

## Meadow Pointe II Clubhouse

30051 County Line Rd.  
Wesley Chapel, FL 33543  
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Email: [clubhouse@mpiiicdd.org](mailto:clubhouse@mpiiicdd.org)  
Website: [www.meadowpointe2cdd.org](http://www.meadowpointe2cdd.org)  
[facebook.com/MPIICDD](https://www.facebook.com/MPIICDD)

**Operations Manager:** Sheila Diaz

**Office Hours:** Daily 8am-9pm

**Fitness Center:** (M-F) 7am-8:45pm;  
(S-S) 8am-8:45pm

**Pool Hours:** Daily 10am - 30 minutes before Dusk. Except Wed.: 12 noon - 30 minutes before Dusk.

## Meadow Pointe II CDD Supervisors

**Mike Cline:** Chair  
Areas of Responsibility: Personnel, Sheriff Liaison, Facilities, DRC. [mikecline@mpiiicdd.org](mailto:mikecline@mpiiicdd.org)

**Dana Sanchez:** Vice Chair  
Areas of Responsibility: Networking, ARC [danasanchez@mpiiicdd.org](mailto:danasanchez@mpiiicdd.org)

**Renee Glassman:** Assistant Treasurer  
Areas of Responsibility: Landscaping, ARC [rglassman@mpiiicdd.org](mailto:rglassman@mpiiicdd.org)

**Glen Aleo:** Assistant Secretary  
Areas of Responsibility: Facilities, Public Relations. [glen.aleo@mpiiicdd.org](mailto:glen.aleo@mpiiicdd.org)

**Jim Bovis:** Assistant Secretary  
Areas of Responsibility: Utilities [jim.bovis@mpiiicdd.org](mailto:jim.bovis@mpiiicdd.org)

Meetings are the 1st and 3rd Wednesdays of the month at 6:30pm in the Clubhouse. All are welcome!

## Meadow Pointe II Residents' Council

The Residents' Council is a group of volunteers that work to make our community a better place to live.

**Diana Cline, Chair,** [eang211@verizon.net](mailto:eang211@verizon.net)

**Bill Rainey, Vice Chair**  
[brainey43@hotmail.com](mailto:brainey43@hotmail.com)

**Cindy McCrary, Treasurer**  
[mpiiresidentscouncil@gmail.com](mailto:mpiiresidentscouncil@gmail.com)

**Jen Picarelli, Secretary**  
[mpiiresidentscouncil@gmail.com](mailto:mpiiresidentscouncil@gmail.com)

**Representatives are needed for the following villages:** Colhaven, Glenham, and Wellington.

## NEWS BITS

### A FEW WORDS FROM THE BOARD Deed Restriction Process

Meadow Pointe II is a Deed Restricted community. This means several things. Most importantly, it means that MPII is generally a beautiful and wonderful place to live. It means that there are sets of standards for all of our villages that the CDD is able to enforce to KEEP our neighborhood looking great. It also means that homeowners and residents are responsible for keeping their properties in compliance with those Deed Restrictions. While 7 of our villages have HOAs that enforce the Deed Restrictions within them, the MPII CDD, specifically the Deed Restriction Violation Committee (DRVC) and the CDD Board of Supervisors, enforce the rules throughout all the other villages.

In the villages where there are no HOAs, the CDD follows the following process to enforce the deed restrictions. When a resident completes a Deed Restriction Complaint form (may add their name or remain anonymous) the process begins. First, the CDD's Deed Restriction Coordinator (DRC) goes out to photograph the property in question, as well as the surrounding properties. The photographs are presented to the CDD Board at the next CDD Meeting. If the Board determines that any of the properties photographed are in violation of the restrictions, the DRC will generate a letter to the homeowner(s) in question. The letter identifies the nature of the violation, which deed restriction is being violated, spells out the deadline for compliance, and repercussions if it is not brought into compliance.

Typically, most issues get resolved by the homeowner or resident at that point. However, if the issue is not resolved, the DRC will photograph the property again and send a second letter. The second letter will set a date for a hearing of the DRVC (which the homeowner IS invited to). If the property is not brought into compliance after two letters and the timelines specified in them, the DRC presents the issue at the scheduled DRVC hearing. The DRVC will determine whether or not a daily fine will be assessed and/or if suspension of rights to CDD facilities (Clubhouse, pool, courts, etc.) will occur. Fine amounts vary by violation, but average \$25 per day per violation (until property is in compliance). Any DRVC assessments may be appealed to the CDD

Board directly within 14 days of the execution of the DRVC order. If no appeal is made, or if it is denied, the matter may be turned over to the CDD attorney for further enforcement, which may result in substantial fees to the homeowner. Any unpaid fines assessed by the DRVC could result in the homeowner being summoned to small claims court for collection.

If any MPII residents have follow up questions about the process, please feel free to contact our DRC at the Clubhouse.

### Fitness Center Policies

There has been some confusion lately on the part of some residents about the Fitness Center rules and policies. Our fitness center is available to all MPII residents that have MPII ID cards and have added the fitness center option.

In order to add the fitness center to an MPII ID card the resident must be 18 years old, pay a one-time fee of \$10, and complete a fitness center waiver form. This can be done at the time the ID card is initially made, or anytime thereafter. Residents that are between the ages of 15-17 may ONLY enter the fitness center if they have completed a fitness center waiver, and are in the fitness center with a parent that has the fitness center option. No one 14 or under is permitted into the fitness center at any time.

Also, allowing other people to enter the fitness center behind you is not permitted. Often, people that should not have access to our fitness center are "tail-gating" in behind legitimate fitness center members. Please do not allow people to do this.

Periodically, MPII staff member do ID checks in the fitness center. If you do not show a valid fitness center ID, you will be asked to leave. Remember, if you've lost your ID card, the friendly Clubhouse office staff can make you a new one in minutes for only a \$10 fee to replace the card. Also, if you get here and have forgotten your card, let the office staff know. They will confirm your eligibility to enter and happily let you in.

If we all work together and cooperate, we can keep our fitness center from becoming overcrowded, prevent accidents, keep insurance costs low, and ensure a safe, fun environment to work out in. Thank you very much.

## MAY HOLIDAYS

**4th - Lailat al Miraj.** This is a Muslim holiday commemorating Muhammad's Night Journey, where he received instructions from Allah to pass along to the faithful. For those that celebrate, have a happy and blessed Lailat al Miraj.

**5th - Holocaust Remembrance Day.** This holiday is celebrated on different dates in various nations, but in the U.S. we commemorate the Holocaust this year on May 5th, the anniversary (according to the Jewish calendar) of the Warsaw Ghetto Uprising.

**8th - Mother's Day.** Created and founded by Anna Jarvis to honor her own mother, a noted peace activist who treated and took care of wounded soldiers on both sides of the Civil War, Mother's Day is now celebrated all over the world. To all the mothers, grandmothers, mothers-in-law, and mother figures throughout MPII - Happy Mother's Day!

**30th - Memorial Day.** Not to be confused with Veterans Day or Armed Forces Day, Memorial Day is the day we commemorate and appreciate the well over 1 million men and women who have died in service to this country. So take a break from your cookouts to reflect on the sacrifices that all of our fallen soldiers have made.

## RESIDENTS' COUNCIL CORNER

The Residents' Council has been hard at work on this year's Spring Fling! This is always the best attended MPII RC event of the year. Bring the whole family out on Saturday, May 21st (Sunday the 22nd if it rains Saturday) from 11am - 3pm for this wonderful event.

The vendor row will be a hit again this year, with many returners and new additions: Pinot's Palette, 7 Layer Cookie Cakes, and more! There will be activities and games such as giant jenga, hula hoops, and bean bag toss. The Pasco County Sheriff's Mounted Posse will be there in addition to the Chick-Fil-A cow. Burgers and hotdogs will be for sale at the grill area. For dessert, Bruster's will be selling ice cream! And don't forget the raffle! There will be an assortment of gift baskets with prizes from Ms. Jane's Cupcakes, Beef O'Brady's, Christian Brothers Automotive, and more!

Again, this is always a very popular, tremendously fun, family event. Come on out, meet some neighbors, and have a blast!

## Pool Safety

- With the temperatures climbing and the sun staying up well into the evenings, the MPII pool is reclaiming its popularity among the amenities here at the Clubhouse. The heavier summer usage of the pool brings an increased chance of accidents at the pool. So, we want to remind everyone to keep SAFETY in mind when using our pool!
- Please remember to use sunscreen whenever you are out in the sun. And, as a courtesy to your fellow residents, please remember to use towels on the lounge chairs. Also, always WALK on the pool deck. Parents, please supervise your little ones, even if you have to be at a bad sun angle! There will undoubtedly be times when no lifeguard is there this summer. We do our best to hire a lifeguard staff for Memorial Day to Labor Day, but there may still be times this summer when there is no lifeguard.
  - Also, please be aware of our hours. The pool opens daily at 10am, except Wednesdays. On Wednesday we don't open until 12 noon. Seven days a week we close 30 minutes before dusk. This is a Florida State Statute, so we cannot make exceptions. Also, for everyone's safety, our lifeguards and staff are instructed to close the pool if there is a chance of lightning in the area. We will re-open if there is no threat for at least 30 minutes.
  - As long as we all stay safe and follow the posted pool rules, we should have a fantastic and fun summer enjoying the pool!



MEADOW POINTE MAGAZINE • TO ADVERTISE CALL 813-501-4894

## MPII CLUBS

**BOOK CLUB** Contact Joan Abrams at 813-907-8329 or email: [ah2wcn97@aol.com](mailto:ah2wcn97@aol.com).

**BROWNIE/DAISY/GIRL SCOUT TROOPS** Several Troops meet at MPII. Contact your local troop for meeting dates and times.

**MAH JONGG** The Mah Jongg Group meets Mondays from 1 - 5 pm. The Newcomers Group also meets for Mah Jongg on Wednesdays from 12:30 - 4:30. Come by for more information.

**MEN'S CLUB** Meets Friday nights at 6 pm for cards. For more info, call the clubhouse at 813-991-5016.

**PICKLEBALL CLUB** Meets Monday, Wednesday and Friday at 6:30 pm. Anyone interested in learning the game come join us! Email Renee at: [rglassman@tampabay.rr.com](mailto:rglassman@tampabay.rr.com).

**PIANO LESSONS** are available at the MPII Clubhouse. For more information, contact Anya Kovalenko at 813-417-3976.

**PINOCHLE CLUB** Meets the 2nd and 4th Friday each month from 6-8:30pm. Come by for more information.

**SHUFFLEBOARD CLUB** Teams forming now for shuffleboard. Mondays & Thursdays at 6:30. All skill and experience levels welcome. Contact Diana Cline at 813-994-8555.

**TAMPA BAY NEWCOMERS** A group for all women in MP II, whether they are new to the area or established. Meet every Wednesday to play Mah Jong from 12:30 pm - 4 pm. If Mah Jong is not for you, they also host many other activities including luncheons, outings, bowling, book club, card games and much more. For more info contact Phyllis Alpert at 813-242-8633 or go to [www.tampabaynewcomers.com](http://www.tampabaynewcomers.com)

**YARN CLUB** Meets every Thursday night from 6-8pm. Open to all adults who knit or crochet - all skill levels welcome.

**ZUMBA** Adult classes on Mondays from 7:30 pm-8:30 pm & Fridays from 9:30 am-10:30 am. call Maggie at 438-2620. [www.zumbaonwheels.com](http://www.zumbaonwheels.com).