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# Magnolia Valley

## Newsletter

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SEPTEMBER/OCTOBER 1998

A warm welcome back to our residents who have returned from their Summer hiatus in the comfortable regions to the North. It has been a long hot Summer for those of us that have remained here in Magnolia Valley these past months. There has been a lot of construction going on and sometimes it is hard to see any progress. The Massachusetts Ave. project seems to be an endless one of a large hole being dug, sometimes a pipe or box being placed into it, then the pit is filled in, only to be replaced with another large hole and the whole process begins again. Now that the blacktop is being laid the roadway seems to come into reality.

New construction was begun on Little Rd. between Mass. Ave. and Rt. 54 a few months ago and then in the last few weeks the construction on Rowan Rd South began. It seems that all of our area is under construction and a lot of patience is needed to travel to our favorite places. All of this construction is under the name *Progress* and because of the rapid growth of population in our area. The repaving of our streets was

completed on June 11. Jay Atkian was in charge of getting this repaving process done and he received the following letter:

*Dear Mr Atkian:*

*The purpose of this letter is to advise you the paving of Magnolia Valley under the paving assessment program was completed on Thursday, June 11, 1998.*

*We would like for you and the people of Magnolia Valley subdivision to know how much your patience and cooperation were appreciated during this past Winter with all of the water. It is because of people such as yourselves that make Pasco County the great place it is.*

*Please express to the people of Magnolia Valley our sincere gratitude and hope that we can be of assistance to them in the future, regardless of the need.*

*Sincerely,  
PASCO COUNTY  
David L. Brown  
Engineer I*



### OCTOBERFEST

The MVCA annual Oktoberfest is scheduled for Saturday, October 3, 1998 in the park. All MVCA members are invited to attend. All food and drink are provided by your Association. All you need to bring are some chairs and a big appetite. Games, prizes and entertainment are featured. Festivities begin at Noon. Mark your calendar, don't forget.

### ANNUAL DINNER DANCE

The name has been changed to the *President's Ball* and the date has been moved to December 5, 1998. The place remains the same, Spartan Manor and the price will be \$17.50 per person. Tickets will be available soon. Cocktails, 5:30pm. Dinner at 6:30 pm. For more information call Mel Price 847-0097.

### **A letter from your President**

I hope everyone had a great Summer. I want to welcome home those who fled North to get relief from the summer heat and a special welcome to our new residents to the "Valley". We welcome new members to our MVCA Board, or any suggestion./recommendations you may have to offer. A new resident will be offered a years free membership to the MVCAssociation. If you have not been welcomed as yet, please contact me at 848-6397.

Thank, Jack Velazquez, Chairman of Block Captains, for a job well done!! We will miss you. We are fortunate and pleased to welcome Jean Woodward to our Board as our new Chairman of the Block Captains.

I would be remiss if I did not take this opportunity to say "thank you" to the greatest and best Board a president had an opportunity to work with.

Hope to see all of you October 3 in the Park for our Octoberfest.

*Harriet Bregman*

### **Magnolia Valley Women's Club**

The Women's Club meet the first Tuesday of each month for a luncheon at Magnolia Valley Golf Club dining room.

Marilyn Campbell has planned a number of outings or trips. October 23 - Lunch at Limoge in Dade City. \$27.00. November 9 - Biloxi trip. Broadwater East Resort . Leave Monday return Thursday. Leisure trip. \$89.00 per person, includes most of your meals and \$20.00 in return. If interested please call Marilyn at 848-4208.

**A get well wish** goes to Leighton Davis. Leighton for those of you who do not know suffered a severe stroke in August. He has been responsible for a lot of the clean up of the common areas here in the valley. He worked untiringly to clean up the vacant lot on the corner of Magnolia Valley Drive and Raintree, which is now Leckey Park. Leighton did all this work although he was not on the Board or had any assigned duties, he was just a "good Samaritan" He is in rehab at Windsor Woods. Our thoughts and our prayers go to both Leighton and his wife Shirley. I'm sure cards would be welcomed by them both.

### **MAGNOLIA VALLEY PARK**

At the last Civic Association Board meeting, a new policy for the park was put into effect. A sign will go up at the park entrance stating: For the use of members of the Magnolia Valley Civic Association only:  
Hours: from 11 a.m. to 6 p.m.  
Children under the age of 12 must be accompanied by an adult.  
No alcoholic beverages or illegal drugs.  
Please clean up before you leave..

### **RESIDENTS BE AWARE**

A number of our residents have had bikes, tools, toys stolen from their garage during the day. This happens when the garage door is left open and they were just working in the back yard, or went in the house for a moment. There have been a number of suspicious looking vehicles riding slowly around the area. So keep a sharp lookout for anything unusual and if you see someone in a garage that is not theirs, please

call that resident or call the police. Let's watch out for one another.

**NEW TRAFFIC LINES** have been placed on Magnolia Valley Drive. There was a traffic count done and obviously the amount of traffic indicated that area on the curve was dangerous. Double yellow lines mean **no passing**. Golfers be aware of traffic behind you and pull over to the curb line so the cars can pass you safely without crossing the lines. At no time should cars pass any vehicles on the curve and over the double yellow line.

### **FYI**

If you have had a threatening call and you are extremely worried about it, hang up and immediately dial\*57, it will identify the caller. Then you can notify the police with all the information.

### **MASSACHUSETTS UPDATE**

As you can see work is progressing on the widening of Mass. Ave. The wall which will be built alongside of the Mass Ave and in front of our development will not be begun until construction of the road is complete, which is scheduled for early Summer 1999.

Rumors are around and most of them are incorrect. If you hear something through the "grapevine" please confirm it with some one who knows. Preferably a MVCA Board member. This might eliminate many of the fears that come from unfounded rumors.

## ADDITIONS & CHANGES TO 1998 MEMBERSHIP DIRECTORY

Last Name	First Name	ADDRESS	TELEPHONE
ANGLIN	ANGELA	7420 SEQUOIA DR	847 0252
CARTER	BESSIE	7553 CUMBER DR	847 3631
DANTON	ROBERT	7847 YUCCA DR	848 3750
HELM	JAMES	7652 CAYUGA DR	841 7611
HOGUE/FOOTE	BARB-HARRY	7451 BETULA DR	846 9080
HUGHES	JOHN-BARBARA	7550 HOLY LAKE LN	843 8461
KUSHNER	ROBERT-MAXINE	7442 HOLLY LAKE LN	841 6043
LENHARDT	PETER-HELEN	7206 MAG VALLEY DR	842 7602
MC CLOY	BERNARD-CARRIE	7640 HOLLYRIDGE DR	842 3332
MULVILLE	JOSEPH-SALLY	7539 BETULA DR	845 8975
PARKS	EDWARD	7811 WALLABA LN	848 1298
PORTERFIELD	DAVID	7420 SEQUOIA DR	847 0252
SCHAFFER	ASHLEY-EUNICE	7645 SUMMERTREE LN	849 4555
WARREN	RHONDA	7926 RAINTREE DR	841 7412
SUNDEAN	D.ROGER-MARY	NEW TELEPHONE NO.--->	817 0178

### SOME PASCO COUNTY HAPPENINGS OF INTEREST.

**Elderly Nutrition/Meals on Wheels** has been operating in Pasco County since 1976. They are in need of drives. If any of our residents can volunteer to deliver once a week or month this would be a great help. Please contact Elderly Nutrition Program, 5418 Sunset Rd. New Port Richey, Fl. 813-834-3340.

**"Shoo the flu and pneumonia Too"** program all the VNA nurses and volunteers to come to your organization by scheduled appointment for groups of 10 or more. If anyone has a group that would like this service, please call Visiting Nurse Association 813-845-8099

**HUDSON REGIONAL LIBRARY** is having their second annual "Poetry Speaks" Festival to be held on Saturday, October 10, 1998. There will be poetry, music and art, plus a book sale and refreshments. The hours for this event are from 10:00 a.m. until 2:00 p.m. at the Hudson Regional Library.

**MEMORY WALK 1998** with the Alzheimer's Association is on Saturday, October 3, 1998 8:00 a.m. to 2:00 p.m. at St Clair Field, (behind Schwettman Field, Grand Blvd) . Call the Associaion at 848-8888

## DEED RESTRICTIONS

The following summary is provided as a quick reference of certain principal restrictions on file in the county records for Magnolia Valley.

### PROPERTY USAGE

- ◆ All lots are restricted for residential use by 1 single family house. Business operations are not permitted.
- ◆ Noxious or offensive activities which become an annoyance or nuisance to the neighborhood are prohibited.
- ◆ Trailers, tents, garages or other outbuildings may not be used for residential purposes

### PARKING:

- ◆ Commercial vehicles are required to be garaged at night.
- ◆ Non-commercial vehicles must be parked in garages, carports or on paved driveways.
- ◆ Overnight parking on streets or right of ways is prohibited.

### EASEMENTS & CLEARANCES:

- ◆ Swimming pools including walkways must maintain a 7 1/2 feet clearance from property line.
- ◆ Easement require that front and rear 6 feet of all lots be clear of buildings, shrubbery and fences to allow access by utility companies.
- ◆ Fences and hedges are limited to 4 foot heights.
- ◆ Trees shall not overhang neighbor's property.

### VISUAL RESTRICTIONS:

- ◆ Septic tanks, well drilling and exposed tanks are prohibited. Clothes lines must be confined to rear yards.
- ◆ Trash may be kept at rear or in an enclosure but may only be placed at curb on day of collection.
- ◆ Lawns must be kept in a sightly condition and are limited to grass.
- ◆ Gravel yards are prohibited.
- ◆ Advertising signs are not allowed.

### PETS:

- ◆ Household pets such as cats and dogs are limited to a total of 3 per household. and are required to be confined to the owner's property.

## COUNTY ORDINANCES

### BOATS:

- ◆ Boats may not be stored in front of homes. Side and rear yard storage is permitted provided the normal easement clearance between boat and property line is maintained. For corner property, storage in side yard facing street is not allowed.

### TRAILERS & RECREATIONAL VEHICLES:

- ◆ Same regulation apply as those for boats. Parking regulations exempt utility trailers provided they are unloaded or covered. Enforcement is normally deferred for 48 hours in the case of RVs to allowed for servicing and loading or unloading.

### OVERGROWN LAWNS:

- ◆ New regulations has reduced permissible height to 12" and compliance time to 7 days. Complaints may be filed by any adjoining neighbor or neighborhood association.

### BUSINESS OPERATION - TRAILERS:

- ◆ If not completely unloaded, trailers are considered to be engaged in business operation.

### AUTOMOTIVE VEHICLES:

- ◆ Outside storage of an inoperable vehicle is a code violation.
- ◆ Unlicensed vehicles may not be stored outside on blocks.
- ◆ Only minor repairs to vehicles may be performed outside of garage.

### MISCELLANEOUS:

- ◆ No lot or yard area may be used as storage or collection of junk automobiles, appliances, tires, discarded items, litter or any public nuisance item which may be a hazard to public health and safety.

### GARAGE SALES:

- ◆ Only 1 sale per year is allowed with a maximum of 2 days duration.

### NOTE:

- ◆ Repeat of the same violation by the same party at the same location may require appearance before the violation board without the benefit of the usual notice and grace period.

MARCH 1998