

COMMUNITY NEWS

The Council of Neighborhood Associations

The Voice of Condo, Civic, and Homeowner Associations of Pasco County

CONA UPCOMING PROGRAMS

All meetings are held at the Gulf Harbor's Civic Center at 4610 Floramar Terrace, New Port Richey, FL 34652. For questions please contact one of the CONA Directors.

The Kitson Project

March 15, 2017 9:30 AM

Presenters: Darren Morse, Kitson Partners Project Manager, Kristen Mark Hughes, AICP, from Pasco County Planning & Development, and Attorney Clarke Hobby from Hobby & Hobby, PA.

Scope: Presentation outlining the residential, retail and commercial aspects of the project; water management efforts, traffic and transportation solutions; effects on adjoining communities; employment opportunities and timeline for completion

Reserve Studies

April 19, 2017 at 9:30 AM

Presenter: Matt Kuisle from Reserve Advisors

Scope: Determining and funding areas for which reserves must be maintained by the community organization

PASCO COUNTY

Pasco County Fire Rescue Introduces two, New specialized Teams!

Pasco County Fire Rescue is pleased to announce two new programs that will better serve the citizens and visitors of Pasco County:

– The Special Operations Response Team and the Latent Fire Investigation Unit.

Both programs started running Sunday, February 5, 2017.

“Both of these initiatives are incrementally raising the bar on the level of service provided by Pasco County Fire Rescue,” said Scott Cassin, Pasco County Fire Chief. “They will each undoubtedly improve the department’s response to those specific incidents.”

- The Special Operations Response Team, within the Operations division, is a specially trained response team based out of Fire Station 37 in Land O Lakes. The four-member unit, known as Squad 1, is made up of one Captain, one Driver Engineer and two firefighters who can assist in technical rescue situations, including confined space, high angle and top-water events. Squad 1 will also respond to hazardous materials incidents, traffic accidents involving heavy extrication and various other incidents throughout Pasco County. The team will also assist with large structure fires, such as commercial buildings.

- The Latent Fire Investigation Unit, within the Fire Prevention Division, is comprised of two law enforcement-certified fire investigators who serve as the department’s primary arson investigators. Latent fire investigators use advanced origin and cause techniques, with specialized equipment and training to investigate fires and to help prosecute arson cases. Investigators work on rotating, 12-hour shifts to provide coverage seven days a week. This unit provides support to the existing shift-based origin-and-cause fire investigators who

deem a fire a possible arson case or a case that might involve criminal activity.

These programs continue to build on Pasco County Fire Rescue’s commitment to excellence while strengthening service delivery to citizens and visitors of Pasco County.

For more information about Pasco County Fire Rescue and fire prevention:

Visit our website:

www.pascocountyfl.net/fire-rescue

Follow us on Facebook:

www.facebook.com/pascocountyfire-rescue

Great American Cleanup!

Saturday, March 11, 2017

From 8:00 am - 12:00 pm

Every year, Pasco County residents join the national tradition of shared community responsibility by picking up litter. Locally, this event is spearheaded by Keep Pasco Beautiful, an affiliate of the national, nonprofit organization Keep America Beautiful. In Pasco County, volunteers are expected to pick up thousands of pounds of trash from parks and roads. Teams are registered to take part in the 2017 Great American Cleanup in several areas – including Dade City, Holiday, Moon Lake, Lacochee, Port Richey and Crystal Springs. This is a great event for high school students to earn community service hours.

For more information please call 727-856-7252 or send an email to kking@pascocountyfl.net.

Pasco County household hazardous waste and e-waste collection

Dade City mobile HHW collection event to be held Saturday, March 18

DADE CITY, FL ---- Pasco County Utilities is hosting a household hazardous waste and electronics collection event for Pasco County residents Saturday, March 18, 2017 from 8 a.m. to 2 p.m., at the Pasco High School Stadium located at 36850 State Road 52 in Dade City. (Enter stadium parking lot via Stadium Drive north of the school.)

This will be the first mobile household hazardous waste and electronics collection event in Dade City in five years. County residents can safely dispose of household hazardous waste and recycle their electronics during this event.

“This is a great time for our seasonal and permanent residents to do some spring cleaning and gather up old paint, chemicals, car fluid and batteries,” said Pasco County Utilities Compliance Inspector Alicia Hacker. “Many people don’t realize that things like television sets and old electronics contain hazardous materials. Keeping these items out of the solid waste stream is pivotal and this collection event is a convenient, inexpensive way to properly dispose of them.”

The event is free to Pasco County residents; however, there is a \$5.00 charge for each television, computer monitor, computer tower and laptop. There’s a \$10.00 charge for televisions 36 inches and larger.



COMMUNITY ASSOCIATION NETWORK

We’re in the final countdown - less than one week left until your lawmakers hit the sixty-day sprint in Tallahassee.

Pasco County Household Hazardous Waste Residential Only

Accepted Items at the HHW Centers

Lead Acid Batteries	Mineral Spirits
Used Motor Oil	Aerosol Cans
Antifreeze	Thinners
Gasoline	Acetone
Diesel Fuel	Fertilizers
Transmission Fluid	Cleaning Chemicals
Battery Acid	Pool Chemicals
Rust Removers	Thermostats
Power Steering Fluid	Ballasts
Latex Paint	Household Batteries
Wood Stains	CFLs
Flourescent Light Bulbs	

NOT Accepted at the HHW Centers

Explosives	Sharps
Ammunition	Pharmaceuticals
Fireworks	Drums (of any size)
Radioactive Materials	Acetylene Gas Cylinders
Biomedical Waste	Business Waste

Fees

* Propane tank - 20 lbs	\$3
* Propane tank - 50 lbs	\$5
* TV (up to 35")	\$5
* TV 36" and up, projection or console	\$10
* Computer monitor	\$5
* Computer tower or laptop	\$5

www.PascoCountyUtilities.com
hazinfo@pascocountyfl.net
(813) 929-2755 ext 6894

Florida’s annual legislative session begins this Tuesday, March 7 and runs through Friday, May 5. But much of the Legislature’s work began months ago - shortly after the November election, in fact - with lawmaker bills filed, referred, and already heard in committee meetings.

In recent weeks, we’ve shared with you a lot about one legislative issue in particular - SB 398 and HB 483, the Home Tax. While we won’t stop talking about estoppels, this week we’ll focus on a several other bills that your Community Association Network is keeping a close eye on for you that may significantly impact your community.

HB 135: Elections for boards of directors

Filed by Rep. John Cortez of Kissimmee, this bill sets requirements for board of directors elections for communities of 7,500 or more homes.

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PASCO COUNTY ANIMAL SERVICES

Call Pasco County Animal Services Department to ADOPT:
Land O’ Lakes: (813) 929-1212
New Port Richey: (727) 834-3216
Dade City: (352) 521-5194
See the newest pets available on Pasco TV at 7:15 a.m. / p.m.
Verizon 42 / Spectrum 643

Among the requirements are that the association must notify members of the election 60 days prior, and must send a second notice that includes the ballot. Members wishing to run must let associations know 40 days prior, and may request an information sheet about their candidacy be included with the ballot. At least 20 percent of eligible voters must cast a ballot for the election to be valid.

HB 135 was referred to the House Agriculture & Property Rights Subcommittee on January 11, with no action yet taken.



HB 137: Nonbinding arbitration for association disputes

Also filed by Rep. Cortez is a bill related to disputes within associations.

Instead of pre-lawsuit mediation, the bill authorizes associations to submit certain disputes for nonbinding arbitration to the Florida Department of Business and Professional Regulation. The eligible disputes include those over amendments to association documents, board and committee meetings, and non-election membership meetings.

HB 137 was referred to the House Careers & Competition Subcommittee on January 11, with no action yet taken.

SB 188: Preemption of local vacation rental ordinances

Filed by Sen. Greg Steube of Sarasota, this is one of many "preemption" bills filed by lawmakers. Preemption bills restrict the authority of cities and counties to regulate in their local areas.

The bill prevents local laws, ordinances, and regulations from restricting, prohibiting, or regulating vacation rentals, based only on their classification, use,

or occupancy - but only for local laws passed since June 1, 2011.

SB 188 was referred to the Senate Regulated Industries Committee on January 10, with no action yet taken.

HB 6003: Non-preemption of local vacation rental ordinances

If this bill, filed by Rep. David Richardson of Miami Beach, sounds similar to the above bill, there's a good reason - it's essentially the opposite.

This bill gives authority to regulate vacation rentals back to local cities and counties, removing the June 1, 2011 clause in SB 188. It would allow local laws, ordinances, and regulations on vacation properties to continue as they see fit.

Given the dueling nature of HB 6003 and SB 188, time will tell which version will emerge victorious.

HB 6003 was referred to the House Agriculture & Property Rights Subcommittee on January 9, with no action yet taken.

SB 294: Financial reporting requirements

Filed by Sen. Randolph Bracy of Ocoee, this bill makes changes to the financial reporting requirements associations face.

Unit owners, through written request, may receive a copy of the association's prior year financial report - if the association doesn't provide it, the association must provide financial reports for the next three consecutive years to the Florida Dept. of Business and Professional Regulation, and cannot exercise the reporting option.

The bill also removes the provision that allows associations of less than 50 units, regardless of annual revenues, to waive the financial report requirement for cash receipts and expenditures.

SB 294 was referred to the Senate Regulated Industries Committee on January 25, with no action yet taken.

While the Home Tax gets its share of association news, we're keeping close watch on these other significant bills this session. The success of your homeowners, property, and association is CAN's success. Gideon Tucker's famous 1866 saying goes, "no man's life, liberty, or property are safe while the Legislature is in session." But with your help, and with CAN's advocacy, we can continue good dialogue with our state lawmakers that yields great results for Florida's community associations.

**Yours in Community,
Alan Garfinkel
Community Association Network
Chairman of the Board of Directors**



**In the spirit of St. Patty's Day
Here is a little Irish Folklore...**

Besides the infamous Leprechaun, here are a couple of Legendary creatures:

Cluricaun

The cluricaun (or cluricaune) is an Irish elf, or perhaps a fairy, in the form of a tiny old man. He exists in a state of perpetual drunkenness and loves to play practical jokes. In his work Fairy and Folk Tales of the Irish Peasantry, W. B. Yeats writes: "Some suppose he is merely the Leprechaun on a spree." However Yeats leaves the classification ambiguous, and instead writes of the similarities between leprechauns and cluricauns, calling them bad dressers who are "most sluttish, slouching, jeering, mischievous phantoms."

Fear Gorta

Literally means "man of hunger" in Irish. This supernatural being roams the earth in the form of an emaciated man during times of famine. He begs for food, and bestows good fortune on those who help him. Fear gorta can also refer to a weedy grass that, when stepped on, is believed to make men unnaturally hungry.

Happy St. Patty's Day! 

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