



Spanish Trails West

2020



Volume 24/Issue 12 Office Phone: 813-780-7559

Pasco County Sheriff's Office: Non-Emergency 800-854-2862; Emergency is to call 911

Dade City direct line 352-518-5000; Crime tips line is 800-706-24



STW HOA

Tim Morrison, President

Seems like there is no end to this virus. At the board meeting this month, the HOA Board has voted to continue to limit access to the clubhouse and other park amenities to residents only until at least the next board meeting on December 17, 2020. Opening the park amenities will be priority one on the agenda for a decision by the board going forward as new recommendations are received from our attorneys and the government. Recently several parks in the area as well as private clubs have experienced a sharp upswing in positive cases. This is very alarming and enforces our decision to continue restraint on the use of our amenities. Please be very vigilant when you have any activities over the holidays.

Onto other activities which will continue regardless of the Corona Pandemic:

- Once again, we are coming up on the time of the year when all Shareholders are eligible to run for the three HOA Board vacancies which are coming open the first of the year. These Director Positions will be voted on during the annual meeting by shareholders. As a result of the sharp upswing in COVID positive cases the board has voted to delay the annual

meeting until at least March 18, 2021. Hopefully, by that time the virus will be under control and we can have a regular meeting and election. If not, plans now are to have any election and annual meeting via proxy and ZOOM. Meanwhile, if you are interested in being considered on the ballot you must:

- Be a Shareholder.
- Provide notice of your intent to Cindy Porter (Secretary).
- Provide an updated resume to Carla for distribution to shareholders.
- Our HOA Board has voted to change our current relationship with Lifestyle Realty going forward. Effective October 26, 2020 we are no longer operating STW Realty. Lifestyle Realty is now renting sales space in the office and will conduct park sales from there. This action has simplified our relationship with Lifestyle Realty and has gotten STW out of the real estate business.
- Window replacement for the front window in the clubhouse has been delayed until the vendor can build an appropriately sized window. They brought a replacement, but it did not fill the bill.

- Over the past several weeks our STW Board has been actively working with Bank OZK to offer you updated options we believe will simplify submission of your monthly fee payments to the park. It is our understanding that this will not only simplify the payment process for residents but will also reduce handling costs to the park. To facilitate this process, Bank OZK will be sending a letter along with coupon books to all our residents. Detailed instructions will follow shortly.
- We on the board are concerned that there has been no access to shareholders for recent board meetings. During the pandemic we have been learning to use ZOOM to avoid personal contact for our meetings. We started with this meeting to make the ZOOM meeting available to shareholders. A few shareholders took advantage of this. We will use this experience to help iron out bumps going forward.

Finally, please continue to be vigilant and stay safe from this virus.



NOTES FROM THE OFFICE

Carla Eno, Office Administrator

In observation of Christmas and New Year's, the office will be closed on December 24th and 25th, as well as December 31st and January 1, 2021.

Shareholders – A regular board and annual budget meeting is scheduled for December 17th via Zoom. If you are interested in attending via Zoom, please email the office so we can get you added (Zoom limits us to 100 people). Envelopes with a copy of the

proposed budget as well as our updated Rules and Regulations are being sent out. You should receive them soon. Please sign and return the enclosed certification to acknowledge that you received the updated R&Rs. The annual meeting and elections typically held in January is being delayed to a tentative March 2021 meeting date. If you are interested in running for the board, please advise Cindy Porter, Board Secretary now.

Non-Shareholders – 90-day notices were mailed out in September notifying all non-shareholders that governmental and utility charges in the amount of \$379.26 are due by January 1, 2021, and that lot rent will increase effective January 1, 2021. On November 25, 2020, packets went out with our updated Rules and Regulations. Please sign and return the certification acknowledging that you received the updated R&Rs.

Payments – STW will no longer hold checks. All funds are deposited after receipt. Maintenance fees/cable/internet/lot rent are all due the 1st of each month. They are considered late if paid after the 5th of the month. Payments received after the 5th of the month are considered late, and will be charged a \$25.00 late fee.

Starting with your January 2021 monthly maintenance fee and cable/internet payment, you will have three payment method options:

Automatic Payments (ACH). Quite a few of you have been requesting this payment method. Now you will be able to set-up automatic monthly reoccurring payments directly from your bank account to STW's bank account, like some of you do for your utility bills.

Online Bill Pay – Many of you already send us a check directly from your bank. You will be able to continue doing this, but will need to change the address to where you send the payment. Make sure you have your lot number on there.

Pay by Check – You can continue to write out checks, but you will need to include the monthly coupon slip for each month you are paying for.

Bank OZK will be mailing info letters along with coupon booklets to all residents prior to January 1, 2021.

We will also have a Bank OZK representative coming in to assist residents in signing up for Automatic Payments (ACH) in December. **Additional information, including an exact day and time for in-person sign-up assistance will be coming to you soon.**

January payments are to be sent directly to Bank OZK for processing, and not put into the drop box or sent to the office.

Park Phone Directory – 2020-2021 PCI phone directories are in. Each household is allowed ONE BOOK PER HOUSEHOLD. Enough books were put in the clubhouse on October 23, 2020 for the residents that are here. Snowbirds, I have yours in the office.

Email – If you are not receiving emails from the office, please send an email to the office requesting to be added. Send email to:

spanishtrailswest@gmail.com or
spanishtrailswest@yahoo.com

Cable/Internet – On October 1, 2018, we started a 5-year bulk agreement with Spectrum to provide cable and internet services to our residents, which includes: Two receivers for Spectrum Select, and one internet modem with in home Wi-Fi. If you

are having any issues with your service or want to add on to the bulk package, contact Spectrum Bulk Services at 833-697-7328.

Garbage and lawn mowing are included in your maintenance/rental fees. Extra yard work (weeding, trimming hedges) is \$25.00 per hour. If interested obtain form from office and resubmit to office after filled out.

All trimmings from trees and shrubs must be tied, bagged or in a closed container. If tied, they cannot be longer than three (3) feet. They will be picked up at your house on the regular trash pickup day. Or, you can take it to the dumpster located at the north end of park. Please do NOT take them to any other area in the park.

Boxes should be flattened prior to putting them into the recycling bin.

Do not leave trash or recycling outside of the dumpsters.

Garbage pickup: Monday & Thursday mornings. Have your trash out by 8:00 a.m. If holiday is on Monday, pickup will be Tuesday & Thursday.

If holiday is on Thursday, pickup will be Monday & Friday.

Garbage must be bagged or in closed container. If put out in the morning of pickup, bagged is okay.

If put out the night before, must be in a closed container.

Modifications to your property MUST be pre-approved. Forms are available in the office, and should be returned to the office after they are filled out.

OFFICE HOURS: Monday through Friday from 8:00 a.m. until noon.

Copies: Black & White: 5¢ each page, Color: 15¢ each page.

Faxes sent: \$1.25 First page, 25¢ each additional page. **Faxes received:** 5¢ per

page. Sender must put your name and phone number on the fax.

Notary Service available at office at no charge to residents only.



Sunshine Club

Lucille Wagner

Get Well cards were sent to Barbara Delaney, Linda Katrein and Judy Newman. A Thinking of You card was sent to Joyce Nolan. Sympathy cards were sent to Rose Stanford on the loss of her uncle and to Patty Williams (Mark's wife) on the loss of her stepmother and her father.

Everyone, please stay healthy.

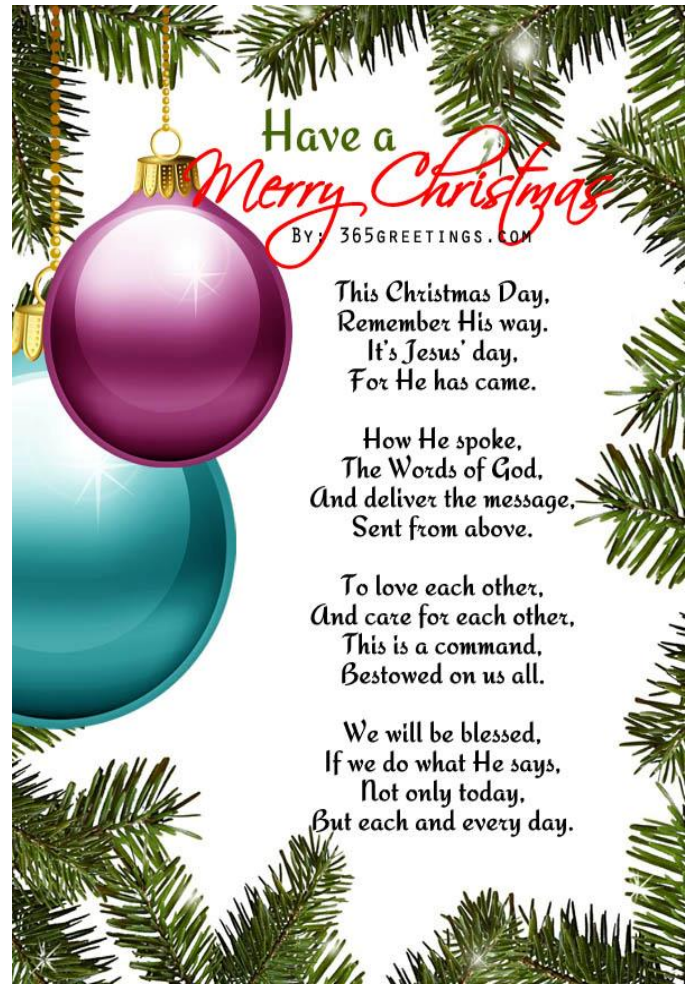


Thomas Promise

Tom Pete

Due to circumstances of the Covid-19 Pandemic, the following event has been cancelled:

**Spanish Trails West
Golf Cart Christmas
Parade
December 4th**



Entertainment

Lucille Wagner

Nothing is scheduled until the clubhouse is opened for functions.





Gail Curtis	1 st
Louise Louk	1 st
Jack Veneman	5 th
Vincena Stevens	7 th
Cheryl (Sue) Mills	7 th
Carol Holmes	14 th
Judy Stahl	16 th
Barbara Coate	17 th
Agnes Mason	17 th
Garry Daly	18 th
Deanna Fournier	18 th
Connie Lowe	18 th
Pauline Freely	18 th
Carl Ward	20 th
Joseph Williams	21 st
Charles Smith	22 nd
Diana Carpenter	26 th
Larry Dernier	26 th
Nancy Butt	27 th
Gordon Polak	29 th
Julia Vernik	31 st



JD & Linda Davis	1 st
Frank & Betty Grannan	3 rd
Jack & Kathy Veneman	5 th
Richard & Joanne Flint	14 th
John & Nancy Farstvedt	15 th
Clyde & Anna Jo Bracknell	21 st
John & Pauline Freely	21 st



Library News

Lucille Wagner

The Christmas books are out. They are on the shelves under the window and on the side shelf under the western books.

Please help yourself to any videos. They are FREE. Give as Christmas gifts to friends and relatives. They are just collecting dust. **Happy Holidays!**

HAPPY READING



STW Christmas Fun

Cindy Porter

REMINDER

STW Christmas Fun for residents only, starts December 1st.

Decorate a box, basket or whatever with a Christmas flare. Set it by your door or wherever it can be seen by the road. Be sure it can hold cards or crafty objects. During December, those interested drop off items, such as, cards, ornaments, baked goods, candy, even dog or cat treats to those with pets. Be creative.

Let's all have fun with this! It is up to you if you wish to participate!



Spanish Trails West, Rules and Regulations

Ernie Foote



Reminder

(These Rules and Regulations pertain to share- holders, non-shareholders as well as guests, visitors, renters, tenants, lessees, or sub-lessees)

VI. PETS

- A. All pets must be approved by management and limited to two (2) pets per household. Only dogs, cats, fish, or birds are allowed. Pets in excess of fifty (50) pounds are not permitted.
- B. Pets are **not permitted** to run free. When outside, they must be on a leash.
- C. Pets are **not permitted** to walk on any lawns other than their own.
- D. Pets are **not permitted** in the recreational areas.
- E. Excessive noise will **not be tolerated**. In the event of continued complaints, an investigation will be made, if management finds that complaints are warranted, the pet owner will be required to **remove such pet from the park permanently**.
- F. Doghouses are **not permitted** on the home site.
- G. Pet owners are responsible for removing any waste materials left by their pets anywhere in the park.

- H. All pets must be properly licensed, and vaccinated and must be registered with the office with copies of their credentials. This includes a picture of the pet(s).
- I. Pets shall not be left unattended for long periods of time. Please do not tie your pet outdoors unattended.
- J. There is a dog run available for exercising pets.
- K. **Visitors' pets are not permitted.**

PLEASE DO NOT BLOCK THE SIDEWALKS WITH THE BUMPER OF YOUR VEHICLE. SIDEWALKS ARE FOR WALKING AND HANDICAP USAGE.

****Reminder****

Please do not park on the grass.

The STW Home Owners Association must approve any outside modifications you want to make at your residence. Ernie Foote

Printed copies of this newsletter will be available in the clubhouse.

Calendars are not attached since all activities have been cancelled until further notice. When activities are resumed a calendar will be available.

Articles for the January Newsletter are due Monday, January 18, 2021.

Editor: Elsie McFarland, Proof: Susan Womble, Assembly, Copy & Emailing, Carla Eno.



**Merry Christmas and
Happy New Year to All**