

# Lake St. Charles July 2011 Newsletter

Clubhouse (813) 671-8339

CDD (813) 741-9768

Lakestcharles.org



## Get to know your LSC CDD Chairman; Mr. Dave Candia

Chairman Candia came to us from Boston, Massachusetts, where he Administered several service related projects and held many leadership positions in his community. In 2004 our community needed strong leadership to gain control of our community from the management company that was operating against the best interests of residents, and thankfully, Dave was here.

Our first resident controlled election which was held in 2004 which resulted in Mr. Dave Candia becoming our first CDD Board Chairman. His first task was to refund the bonds that we were responsible for, along with the existing Board, this task was accomplished **saving the community thousands of dollars and not changing the pay-off date.** He left the Board for one year and was then elected in 2008 by the Lake St. Charles resident voters with 63% of the vote. He has been involved or has volunteered his help in basically every event that has ever been held in Lake St. Charles. I have tremendous respect for his dedication in making our community better for our residents. I am proud to work with him and all our CDD Board Supervisors.

Dave has held almost every position in our community; ranging from LSC HOA President, to the LSC CDD Chairman on two occasions, Vice Chairman of LSC CDD, Co-Chair of the LSC CDD Grievance committee, Chairman of the Gate Access Committee, Stratford Neighborhood Watch Coordinator, Mobile Neighborhood Crime Watch Patrol Member, and the list could fill up the remainder of this article.

I have personally worked with Dave in cleaning up around the lake, taken pies in the face together to help benefit the LSC Girl Scout Troop, washed residents cars and helped him cook hot dogs for our residents. Dave has been extremely involved with the Volunteer Mobile Crime Watch as well, helping to keep our community safe. We have also attended a Certified District Official program training together for the past two years. Dave, Lorelei Bowden-Jacobs and myself are three of the first graduates of the Florida Association of Special District's Certified District Official program which just occurred on June 16, 2011. We believe that this training has made us more effective CDD Supervisors.

Dave Candia has a proven track record of leadership. It is an honor to serve with him and our outstanding CDD Supervisors and Staff.

Very Respectfully,  
Dave Nelson, LSC Vice Chairman



Please take a moment to visit our official website, **Lakestcharles.org** to catch up on the latest news and participate in your community by completing our Strategic Planning Questionnaire.

You can also come to the clubhouse to pick one up. We value everyone's input. If you have any questions, please don't hesitate to contact me!

Supervisor Ginny Gianakos



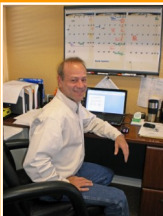
**CDD Meeting, Tuesday July  
5th @ 7:00 pm**

**HOA Meeting, Monday July  
18th @ 6:30 pm**

**HOA Meeting date has been changed this  
month to Monday, July 18th @ 6:30 pm!**

## CDD Board of Supervisors

Dave Candia, Chairman	candiad@tampabay.rr.com	506-1008
Dave Nelson, Vice Chair	daveandsharyn@verizon.net	293-7979
Lorelei Bowden-Jacobs	lsc_secretary@verizon.net	363-0375
Ginny Gianakos, Supervisor	lsc_supervisor1@verizon.net	293-4728
Christine Robbins	crobbinsuf@gmail.com	672-0932



## Property Manager's Report

Recently I requested an energy audit of the clubhouse from Tampa Electric. This service is free and can result in many suggestions and tips that will save energy and ultimately money. When you schedule a home energy audit you will receive a free eight pack of compact florescent light bulbs. As a result of the audit, I became aware of many programs and rebates for energy saving measures. For information on Tampa Electric rebates go to [www.tampaelectric.com](http://www.tampaelectric.com) and select the "save energy tab" or call Tampa Electric at 813-223-0800.

Many of these rebates are in addition to state and federal rebates. For information on Federal tax credits and rebates go to [www.energystar.gov](http://www.energystar.gov). For state of Florida incentives go to [www.dsireusa.org](http://www.dsireusa.org). One important service that Tampa Electric provides is a complete inspection of your homes ductwork. They will inspect and reseal any leaks for only \$50. Tampa Electric subsidizes the costs over this amount.

If you were considering replacing your air conditioning unit, this would be the year to do it. You can save upwards of a thousand dollars or better with a qualifying A/C replacement and the rebates available from Tampa Electric and the Federal and State incentive programs. Take the time to research your options for the greatest efficiency and rebates. Of note, Lennox offers a hybrid solar powered unit that can reduce operational cost by as much as 50%. **Please be advised that the deadline for federal incentives of an air conditioning unit is December 31<sup>st</sup> 2011.**

Mark Cooper, Property Manager



Hurricane Season is here....are you prepared?

### Guest Passes

**If you have a guest that you would like to have use of our pool, trail or tennis courts without your being present, please come to the clubhouse and get them a guest pass. A deposit of \$15.00 is required and will be returned to you when you return the guest pass. These passes are good for one month.**



## Clubhouse Manager's Report

Happy summer vacation to our students! We hope that you enjoy yourselves this summer and remain safe. We've noticed that with the onset of the summer season comes the onset of pool violators and trespassers. To help curtail these episodes, we've decided to deactivate the blue exit buttons at midnight. The **pool is open from 5:00 am until midnight** and if you **are in or attempting to get into the pool area after that time**, you are considered **trespassing**. After midnight, there will be a card reader available for our residents to use, however, if

your card is used, you will be considered trespassing and **your card will be deactivated**. Remember, the pool area is under camera monitoring at all times. We're hoping that these new safety/security measures will help us to restrict the unauthorized and potentially dangerous pool activities that are occurring after hours.

I'm also receiving quite a few complaints from our residents who are finding dog feces in their yards. Remember the leash law, and please be aware that this is a county ordinance violation and the owners of these dogs can, and will, be given citations. Be aware that our Off-Duty will be watching for these violators. Be a good neighbor and pick up after your pet!

Remember to book your summer parties in the clubhouse early. These hot weekends are filling up fast...and remember, you are renting the clubhouse **NOT THE POOL**. If your guests wish to use the pool, only **5 guests AT ANY ONE TIME** can use the pool. We try not to disrupt our other residents who are trying to enjoy their time at the pool as well. Call me (990-7218) or come to the clubhouse if I can be of assistance!

Toni M. Davis, Clubhouse Manager



## NEIGHBORHOOD WATCH REPORT

The summer is upon us, family and school vacations, longer days, more outside activities. While for some it may be a relaxing time of year, please let it not reduce your crime prevention efforts. The following are just some reminders about steps you can take to protect yourself:

- 1- **Keep unattended garage doors closed.**
- 2- **If going on vacation notify the Sheriff's office by completing a "Vacation Watch "form you can pick up at the club house. This will alert the Deputies and our volunteers when patrolling.**
- 3- **While you are away make arrangement with a neighbor to pick up any newspaper, flyers etc. that may be laying on your driveway or placed on your doors.**
- 4- **If you receive or purchase any major appliance particularly electronics, break up the box so that information is not sitting at your curb for garbage pick up.**
- 5- **If you park or leave you car in the driveway be sure it is locked and that items of value are not visible.**

We have, over the past months we have also noticed an increase in residents using our facilities. This, of course, is a major concern for our crime prevention efforts. Identifying these vehicles is a key factor in controlling these unauthorized visitors. I would ask if you have received one of our vehicle ID stickers please place it on the inside of your right front window. If you do not have a sticker(s) and would like to help us in this identification effort, please contact me or the clubhouse and we will get the sticker(s) in your hands as soon as possible.

We are still looking for patrol volunteers, contact me for more information (813-741-0413, or my email address at [jsimon@outdrs.net](mailto:jsimon@outdrs.net). We thank you for your support!

Jim Simon, Volunteer Patrol Group Coordinator

## **New website coming for Lake St. Charles**

Your CDD is currently working on the last stages of organizing materials for the new "official website" for Lake St. Charles. This new website will encompass all the information that you've been used to, plus a lot more! Watch the sign boards for it's release date.

## **Off-Duty Sheriff's Report**



Hello Residents!

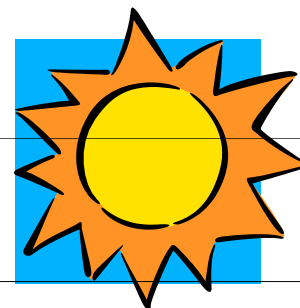
The following is the activity for the Sheriff's for Lake St. Charles for the time period of May 16th through June 15th, 2001.

Trespass warnings	0
Open doors	1
Traffic stops	10
Part 1 Crimes	2
Citizen contacts	20

Please stay diligent and keep your garage doors down when you're not in the immediate area. Report any suspicious persons or activities immediately to 911 or the non-emergency HCSO office number at 247-8200!

Sergeant Donald K. Bowling

# July 2011



Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 	5 CDD Meeting 7:00 pm	6	7	8	9 C' house rented AM
10 C' house rented AD	11	12	13	14	15	16
17	18 HOA Meet- ing 6:30 pm	19	20	21	22	23 C' house rented AD
24	25	26	27	28	29	30 C' house rented AM
31						Clubhouse office open 9:00 am until 1:00 pm

## Lake St. Charles CDD Staff

### Toni Leake, District Manager

741-9768 lscdistrictoffice@verizon.net

### Mark Cooper, Property Manager

990-7555 lsc\_propertymanager@verizon.net

### Toni-Marie Davis, Clubhouse Manager

671-8339 lsc\_office1@verizon.net

### Steve Svacak, Jim Rice, Maintenance Crew

990-7215 or 990-7219

## Clubhouse Office Hours

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

## HOA Contact Information:

Scott Horowitz (President) 672-1209  
 (scott.horowitz3@gmail.com)  
 L.E. Wilson (Dee Ann King) 645-1569

Please pick up after your dogs! We  
 have dog stations for this purpose.  
 Animal Services #: **744-5660**



**OFF-DUTY SHERIFF'S NUMBER 990-7250**

Hillsborough County Sheriff's **Non-Emergency number is: 247-8200**

**Be Alert! Stay Safe!**