

MEADOW POINTE II
CLUBHOUSE

30051 COUNTY LINE RD
WESLEY CHAPEL, FL 33543

clubhouse@mpiicdd.org

www.meadowpointe2cdd.org

Operations Manager:
Sheila Diaz

Office Hours: Daily 8am
-9pm

Fitness Center: M-F 7am-
8:45pm, SS 8am-8:45pm

Pool: Daily 10am-30
minutes before dusk.
(Wednesdays the pool
opens at 12 noon.)

MPII CDD BOARD

Mike Cline, Chair:
mikecline@mpiicdd.org

Dana Sanchez, V. Chair:
danasanchez
@mpiicdd.org

Renee Glassman, Asst.
Treasurer: rglass-
man@mpiicdd.org

Glen Aleo, Asst. Sec.
glen.aleo@mpiicdd.org

Jim Bovis, Asst. Sec.
jim.bovis@mpiicdd.org

MPII RESIDENTS'
COUNCIL

Main Contact: Diana
Cline, Chair
eang211@verizon.net

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

Notary Services are
now available through
the Clubhouse. Call
ahead for availability.

MP II News

VOLUME 1, ISSUE 3

SEPTEMBER 1, 2016

Meadow Pointe Garage Sale

The fall Community Garage Sale is right around the corner! MPII's sale will be on Saturday, October 15th, from 8am – 2pm. As a reminder, this is one of only two opportunities for those in the gated villages to have the gates open for a garage sale. Plus, with dozens of sales throughout the community, we generate a lot of traffic through our villages. This sale is a fantastic way to clear some clutter and make a little extra cash while doing it.

Since it's never too early to prepare, here are a few tips you can start working on now to be ready for 10/15:

Organize and prepare – in the weeks leading up,

gather your "inventory" and place it together.

Price as many items as possible – use stickers, tape, tags – something. Pricing helps!

Haggle! Many garage sale customers haggle. Remember your goal is to purge.

Involve the kids! – A sale is a great opportunity to get rid of their old stuff too. Let them have some of the money for their items and put them to work.

Bundle – Retailers do it, you should too. Put things together and price them as a group. You can always split them up later if necessary.

Clean a little – No one wants

to buy dirty, dusty old things. Wipe everything down and clean things up a little before they go on display for sale.

Have change ready – Small bills and quarters are especially helpful.

Have a lot out! – If you don't have a lot, partner up with a neighbor or two and display together. Browsers often drive slowly through a village but only stop for "bigger" sales.

Take advantage of the opportunity. Also, Goodwill will have a truck standing by in the Clubhouse parking lot for any unsold items you'd like to donate. Have fun, clean house, and make some cash!

Newsletter Update

Unfortunately, as of now, we are not able to contract with a new publishing company to produce and mail a newsletter. Several options are being looked at by our CDD Board for the future,

but for now our newsletter will be this version. It's available digitally on our website (www.meadowpointe2cdd.org) and through our Facebook page (www.facebook.com/MPIICDD). We will also

continue to print copies available for pick up at the Clubhouse. We apologize for any inconvenience this may cause, but our Board are trying their best while being good stewards of CDD funds.

A Few Words from the Board

Newspapers

Sometimes the newspaper accidentally gets delivered to people who don't want it. Sometimes the free Laker gets delivered and you don't want it, or it goes to a vacant house. When this happens, please don't throw these papers into a pond, conservation area, or storm drain. That is terrible for our environment and usually results in someone else having to clean up. If you do end up with newspapers you don't want, please recycle them. They can be placed in the recycling dumpsters at Sand Pine or at our Clubhouse. You can also include the papers in curbside recycling pick up now. Just be sure to remove and throw away the plastic bag if the paper came in one. An added benefit of bringing them to the dumpsters is that a portion of the proceeds from the recycling will go to our local schools.

Deed Restriction Reminders

As a reminder, MPIO is a deed restriction community. The upside is that *usually* this means that our

neighborhood will always look its best and everyone will be proud and happy to live here. The downside is it means sometimes we get unwelcome letters about something we may have neglected. Of course, if these letters are ignored, things can escalate and result in fines. To try to avoid that, here are four of the most common things people receive letters about and some things you can do to avoid issues in these areas:

Mailboxes: Mailbox issues are very common. Since they are near the street, they are easily seen. If you keep them clean (especially free of mold) and keep the posts (and arms) painted every year or two, you should be in good shape. Paint is available at the Clubhouse for \$6.

Lawns: Everyone's lawn needs to be mowed and well kept. Here in Florida, that is not always easy. Regular mowing (weekly most of the year, biweekly January to March) and leaving the clippings as fertilizer will help, but don't forget to edge! A mown yard that isn't edged will start to look bad to your

neighbors. Also, usually a spring and fall treatment of the lawn and regular watering should keep it green and at least relatively weed free.

Driveways: Driveways are also easily seen and often reported. To avoid a letter about your driveway, pressure wash it about once a year. If you don't own a pressure washer, many area companies will do it for a fee. Also, when you pull or spray for weeds in your landscaping areas – don't forget to include the driveway! The edges of driveways and the cracks or gaps between sections are prime spots for weeds. Include these areas regularly with your pulling and spraying efforts and you will be a lot less likely to see a letter about your driveway's appearance.

Keeping up with these things won't guarantee you never see a letter about a deed restriction violation, but they will greatly reduce your chances. More importantly, they will keep our neighborhood looking good, and keep everyone's property values as strong as possible. Basically, it will help MPIO to be the best community it can be.

September Holidays

5th – Labor Day. Meadow Pointe II wishes everyone a safe and happy Labor Day! Celebrate and have fun, but please be safe and smart. As an FYI, the Clubhouse and all amenities will be open normally all day!

9th – 14th Hajj. Hajj is the fifth Pillar of Islam, and it is

the pilgrimage to Mecca for Muslims. The 10th is the Day of Arafah, and the 11th – 14th is Eid al-Adha (the Feast of the Sacrifice). MPIO wishes all our Muslim neighbors blessed holidays.

11th – Patriot Day. MPIO acknowledges Patriot Day, a National Day of Service

and Remembrance, in observance of the anniversary of the 9/11 attacks.

22nd – Fall Begins. Today is the Autumnal Equinox, and the beginning of fall. Hopefully we can enjoy some slightly cooler temperatures soon!

Residents' Council Corner

As usual, the MPIO Residents' Council has been hard at work. Their next event is the upcoming Immunization Clinic & Blood Drive on September 18 from 2-4! Please check the MPIO Facebook page (www.facebook.com/MPIOCDD) for the details of this terrific event! The team from Walgreens will be on hand offering flu shots, and perhaps several other immunizations (please bring insurance info with you, and payments may vary). Also, a Big Red Bus from OneBlood will be in the parking lot taking donations! Please give if you can – a single

donation could save up to three lives! Also, there will be representatives there from Deaf and Hard of Hearing Services of Florida giving away special phones (landlines) that make communication easier for people with hearing issues.

Additionally, plans are already underway for the annual Halloween FunFest, scheduled for October 29th, 3-7 – perhaps our most popular annual event! The RC volunteers are determined to make the Haunted Maze even better this year! There will be

contests by age group, face painting (small fee may apply), games, and other activities. Keep an eye out for details on the FunFest as they firm up.

Also, if you can spare one evening a month (RC meets the 2nd Wednesday of each month at 7pm in the Clubhouse) the RC would love to add a few new volunteers. You can be part of the team that hosts these wonderful events and helps make Meadow Pointe II a wonderful community. Come on out and join us!

Meadow Pointe II Clubs

BOOK CLUB Contact Joan Abrams at 813-907-8329 or email ah2wcn97@aol.com.

BROWNIE/DAISY/GIRL SCOUT TROOPS Several troops meet at MPIO. Contact your local troop for meeting dates and times.

MAHJONG The Mahjong Group meets Mondays from 1 – 5 pm. The Newcomers Group also meets for Mahjong on Wednesdays from 12:30 – 4:30 pm. Come by for more information.

MEN'S CLUB Meets Friday nights from 5:30 – 9 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 please come join us! Email Renee at rglassman@tampabay.rr.com.

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

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

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

-994-8555.

TAMPA BAY NEWCOMERS A group for all women in MPIO, whether they are new to the area or established. Meet every Wednesday to play mahjong from 12:30 – 4 pm. If Mahjong 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 Anita Savage at 813-397-1551 (retiredanita08@aim.com) or go to www.tampabaynewcomers.com

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

New Club Coming in October!

Do you have free time on your hands that you would like to fill? The Empty Nesters is a new club that is forming—it's a social club for singles and couples. All Meadow Pointers (I, II, III, and IV) are welcome. The first meeting is on Tuesday, October 4th at 6:30pm in the MPIO Clubhouse. They have exciting ideas for the Meadow Pointe Community: outings to restaurants, movies, and museums; a walking club, game night, pot luck, and more!!! Bring your suggestions to the 10/4 kickoff meeting. Contact Fran at fjargo@gmail.com for more info!