this term expiring in November 2024.

Originally from Cheverly, MD, just outside of Washington, DC, Mr. Bobick has been a Florida resident since 1974.

Mr. Bobick had been a professional musician for most of his life but, in 1996, changed professions to become a real estate appraiser. He was an active appraiser at the time of his death.

He is survived by his wife, Linda Bobick, 5 children and 6 grandchildren.