

PIPERS



MEADOW

Pipers Meadow Board Members:

President

Bob Silva

Vice President

Eric George

Secretary

George Trimitsis

Treasurer

Ian Duncan

Members At Large

Sean Stafford
Willie Polacek
Polie Parnell

Email Address:

pmhoa@
pipersmeadow.com

Internet Address:

www.pipersmeadow.com

Property Manager:

Jim Ranallo
Citadel PMG
727-938-7730
jimr@citadelpmg.com

President 's Message

I am very pleased that we have been able to reinstate our Pipers Meadow quarterly newsletter. This newsletter is a valuable tool to keep you informed with respect to the board's activities, accomplishments, upcoming projects, social events, and general community information. In addition to mailing this out to every homeowner, this newsletter will be posted on our community website at www.pipersmeadow.com.

The board's top priority is to continually improve the attractiveness and desirability of Pipers Meadow. Each decision is made with this mission in mind, starting with our entrances.

As you are aware, the Pipers Meadow signage has been redesigned and we have received rave reviews. We appreciate the efforts of our board members and landscaping committee to make our entrances inviting.

We have taken on many projects over the past year and have mentioned these throughout the newsletter.

Pipers Meadow continues to be one of the best communities in the area. We are financially strong and remain an excellent place to live. Thanks to all of you that support the board in their endeavors to make our community so desirable!

HOA Meetings

Monthly Meetings of the Board of Directors of Pipers Meadow Homeowners' Association are held the second Wednesday of each month at the Palm Harbor Community Activities Center at 1500 16th Street, (727) 771-6000.

Meet the Board of Directors, learn about issues facing the community, current projects and accomplishments, and voice your questions or concerns with the board. We welcome all homeowners!

www.pipersmeadow.com

Did you know that you have access to your community information via the internet?

Pipers Meadow has its own website that provides you with the contact information for the board and management company.

It also gives you the deed restrictions so that you can easily research any questions or concerns you have about the community bylaws, covenants, and updates. You can also see an aerial view of the community and lot plat.

Why have deed restrictions? Deed restrictions are for the benefit of every homeowner. They establish certain rules that must be followed by everyone within a given subdivision. They are designed to preserve the character, quality and value of a neighborhood.

**Volunteers are
needed to help
reinstate**

**“A Home
For All
Seasons.”**

**This quarterly
award
recognizes a
Pipers Meadow
Homeowner
whose property
shows
exceptionally
well.**

What’s New in the Neighborhood?

We hope you all have noticed and appreciated the hard work of several of our landscaping committee members. The grounds are looking so much nicer thanks to them.

Reclaimed Water

The pond irrigation system used to water the grounds has been converted to reclaimed water. This will help eliminate the water stains along the walls and walkways surrounding the

community. We will no longer need to run the well pumps from the ponds.

Landscaping Service

We have also hired a new landscaping service which is already making a big difference throughout the community.

New Drainage

The county installed a new drainage system in the north pond which will help with the water flow.

Sprinkler System

Evaluation will shortly begin for the need to replace the community’s sprinkler system. We will keep you posted on the progress.

New Lighting

New lighting has been replaced at the corners of CR39 and Belted Kingfisher Drive. This lighting installation cost \$3,200.

Additional Signs at CR39?

As everyone is aware, new signage was installed at the two entrances of our community and it looks fantastic! There were two signs installed at the main entrance and two at the entrance of CR39 and Belted Kingfisher Drive. These four signs cost the community close to \$9,000.

We did not replace the two signs at the northeast and

southeast corners of CR39.

We have had a few residents express their desire to have signage at these two corners. The board would like your feedback on this decision and whether these two other signs should be replaced at that location for an expense of approximately \$4400.

Send your feedback to: pmhoa@pipersmeadow.com. Your opinions do matter!

Park? Playground?

Several neighbors have expressed an interest to reconstruct the park and playground areas in the back of the community. Is this of interest to you? If so, we are looking for someone to chair this proposal. Send us your ideas, comments and your name if you are interested in this proposal.

Few Requests from your Neighbors :)

DOG WASTE: Okay, we understand this is not a topic anyone likes to speak about, but it’s becoming a problem and has to be discussed. **PICK UP YOUR DOG’S WASTE PLEASE!**

We receive a large amount of complaints from the landscaping company and neighbors about dog waste being left on personal property and the outside green-space of Pipers Meadow. Not only is this

unhealthy, its unsightly. Please do everyone a favor and pick up behind your pet. Thank you!!

TRASH CANS: We have several different trash services in our neighborhood. It feels like there is a pickup almost every day. To help eliminate the many trash cans left at the curb overnight and into the follow day, please put your cans away at the end of the pickup day.

POOL DRAINAGE: Please be conscious of where your pool is draining. In some cases, it is causing erosion and/or flooding in your neighbors yard unbeknownst to those draining.

LOT MAINTENANCE: If your home backs to the community walls, please maintain and trim trees and keep other vegetation off the wall to maintain the appearance of the community.

CALENDAR OF EVENTS

As many of you know, Pipers Meadow has a social group that organizes fun events for the community. This social group is not associated or financially supported by the home owners association. It runs solely on the donations and much energy from its members.

In May, the social group organized its annual Block Party. This is a fantastic event that draws hundreds of neighbors together for a great outdoor picnic. We had over 300 people participate this year! The events include

balloon toss, hula-hooping, cakewalk, limbo, a visit from the Palm Harbor Fire Department, great food and fellowship. If you couldn't make it this year, join the neighbors next year!

UPCOMING EVENTS

The **Holiday Jolly Trolley** event is scheduled for Sunday, December 11th. You don't want to miss this wonderful gathering of young and old. The social group hires the Clearwater Beach Jolly Trolley to take neighbors around the area to

see the holiday light displays. There are treats to eat, neighborhood musicians playing holiday music, and Santa is there for photos and gift giving. Sponsored by the PM Social Group.

The **Annual Holiday Party** is scheduled for Saturday, December 17th at the Orange Street Hall in Ozona. This is a great way for the adults in the community to meet and mingle. This is another free event sponsored by the Social Group.



PROPERTY MANAGER REPORT

Pipers Meadow is viewed as a premier community in Pinellas County mainly due to its appearance of the community and that of the individual homes. When compared to other communities, the difference really becomes even more significant! The homeowners in Pipers Meadow can be credited for this recognition for their individual standards for maintenance and upkeep of their homes and yards along with their cooperation in abiding with the restrictions of the community. With 299 homes in the community it is inevitable that there may be some homeowners that are not familiar with all the restrictions and it is definite that not everyone will have the same opinion of what should or should not be permitted.

We would prefer not to have to send violations but it is our obligation and a service expected of many homeowners in the community. Not everything is absolute and we work to be fair and work with the owners to amicably resolve violations. In the event your home is deemed to be in violation of these restrictions a letter will be sent. That letter does not represent a personal attack or reflect an opinion of you personally. The process is carried out to help maintain and improve the community as a whole. An average of approximately 30 violation letters were sent each month when Citadel Property Management Group, Inc. first began services. If you have or do receive a letter in the future you are not the only one receiving a violation letter. That number has significantly decreased thanks to proactive actions by owners and cooperation of those owners that have received those letters. - **Jim Ranallo, Citadel PMG**

SPONSORSHIP

We would like to thank **Linda Caruso with Keller Williams Realty**, for the sponsorship of this quarterly newsletter.

*Linda Caruso
Keller Williams Realty
35095 US 19 N., Suite 100
Palm Harbor, FL 34684
727-410-7501
www.lindacaruso.com
linda@flsun.com*

Pipers Meadow Home Owners Association has no affiliation with Keller Williams Realty.



PIPERS

MEADOW