



Ballantrae Communicator Online

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

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Girl Scouts active in Ballantrae Garage Sale

Ballantrae Girl Scout Troop 2408 took advantage of the shade on a hot autumn day to once again participate in the semi-annual Ballantrae Garage Sale, this one on October 9. Their beneficiary for the sale was Pasco County Animal Services. See more photos of the garage sale on [page 7](#).



Ballantrae clubhouse and park pool

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.

Remaining meetings the Board approved for the fiscal year that started Oct. 1 are 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 master HOA

The Ballantrae Homeowner Association Board of Directors meets bimonthly on the second Tuesday of the month at 7 p.m. at the clubhouse.

The next bimonthly meetings at the clubhouse is Nov. 9, which 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.

The annual budget meeting will be held Nov. 16.

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

Associa Gulf Coast replaced Rizzetta as Straiton's district manager as of Nov. 1. Residents with HOA issues can reach Associa's emergency call center at (727) 577-2200 or contact HOA president Renata Barbra at renatastraitonhoa@gmail.com.

CDD Board of Supervisors

CDD Board of Supervisors

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Richard Levy
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Anderson named to CDD Board vacancy

The CDD Board voted at its Oct. 27 meeting to elect Joanne Anderson of Castleway to the Supervisor vacancy created by the Sept. 15 death of Board member Stephen Bobick of Castleway.

The balance of the 4-year term expires in November 2024.

An original homeowner since 2005, Ms. Anderson is a retired 42-year employee of Aetna Insurance.

In applying for the CDD appointment, she wrote, "I have attended a large number of CDD meetings over the years. I've learned a lot about what is important to our residents and what our Board does to maintain and improve our community while keeping our CDD fees at a reasonable rate."



Joanne Anderson

"I hope to contribute an opinion as well as ideas on decisions that continue to maintain or improve" Ballantrae, she said.

At the same meeting, supervisors also voted to make these appointments for two-year terms:

- Reelected Supervisor Jim Flateau as chair.
- Supervisor Rich Levy was reelected as vice chair.
- Reelected assistant secretaries were Supervisors Chris Milano and Anthony "Tony" Thomas.
- Ms. Anderson was elected an assistant secretary.



Ferber has finished paving and striping Ballantrae Blvd.'s four southbound lanes.

Asphalt favors taxpayers over pavers or concrete

The developer of Cypress Ranch had Ballantrae taxpayers in mind when choosing asphalt over pavers or stamped concrete to finish off the surface coating of Ballantrae Blvd. at SR 54, after it was widened from two to four lanes.

The county will have to pay all future tabs for maintenance and repair of the asphalt covered lanes. Ballantrae taxpayers would have been required to pay all such costs if pavers or stamped concrete were used, explained [Will Anderson](#), Vice President for Project and Construction Services of [The Ferber Company](#), the real estate development and investment firm building the Cypress Ranch development on the south side of SR 54 across from Ballantrae Blvd.

That project includes adding east and westbound exit lanes to southbound Ballantrae Blvd. and reconfiguring traffic signalization on Ballantrae and SR 54.

The CDD Board voted at its Sept. 22 meeting for Ferber's plan to use asphalt to finish southbound Ballantrae Blvd. below Aprile Drive. Agreeing with the Board and Ferber on using asphalt are CDD engineer [Tonja Stewart](#) of Stantec Inc. and [Joel Provenzano](#), FDOT Access Management Administrator and Senior Traffic Engineering Specialist who are both overseeing the Ballantrae project.

The pavers in the northbound incoming lanes were not affected by construction. They are useful, Mr. Anderson said, in that they tend to slow speeding traffic exiting from SR 54 into Ballantrae.

They are no longer matched by pavers across the central median in the southbound exit lanes. Pavers are not needed on the southbound side where exiting traffic is slowed by the buildup of vehicles waiting to turn left or right.

Traffic will grow and more repairs will be needed as Ballantrae sees more traffic from homes added to Bexley.

Experts also say that while some motorists may initially notice the lack of pavers on one side, they get over it when they get used to the smoother asphalt roadway on the southbound side – and shorter wait times to make turns into east and westbound SR 54.

HOME SALES

in Ballantrae

This list includes some, but not necessarily all, of the recent real estate transactions completed in Ballantrae.

Ayrshire

- 3004 DOWNAN POINT DR. 5 Bedroom/3 Bath/2 Car Garage; 2,260 sq ft; Community Pool Only SOLD 9/13/21 for \$415,000

Braemar

- 17915 GLENAPP DR. 4 Bedroom/2 Bath/3 Car Garage; 2,366 sq ft; Community Pool Only SOLD 9/15/21 for \$456,000

Castleway

None

Cunningham

- 3743 OLDE LANARK DR. 4 Bedroom/2 Bath/2 Car Garage; 2,186 sq ft; Private Pool; SOLD 9/14/2021 for \$387,000

Lintower

- 17531 SANDGATE CT. 3 Bedroom/2.5 Bath/2 Car Garage; 1,862 sq ft; Community Pool Only SOLD 9/2/21 for \$340,000

Straiton

None

[By P. Catherine Edwards, Realtor](#)

Keller Williams Realty

Use Pasco County form on page 4 to get holiday street parking permits early!



**PASCO COUNTY
PARKING PERMIT**

MAIL TO:

Building Construction Services
West Pasco Govt. Center, S-230
7530 Little Road
New Port Richey, FL 34654

Phone Number: (727) 847-2411 ext 7802
Fax Number: (727) 815-7000

Parking Permit for: _____
(Reason/Event)

Permission is hereby granted to: _____
(Name)

of _____
(Address for Permittee)

Subdivision _____

Telephone _____

Date of Event(s): _____

Time: _____

No. of Vehicles: _____

(From/To)

Distance to nearest corner: _____

Is there a fire station within 150 feet: Yes No

Is there a hydrant within ten feet? Yes No

The Board of County Commissioners may place official signs prohibiting parking upon certain County rights-of-way or other areas under its jurisdiction upon the passage of a resolution which designates the right-of-way or other area where such conduct is prohibited. Any individual, group, or organization holding an event may petition the County, through its County Administrator, for a permit to allow street parking for a specified number of automobiles and a specified amount of time. The permit shall not be for more than four days in any one calendar year and the street parking permit shall not be granted for the purpose of providing parking for a non permitted use in a residential district. Each petition shall be reviewed for compliance with traffic safety standards and traffic circulation control as well as for compliance with all County ordinances. The Board has established a nonrefundable permit fee of \$30.00.

Signature: _____

(Print Name)

Parking is restricted to one side of the street only and no driveways, roadways, or roadway intersections will be blocked. Parking of any vehicle shall not be in violation of Florida State Statute 316.1945, Stopping or Standing Outside of Municipalities, and Sections 106.32, 106.33, and 106.34 of the Pasco County Code (attached).

Parking in any restricted area may be subject to enforcement procedures and will cause automatic revoking of the On-Street Parking Permit. It is the applicant's responsibility to ensure that parking is maintained in accordance with the above requirements.

PLEASE POST PERMIT BOARD IN AREA OBVIOUS TO LAW ENFORCEMENT PERSONNEL

Special Conditions: _____

Approved By:

RWR/Traffic Operations: _____
MJB/Emergency Services: _____
Development Review: _____

FEE: \$30.00
PAID: _____
CHECK NO. _____



CDD begins \$6,151 cleanup of Straiton pool flora

The re-opened Straiton pool was closed to residents' use for most of the worst of the Covid pandemic. And CDD vendor [Yellowstone Landscape](#) is sometimes short-staffed for a variety of reasons.

Priorities meant that the pool in the townhomes didn't receive the detailed care it was used to.

That changes this month.

The CDD Board at its Oct. 27 meeting approved \$3,789 for Yellowstone to cleanup and repace flora as needed inside the fence at the Straiton pool, and had approved \$2,362 for the areas outside of it at its Sept. 22 meeting.

Yellowstone is aiming to have all work inside the fence completed first, by Nov. 5, weather permitting. The outside work will be completed later this month.

The CDD's maintenance staff has put a new drainage line in place so that dirt collected in the pool's filtration system is delivered straight to the sewer line and is no longer dumped, as designed, onto lawns and killing flora.

Work inside the fence will begin with the removal of dead grasses and other flora, weed removal and the trimming of bushes, all for a labor cost of \$440.

The dead grasses will be replaced with colorful shrubs such as variegated arboricola (costing \$208), loropetalum (\$256) and firebush (\$960).

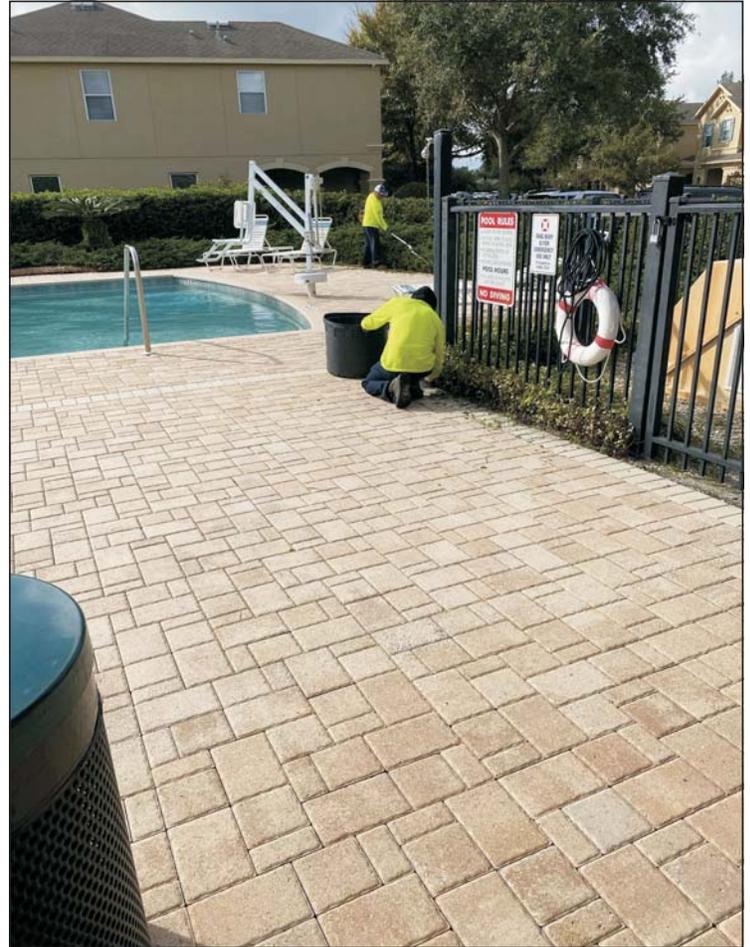
Mulching (\$525) will help protect the new plants, as will improvements being made to the irrigation system (\$1,400).

Work has already begun outside the fence with the replacement of St. Augustine sod (\$720) where needed.

Labor costs include \$966 for removal of dead and declining shrubs and grasses, and to relace them with more colorful plantings.

Plant costs include \$281 for viburnum and \$112 for purple fountain grass Gold-colored mulch will be added (\$85) to help colors stand out.

Irrigation improvements will cost \$198.



Work begins to cleanup flora inside and outside Straiton pool fence.

Straiton has new HOA board member

The Straiton Townhomes HOA Board voted Oct. 19 to appoint Peter Vorac to the vacancy created by the resignation of Vice President Melissa Fish who is moving out of the community.

Mr. Vorac, an original landowner, was also elected vice president of the HOA.

Other members of the Board are President Renata Barbora and Secretary-Treasurer Noris Calle.

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.

Free Wi-Fi available 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.



These residents use the volleyball court regularly and routinely clean it for everyone's use.

CDD sets volleyball policy so more residents can play

There have been a rash of recent cases of nonresidents commandeering our volleyball court. For example:

- Volleyball instructors – residents or not – getting paid for teaching non- and resident individuals how to play the game without approval from the CDD Board.
- Several nonresident adult males who come out regularly two mornings a week to play for hours.
- Other non-residents groups come in and use the court.
- Parents bringing young children to play on the court which they describe as the child's sandbox.

- One person recently asked to rent the volleyball court as a birthday party location.

There are also residents who, once they control the court, refuse to surrender it to others even after playing a half-hour set or two. Nor will they let others share in their game.

All of which sharply reduces fair playing time for our residents and their guests.

That led the CDD Board to enact a policy on use of the amenity. The Board voted Oct. 27 to enact this policy effective immediately:

Ballantrae Volleyball Policy

1 The volleyball court is open for use sunrise to sunset each day, but closed during inclement weather.

2 Play is open to CDD members in possession of individual photo ID swipe cards issued by the CDD.

3 Adult CDD members (at least 18 years old) with their own photo ID swipe card can bring four guests.

4 CDD members under age 18 can play, but are not allowed any guests.

5 A single volleyball set generally takes approximately 25-30 minutes to play. Teams must surrender courts after one set or a half-hour of play, whichever comes first, to any waiting team(s).

6 If only one team is waiting, the team that lost the last game/set must surrender its court.

7 New teams will announce their desire to play "the next game" on a "first come, first served" basis. They

will display one player's CDD-issued photo ID from the volleyball net space reserved for that purpose.

8 Teams eligible for "next game" play cannot include more than 25 percent players from earlier teams.

9 Each team coming onto the court is urged to invite others to fill out their team to 6 on-court players.

10 A team leaving the court is eligible to play again after all "next game" teams then on the waiting list.

11 No one is authorized to charge for instructional classes on the court without Board approval.

12 Anyone involved on the court in other than team volleyball play must surrender the court to all "next" teams.

13 Non-residents can pay a fee of \$150/month to join the Ballantrae CDD and use all district amenities.

[Click here](#) or go to the ballantraecdd.org home site to subscribe to – or unsubscribe from – this posting.



Ballantrae holds Garage Sale



Lemonade was the staple for sale by Castleway children (above) during the Oct. 9 garage sale. Those in Ayrshire (below) offered their home baked goods.



To catch up on your reading of previous editions of the Ballantrae Communicator Online, [click here](#)