

*Lake St. Charles
Community Development District*

*July 2013 Newsletter
LSC CDD Clubhouse (813)671-8339
District Office (813)741-9768*



From The Chair

Greetings neighbors, As you are probably aware the last few months your District, in addition to its routine activities, has been active in a number of areas. First, was the completion of the nature trail repairs, which turned out to be a more difficult undertaking because of the root damage. But, through the outstanding efforts of our staff, we were able to resolve this issue with a minimal loss of trees and landscape. During this same period, our Strategic Planning Committee has been actively gathering information of the desired direction the District should take both in short and longer term planning. This effort included our recent strategic planning workshop to allow for residents active participation in the process. If you missed the workshop and would like to review the information provided, please contact Mark Cooper, our property Manager, or stop by the clubhouse to access this material. Finally, as we entered the hurricane season a Hurricane Preparation Workshop was held with information provided by Hillsborough Emergency Services, the Boyette Animal Hospital and Mark Cooper presenting the LSC District plan. Information provided by the County is available at the clubhouse.

On a less positive note, the LSC Neighborhood Watch Patrol which has been providing additional crime prevention patrol in addition to Bales Security has been dissolved. This was necessitated by the lack of volunteers to carry out patrols. I would also remind about the efforts to obtain a Citizen Patrol Program for our Riverview area. As reported earlier, at the last meeting of the Riverview Community Council which meets under the auspices of the Hillsborough County Sheriff's department, it was determined that a Citizen Patrol Group for our Riverview area would be most desirable. One of the key factors in being selected will be obtaining enough volunteers who wish to undergo the training and then to volunteer at least 12 hours per month plus one formal meeting. From personal experience I can tell you it is a great program and opportunity to really serve the community and the Sheriff's department. Please feel free to contact me with any questions and hopefully the names of those wishing to participate. You can also go to the Hillsborough County Sheriff's web page a search Departments, then Dept of Operational Support, then Community Outreach section. The Volunteer Citizen Patrol information is in that section.

As always I would strongly encourage our residence to participate in our committee and CDD Board of Supervisors meetings. Your input and talents are what will continue make LSC a great environment for you and your family.

Thank you.

James K. Simon, Sr.
Chair

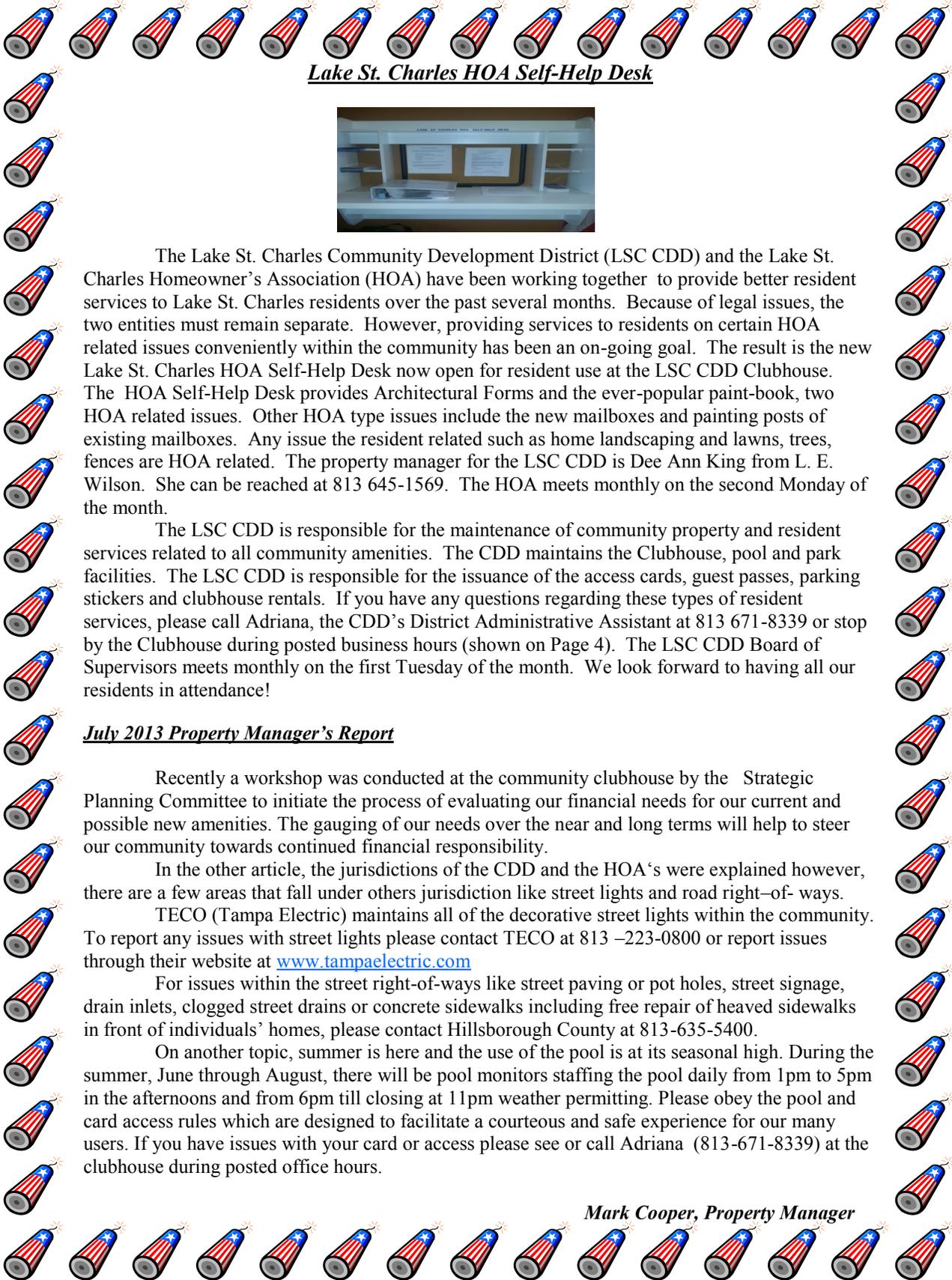


CDD Board of Supervisors

Jim Simon, Chair	chair@lakestcharles.org	741-0413
Ginny Gianakos, Vice Chair	vicechair@lakestcharles.org	293-4728
Christine Robbins, Treasurer	treasurer@lakestcharles.org	672-0932
Dave Candia, Supervisor	supervisor1@lakestcharles.org	506-1008
Dave Nelson, Supervisor	supervisor2@lakestcharles.org	741-9891

**Street Light Outages- TECO
813-223-0800**

**Street Signs/Potholes, Street
Drain/Sidewalk
Repair- Hillsborough County
813-635-5400**



Lake St. Charles HOA Self-Help Desk



The Lake St. Charles Community Development District (LSC CDD) and the Lake St. Charles Homeowner's Association (HOA) have been working together to provide better resident services to Lake St. Charles residents over the past several months. Because of legal issues, the two entities must remain separate. However, providing services to residents on certain HOA related issues conveniently within the community has been an on-going goal. The result is the new Lake St. Charles HOA Self-Help Desk now open for resident use at the LSC CDD Clubhouse. The HOA Self-Help Desk provides Architectural Forms and the ever-popular paint-book, two HOA related issues. Other HOA type issues include the new mailboxes and painting posts of existing mailboxes. Any issue the resident related such as home landscaping and lawns, trees, fences are HOA related. The property manager for the LSC CDD is Dee Ann King from L. E. Wilson. She can be reached at 813 645-1569. The HOA meets monthly on the second Monday of the month.

The LSC CDD is responsible for the maintenance of community property and resident services related to all community amenities. The CDD maintains the Clubhouse, pool and park facilities. The LSC CDD is responsible for the issuance of the access cards, guest passes, parking stickers and clubhouse rentals. If you have any questions regarding these types of resident services, please call Adriana, the CDD's District Administrative Assistant at 813 671-8339 or stop by the Clubhouse during posted business hours (shown on Page 4). The LSC CDD Board of Supervisors meets monthly on the first Tuesday of the month. We look forward to having all our residents in attendance!

July 2013 Property Manager's Report

Recently a workshop was conducted at the community clubhouse by the Strategic Planning Committee to initiate the process of evaluating our financial needs for our current and possible new amenities. The gauging of our needs over the near and long terms will help to steer our community towards continued financial responsibility.

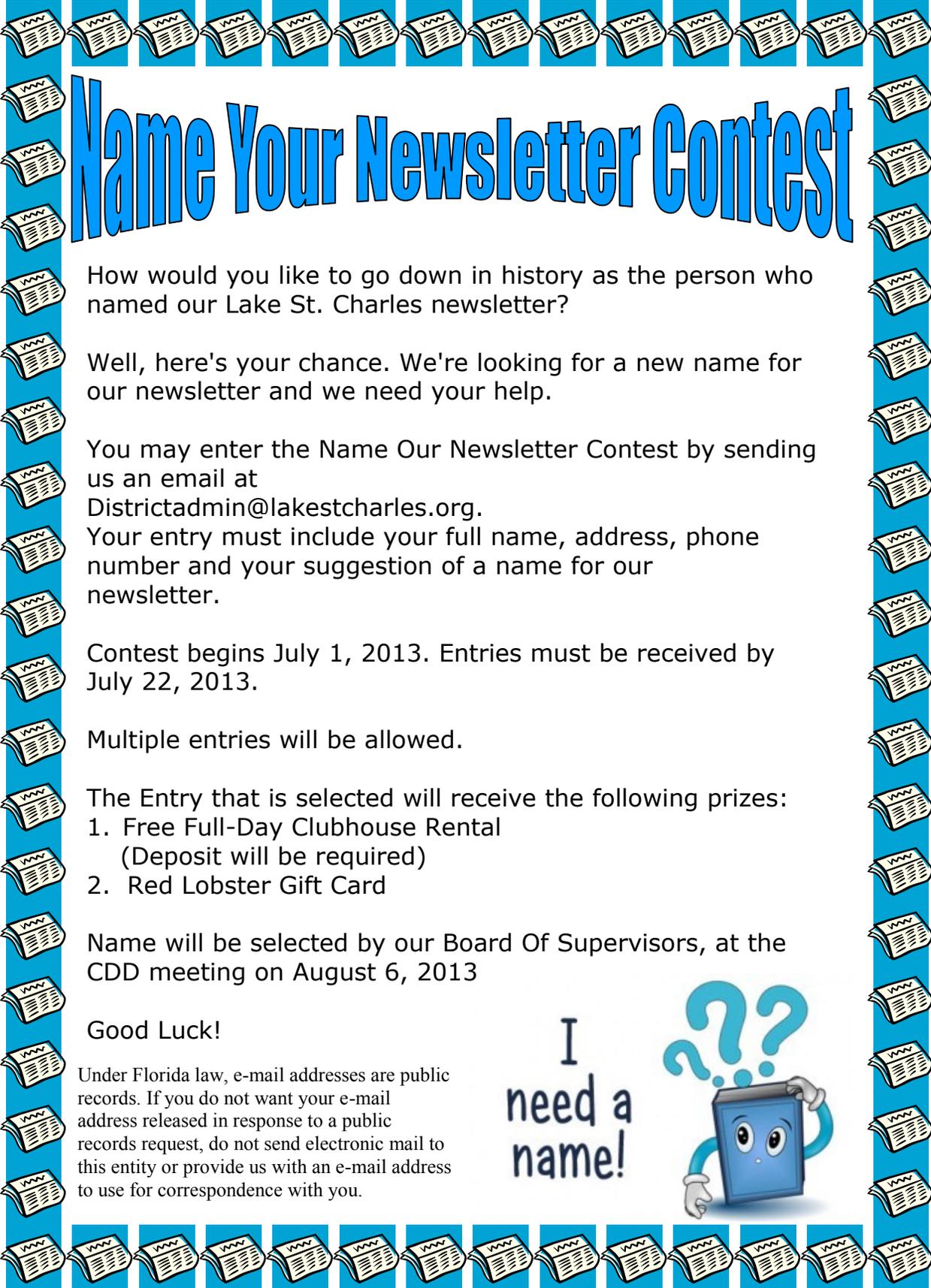
In the other article, the jurisdictions of the CDD and the HOA's were explained however, there are a few areas that fall under others jurisdiction like street lights and road right-of- ways.

TECO (Tampa Electric) maintains all of the decorative street lights within the community. To report any issues with street lights please contact TECO at 813 -223-0800 or report issues through their website at www.tampaelectric.com

For issues within the street right-of-ways like street paving or pot holes, street signage, drain inlets, clogged street drains or concrete sidewalks including free repair of heaved sidewalks in front of individuals' homes, please contact Hillsborough County at 813-635-5400.

On another topic, summer is here and the use of the pool is at its seasonal high. During the summer, June through August, there will be pool monitors staffing the pool daily from 1pm to 5pm in the afternoons and from 6pm till closing at 11pm weather permitting. Please obey the pool and card access rules which are designed to facilitate a courteous and safe experience for our many users. If you have issues with your card or access please see or call Adriana (813-671-8339) at the clubhouse during posted office hours.

Mark Cooper, Property Manager



Name Your Newsletter Contest

How would you like to go down in history as the person who named our Lake St. Charles newsletter?

Well, here's your chance. We're looking for a new name for our newsletter and we need your help.

You may enter the Name Our Newsletter Contest by sending us an email at

Districtadmin@lakestcharles.org.

Your entry must include your full name, address, phone number and your suggestion of a name for our newsletter.

Contest begins July 1, 2013. Entries must be received by July 22, 2013.

Multiple entries will be allowed.

The Entry that is selected will receive the following prizes:

1. Free Full-Day Clubhouse Rental
(Deposit will be required)
2. Red Lobster Gift Card

Name will be selected by our Board Of Supervisors, at the CDD meeting on August 6, 2013

Good Luck!

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity or provide us with an e-mail address to use for correspondence with you.

I
need a
name!



From the Clubhouse

Summer vacation has begun for all of our students in the LSC community. If you don't have your access cards yet, please come by the clubhouse during normal business hours to receive one. Also residents please observe our pool hours, the pool is open from 6:00AM to 11PM. If we notice your card being used after hours you will be deemed as a trespasser and your card will be deactivated. Please follow and respect our community rules, they are designed to keep everyone safe.

Before you leave for your summer vacation, remember to stop by the clubhouse and complete the **Vacation Watch Form**. Complete it and take a copy to the satellite police station and leave a copy here in the office with me. I will see that our Bales Security Officer receives a copy, you will also need to sign a consent form that allows our security officer access onto your property.

I hope everyone has a fun and safe summer, and as always if you need of any assistance please call me at 671-8339 or stop by the clubhouse during normal business hours.

Adriana Urbina, District Administrative Assistant

Lake St. Charles CDD Staff

Toni Leake,
741-9768

District Manager
districtmgr@lakestcharles.org

Mark Cooper,
990-7555

Property Manager
propertymgr@lakestcharles.org

Adriana Urbina,
671-8339

District Administrative Assistant
districtadmin@lakestcharles.org



To report any suspicious activity, please call the number below:

Bales Security 990-7250

If no answer call HCSO non emergency

247-8200

Please pick up after your dogs! We have placed several dog stations for this purpose. It's the law!

Clubhouse Office Hours

Monday	3:00 pm—7:00 pm
Tuesday, Wed., and Thursday	12:00 pm — 3:00 pm
Friday	9:00 am — 1:00pm
1st and 3rd Saturdays	9:00 am—1:00 pm

HOA Contact Information

L.E.Wilson (Dee Ann King) 645-1569
President, Tom Palmer 600-5987

