KEY VISTA

VOLUME XXVII – ISSUE 15 JULY - AUGUST 2018

Pelican

KEY VISTA INFORMATION
Masters

LELAND MANAGEMENT

Mary Fritzler, Property Manager……(727) 451-7902
Email……mfritzler@lelandmana

MASTER CLUBHOUSE HOURS

FACILITY
Every Day……5:00 am – 8:00 pm
POOL
Every Day……8:00 am – 8:00 pm

Doreen's Hours: Clubhouse Manager	Clyde's Hours: Maintenance Supervisor
Sunday: 8:00am-4:00pm	Sunday/Monday: OFF
Monday: 9:00am-5:00pm	Tuesday: 8:00am-4:00pm
Tuesday: 9:00am- 5:00pm	Wednesday: 8:00am-4:00pm
Wednesday: 1:30-10:00pm	Thursday: 6:00am-2:00pm
Thursday: 1:30-10:00pm	Friday: 6:00am-2:00pm
Friday/Saturday: OFF	Saturday: 6:00am-2:00pm

STORAGE LOT COMMITTEE

Rich Miccio……knotricky@tampabay.rr.com
Kenny Koon……stemialert@gmail.com

FINING COMMITTEE

Chris Vlach……manatee914@verizon.net
Brad Holcolm……bsh70661@yahoo.com

ROADS COMMITTEE

Jack Yeaw……jackyeaw@yahoo.com
Vince Azzano……vazzano@hotmail.com
Tony Prezkop……bernie.prezkop@gmail.com
Joel Webb……jdwebb691@gmail.com
Mark Boehlen……mark@boehlen.com

KV MASTER CLUBHOUSE E-MAIL

kvclubhouse@mykeyvista.com

KEY VISTA OFFICE WEB SITE

www.Mykeyvista.com

IMPORTANT TELEPHONE NUMBERS

KV Master Clubhouse……727.943.0295
KV Master Clubhouse Fax……727.943.0796
KV Maintenance Office……727.944.5771
Emergencies……911
Sheriff (non-emergency dispatch)……727.847.8102
A-1 Recovery Towing……727.536.5600

KEY VISTA MASTER HOA BOARD OF DIRECTORS

Mark Grande, President
keyvistapresidentmg@gmail.com

Mike Romalin, Vice President

Eric Brown, Secretary
keyvistasecretary@gmail.com

Jennifer Adler, Treasurer
keyvistatreasurer@gmail.com

Joe Harris, Director

Chuck Newman, Director

Ralph Profeta, Director
Keyvistadirector1@gmail.com

All BOD General Email correspondence
KvMasterBOD@mykeyvista.com

KEY VISTA INFORMATION
Single Family

KEY VISTA SINGLE FAMILY
BOARD OF DIRECTORS

Mary Lou Rinnier …. MaryLou711r@gmail.com
Holly McKee…… Ham6004@hotmail.com
Arnold Sprague…….atrain2647@gmail.com

ARCHITECTURAL COMMITTEE

Please address any questions or concerns directly to a member of the Single Family HOA Board.
You can reach TO BE DETERMINED

FINING COMMITTEE

Please address any questions or concerns directly to a member of the Single Family HOA Board.
You can reach TO BE DETERMINED

TERRA MANAGEMENT SERVICES, INC.

Regina Davidson, Property Manager ……813.374.2363
Email……rdavidson@terrafl.com

KEY VISTA INFORMATION
Villas

VISTA POINT-KEY VISTA VILLAS BOARD OF DIRECTORS

Lotus Russell, President……585-313-5945
Kerry Cushing, Vice President……813.786.1315
Monika Kopczinski,Treasurer……727.944.4680
Marie Hawkins, Secretary……727.945.0794
Joe Careccia, Director……727.945.1802
Ellen Maracotta, Director……727.215.5557
Shaaron Vicere, Director……727.942.5731

MANAGEMENT COMPANY RESOURCE PROPERTY MANAGEMENT

Chuck Pitassi, Property Manager……727.796.5900
Facsimile……727.796.5011
Email……cpitassi@resourcepropertymgmt.com

DESIGN REVIEW BOARD

Joe DeMontigny
Ro Massimo
Al Vicere

KEY VISTA VILLAS COMMITTEES

Clubhouse, Social……Shaaron Vicere, BOD Liaison
Clubhouse, Welcome……Lotus Russell, BOD Liaison
Communications……OPEN, BOD Liaison
Compliance……Marie Hawkins, BOD Liaison
Finance, Budget & Insurance……OPEN, BOD Liaison
Gate……Kerry Cushing, BOD Liaison
Grounds……OPEN, BOD Liaison
Hearing……Marie Hawkins, BOD Liaison
Pool……Lotus Russell, BOD Liaison

For a full listing of committee members go to www.keyvistavillas.net

A WORD FROM THE CLUBHOUSE MANAGER

Well, summer is upon us and things are already heating up!

As most of you know, we have had some incidents with pool accidents. Parents, please make sure that if your child wears diapers or is 36 months and under that they wear pool safe plastic attire (disposable swim pants must have reusable plastic pants over the disposable swim wear.

I have also included the pool/clubhouse rules, so please become familiar with them. This will eliminate any confusion when staff enforces these rules.

Once again, I have been receiving quite a few phone calls regarding people speeding. One day as I was leaving the front gate, someone sped around me to get in front of me. Is it worth an accident, a life? Plan you day the night before, make sure you have enough time to get to where you need to go. I personally see no need to put anyone in harms way. Just my opinion.

The dog poop calls keep piling in as well. Dog's pooping on resident's lawns and all around Hidden Key, not being picked up and people dumping their poop bags in others recycling bins. Poop stations are plentiful in the community for everyone's use.

I would like to wish everyone a safe and happy Fourth of July as well as a safe summer!

Doreen

Planning an Event? Check the calendar at www.mykeyvista.com or call me to see if a date is available.

JUST AN FYI

POOL CLOSED: 1st Tuesday of the month 6:00 AM – 2:00 PM

MASTER BOD MEETING – See website and bulletin boards for 2018 dates

VILLAS BOD MEETING – 4th Monday of the Month at 7:00 PM

NO STREET PARKING from 11:00 PM to 5:00 AM

NOTE: Anyone needing to park at the clubhouse overnight, 24, 48, or 72 hours needs specific parking permits. Please see me or a staff member.

CURRENT & UPCOMING EVENTS & OTHERS

Are you interested???
Come join us!!

July 24, 2018 from 4 – 7 PM
Sam's Club representative will be here, so you can renew your membership or start one. They will be set up in the ballroom.

July 28, 2018 @ 10:00 AM
Come join the fun and learn something new. The Garden Club will be hosted by Ellen and held in the Master's Clubhouse ballroom. Additional dates are September 1st and November 3rd.

KEY VISTA ROAD WARRIORS

Mark your calendar for upcoming Road Warriors
September 15th Coastal Cleanup. We join up with other groups to clean up the coastline
December 1
Meet at 8 AM at Anclote Gulf Park (Dog Park/Recycling Bins

FOOD FOR THOUGHT
FROM MY KITCHEN TO YOURS

SALMON SPREAD

8 oz cream cheese, softened
1 tsp. horseradish
1 tsp. fresh dill, minced
1 tsp. lemon juice (fresh)
1 tsp. Worcestershire sauce
2 cans red salmon, drained & cleaned
2 tbsp. red onion, minced or grated
1 tbsp. capers, drained
1 cucumber, sliced
1 load party pumpernickel bread

Mix all ingredients up to the cucumber. Chill overnight to blend flavors. Garnish with cucumber and serve with pumpernickel bread.

THINGS YOU SHOULD KNOW ABOUT OUR WILDLIFE

Rabbit: Sylvilagus floridanus

Appearance:
The cottontail is grayish-brown with a distinctive white "powder puff" tail. It measures 14 to 17 inches in length and weighs two to four pounds. The marsh rabbit is slightly smaller, darker brown, and has coarser hair than the cottontail. It has a small inconspicuous tail that is dingy white on the underside. Marsh rabbits will often walk rather than hop as most rabbits do.

Habitat:
The cottontail rabbit prefers heavy brush, strips of forest, weed and briar patches, abandoned fields, and fringe areas of cultivated fields.

Behavior:
Found throughout Florida, cottontails are most active in the early morning and at night. Rabbits are herbivores and during the warmer months their main food is green plant parts. When green vegetation is not available, rabbits will eat young woody shoots and bark.

The breeding season is nearly year-round, but mainly February through September. The young are born from March through September after a gestation period of 26 to 30 days. Females may have three to four litters with four to seven young in a single year.

A LITTLE HISTORY LESSON

Fourth of July

Credit: Dreamtime

Most Americans know the Fourth of July celebrates some aspect of American Independence. But do you know exactly what the day commemorates? (Answer below*) Meanwhile, other facts surrounding the day widely known for BBQ and outdoor fun, and the patriotism that stemmed from it:

THE REVOLT: The Declaration of Independence , signed in 1776, was meant to justify a revolt against the British, with a list of charges against the British king.

THE WRITER: As Thomas Jefferson penned the Declaration, Britain's army was on its way toward to New York Harbor. It began:
"When in the course of human events, it becomes necessary for one people to dissolve the political bands which have connected them with another, and to assume among the powers of the earth, the separate and equal station to which the Laws of Nature and of Nature's God entitle them, a decent respect to the opinions of mankind requires that they should declare the causes which impel them to the separation."

THE WAR: The Declaration of Independence was signed by 56 men representing the 13 colonies. The moment marked the beginning of all-out war against the British. The American Revolutionary War is said to have started in 1775, however. The Declaration was signed more than two years after Boston officials refused to return three shiploads of taxed tea to Britain, fueling colonists to dump the tea into the harbor in what became the infamous Boston Tea Party.

KNOCK-ON EFFECTS: Several countries used the Declaration of Independence as a beacon in their own struggles for freedom. Among them, France. Then later, Greece, Poland, Russia and many countries in South America. [How Other Countries Celebrate Independence]

A LITTLE HISTORY LESSON

Fourth of July continued

SING PROUD: "Yankee Doodle," one of many patriotic songs in the United States, was originally sung prior to the Revolution by British military officers who mocked the unorganized and buckskin-wearing 'Yankees' with whom they fought during the French and Indian War.

SING PROUDER: The "Star Spangled Banner" wasn't written until Francis Scott Key wrote a poem stemming from observations in 1814, when the British relentlessly attacked Baltimore's Fort McHenry during the War of 1812. It was later put to music and not decreed the official National Anthem of the United States until 1931.

DEATH ON THE FOURTH OF JULY: Three U.S. presidents actually died on July 4. Two of them passed away within hours of each other on July 4, 1826: John Adams and Thomas Jefferson. The two had been political rivals and then friends later in life. The other to share the distinction was James Monroe, who died July 4, 1831.

***Answer**: The Fourth of July commemorates the *adoption* of the Declaration of Independence. It was initially adopted by Congress on July 2, 1776, but then it was revised and the final version was adopted two days later.

A LITTLE OF THIS
A LITTLE OF THAT

Master's Pool

We are still getting glass in the trash cans inside the pool area. This is a no-no. This is not only a danger to other residents, but to staff as well. The glass breaks in the bottom of the can and then the bag breaks and we must take extra precautions when taking to the dumpster.

Recycling cans are in the pool area and inside the clubhouse. Please do your part in helping us recycle (water bottles, beer cans, soda cans).

Residents – you are allowed 2 guests per household at the pool/clubhouse. Make sure that your Pool ID tags are with you while at the clubhouse & pool. Blue is for residents 13 and older; red is for under 13 and black or black & white are for guests. If you have lost yours, please come see me. This identifies you as a resident to staff who otherwise do not know you.

2016 Graduating Class

I want to congratulate the class of 2016. I have spoken with a few graduates regarding their plans for their next step in life and I know that you parents are very proud! CONGRATS!

Office Cell Phone

As most of you know, my cell phone is posted everywhere 727-505-2944. Please note that I have terrible service in the area and often take trips to locations with limited cell towers. If you happen to call me and I do not answer or return your call within 15 minutes, please send me a text message as I do receive those. I DO answer my phone even on my days off.

Florida Driving Law:

At a red light (solid or flashing) or a stop sign, motorists must come to a complete stop prior to the nearest of reaching a marked limit line, entering the crosswalk at the near side of the intersection, or entering the intersection itself.

Make the stop, it may save someone's LIFE!

A LITTLE OF THIS
A LITTLE OF THAT

Neighborhood Parties

July 7, 2018 – Master's Pool
4:30 – 6:30 PM

The following neighborhoods are meeting on this day and others to be scheduled.
Hidden Key
Monterey

Bring Appetizer(s), Beverages (NO GLASS), your SMILES

2019 Neighborhood Party Schedule:
First Saturday from 4:30 – 6:30 PM @ Master's pool
June – Bay Pointe & Key Pointe
July – Hidden Key & Monterey
August – Newport; Lantana & Arbor Pointe

Special Events Bookings at the Clubhouse

Residents, you are responsible for your guests. The same clubhouse and pool rules apply even when having an event at the clubhouse.

No wet bathing suites in the Clubhouse
Shoes, shirts and coverups must be worn at all times
There is no running around the pool deck
There is no jumping or diving or horseplay in the pool
All trash must be removed and taken to the dumpster
All tables and counters wiped down, floor swept and moped

Thank you for your understanding – this will help keep the kayos and confusion down!

IN AND AROUND TOWN

Here is a list of events going on in your area for JULY & AUGUST

CELEBRATE THE 4th OFJULY

TARPON SPRINGS

Tarpon Springs Fourth of July Fireworks: The fireworks will be launched from Sunset Beach, but the City of Tarpon Springs says the best viewing spot is Howard Park. They're set to go off at "dusk," which is estimated to be 8:30 p.m. Free. Fred Howard Park, 1700 Sunset Drive, Tarpon Springs. (727) 938-3711. 7:30-8:30 p.m.

PASCO COUNTY

Avalon Park West July Fourth Celebration: Includes food trucks, bounce houses, vendors, entertainment and concludes with a firework display at 9 p.m. Free. Avalon Park West Community Center, 5227 Autumn Ridge Drive, Wesley Chapel. 5-9 p.m.

CLEARWATER

Clearwater Celebrates America: Fourth of July: The city's annual Independence Day celebration features children's activities, food, live music by the Coachman Park Pops Orchestra with the Wilsons and some fireworks display between 9 and 9:30 p.m. Free. Coachman Park, 301 Drew St., Clearwater. (727) 562-4700. 4-9:30 p.m.

SHOWTIME SPEEDWAY – 4th of July Celebration

Seventh annual 4th of July celebration at Showtime Speedway with a firework show!

Showtime Speedway - 4550 Ulmerton Rd, Clearwater, FL 33762
Start on: July 6, 2018 @ 7:00 PM Friday
End on: July 6, 2018 @ 11:15 PM Friday

Dunedin Orange Festival 3rd Annual Brew Off

Sample craft beers from area breweries as they compete for the coveted trophy. Vote for your favorite. Great music, vendors and food in the park.

Edgewater Park - 51 Main St, Dunedin, FL 34698
Start on: July 7, 2018 @ 6:00 PM Saturday
End on: July 7, 2018 @ 8:00 PM Saturday

IN AND AROUND TOWN

continued

Here is a list of events going on in your area for JULY & AUGUST

Night in the Islands

Tarpon Springs Sponge Docks
Saturday July 7th from 6pm-11pm & Saturday August 4th from 6pm-11pm

NOVA 535 – Bridal Show

Please join @ NOVA 535 for a bridal expo at one of St Petersburg's most unique wedding and reception venues!

Nova 535 - 535 9th St. N., St. Petersburg, FL 33701
Start on: July 8, 2018 @ 12:00 PM Sunday
End on: July 8, 2018 @ 3:00 PM Sunday

Drag Queen Bingo

Always guaranteed to be a blast! $10 cash for 10 games of Bingo with proceeds benefiting SPCA Tampa Bay. Call ahead to make reservations, 727-400-6996.

Hamburger Mary's - 28910 US Highway 19 N, Clearwater, FL 33761
Start on: July 8, 2018 @ 7:00 PM Sunday
End on: July 8, 2018 @ 9:00 PM Sunday

Back to School Bash

Join us at the Westfield Mall's Full Inclusion Back to School Bash this summer while your family prepares for the 2018 school year at an event filled with hands on activities, interactive scavenger hunt, food demos, a fun-filled sports zone, and many more.

Countryside Mall - 27001 US Hwy 19 N Ste 1039, Clearwater, FL 33761
Start on: July 22, 2018 @ 12:00 PM Sunday
End on: July 22, 2018 @ 5:00 PM Sunday

Tampa Bay Jeep Fest

Come to the Tampa Bay Jeep Fest to see the finest new Jeeps! August 4th-5th, 2018 – Tickets must be purchased.

Quaker Lube - 10400 49th St N, Clearwater, FL 33762
Start on: August 4, 2018 @ 4:00 PM Saturday
End on: August 4, 2018 @ 9:00 PM Saturday

Tarpon Springs Hippie Fest

Tarpon Springs Sponge Docks
August 11th from 2pm to10pm

PRESIDENT'S CORNER

A message from the Master's HOA President:

I know the bulk cable is not perfect, but it was put into the HOA documents for a reason. It was setup by Ryland from day one and should have continued.

Both the Single Family and Villas BOD voted unassumingly to reinstate the cable back into the Master's HOA Assessment where it has always been. I cannot speak for the 2016 vote to cancel the cable as I was not there.

As your president, I am going to put forth initiatives that the community is looking for, not me. We will continue to improve the common areas and start working on the roads. Your BOD's are working hard to make these things happen.

We have authorized the plans for the pool lighting and are waiting on proposals and cost for installing the lights. In the meantime, we have extended the pool hours to 8:30 PM for the summer.

The clubhouse pavers have been repaired, the exterior of the clubhouse has been repaired and we currently obtaining bids to painting the exterior of the clubhouse, gates and monument signs.

I would like to say that our financials are getting stronger. Residents that were behind on their assessments have been getting caught up. Thank you!

I want to thank all the Associations Boards for their support and cooperation and look forward to continuing to work together for the betterment of the community.

Mark Grande
President

Single Family BOD

Living in a Deed Restricted Community has many advantages, but occasionally things seem petty or even unfair.

Most of us chose Key Vista because we wanted to live in a community of well maintained homes, beautiful landscaping, ponds and even our amazing wildlife. It does not just happen, it takes rules, regulations and a community working together. For whatever reasons, our standards have slipped in the last several years. Let us know waste time or energy on blame. Let us work to correct what needs correcting together.

In the coming months, we will be sending letters drawing attention to issues that need to be corrected on our properties. Please help us to bring Key Vista standards to where they should be by cooperating.

Thank you for helping to make our community the best it can be.

Single Family BOD

RULES & REGULATIONS

RULES, REGULATIONS AND GENERAL INFORMATION

Please retain and be knowledgeable of the rules.
Rules are subject to change at any time without notice.

TENNIS COURTS

A. **CHILDREN 12 YEARS OF AGE AND UNDER MUST BE ACCOMPANIED BY AN ADULT.**
B. The Association or its employees are **NOT** responsible for accidents. (If there is a claim for damages the Association's insurance and/or a court will determine if Key Vista has any liability.
C. Tennis players must wear proper tennis attire (sneakers required – no swimsuits).
D. Place all trash, cups, and empty cans into receptacles. No smoking within the tennis courts.
E. All rules of play and etiquette are to be observed.
F. **NO BIKES, SKATEBOARDS, ROLLERBLADES, SCOOTERS, OR DOGS ALLOWED ON TENNIS COURTS.**
G. **RESIDENTS MUST HAVE KV ISSUED ID TAGS PRESENT WHILE USING THE COURTS.**

POOL AND SPA

A. **CHILDREN 12 YEARS OF AGE AND UNDER MUST BE ACCOMPANIED BY A PARENT OR GUARDIAN 18 YEARS OF AGE OR OLDER TO SWIM, USE THE HOT TUB OR BE WITHIN THE POOL/PATIO AREA.**
B. **THERE IS NO LIFEGUARD ON DUTY; THEREFORE, USE AT YOUR OWN RISK.** The Association or its employees are **NOT** responsible for accidents. (If there is a claim for damages the Association's insurance and/or a court will determine if Key Vista has any liability).
C. Diving or jumping into the pool is strictly prohibited. Splashing of water, excessive noise, running or horseplay is not permitted in the pool area.
D. **NO GRILLS OR COOKING DEVICES OF ANY KIND ALLOWED ON POOL DECK**
E. Pool hours are posted at the pool. The pool area may regularly close for short periods of time for cleaning and periodic maintenance. Days and hours will be posted in advance.
F. Food and drink may only be consumed at the designated tables. **Only paper and plastic cups may be used. NO GLASS CONTAINERS PERMITTED IN POOL AREA PER FLORIDA STATE LAW.**
G. The spa temperature is set at 101 degrees. Please be aware that smaller children can go into cardiac arrest, as their bodies have a hard time adjusting to that hot of a temperature. The spa is a therapeutic device; please consult your physician prior to use.
H. **You must shower prior to entering the pool or spa. Showers are provided at poolside.**
I. When applying suntan lotion, please place protective covering on tables, chairs, or lounges.
J. Proper bathing attire is required. No cut-offs will be allowed. Nudity is not permitted on common area.
K. Diapered individuals and anyone 36 months and under must be outfitted with pool safe plastic attire (disposable swim pants must have reusable plastic pants over the disposable swim wear.
L. Radios, tape or CD players, and televisions may only be used with earphones.
M. No beach balls or rafts are allowed in the pool, only noodles and smaller floatation devices.
N. Individuals with cuts, open sores, infections, or bandages are not permitted in pool or spa.
O. Management may demand that any uncooperative or boisterous individual leave the pool area.
P. No smoking while in the pool or spa.
Q. **KV ISSUED ID TAGS MUST BE WORN WHILE USING THE POOL/SPA AND DECK AREA.**

EXERCISE CENTER

A. **CHILDREN 12 YEARS OF AGE AND UNDER MUST BE ACCOMPANIED BY AN ADULT.**
B. No businesses will be allowed to be conducted out of the exercise center or the aerobics room. This includes, but is not limited to personal trainers, Pilates instructors, aerobic instructors, etc.
C. Equipment should be wiped down after exercising, so it's clean for the next individual.
D. Please return all weights to their proper place on the weight rack.
E. All exercise activities are unsupervised, so use at your own risk. Please take all precautions for SAFE enjoyment of the equipment. The Association or its employees are **NOT** responsible for accidents. (If there is a claim for damages the association's insurance and/or court will determine if Key Vista has any liability).
F. As a courtesy, please limit your time on one machine to thirty (30) minutes.
G. Proper clothing attire must be worn at all times including tennis shoes while using the equipment.
H. Anyone enjoying our equipment is responsible for the proper use and care of the equipment. Any issues/problems with the equipment should be reported on a Trouble Service Complaint form and submitted to the Clubhouse Manager. **RESIDENTS MUST HAVE KV ISSUED TAGS PRESENT.**

(Rev. 04/08)

RULES & REGULATIONS

continued

RULES, REGULATIONS AND GENERAL INFORMATION

Please retain and be knowledgeable of the rules.
Rules are subject to change at any time without notice.

GENERAL INFORMATION

A. KV ISSUED TAGS MUST BE WORN WHILE USING THE POOL/SPA AND DECK AREA. **YOU WILL BE ASKED TO LEAVE THE FACILITES IF YOU DO NOT HAVE ONE. IF YOU HAVE NOT BEEN ISSUED AN ID TAG, PLEASE SEE THE CLUBHOUSE MANAGER.**

B. **INDIVIDUALS 12 YEARS OF AGE AND UNDER MUST BE ACCOMPANIED BY A PARENT OR GUARDIAN 18 YEARS OF AGE OR OLDER TO USE THE CLUBHOUSE FACILITIES.**

C. The Association or its employees are **NOT** responsible for accidents. (Ultimately if there is a claim for damages the Association's insurance and/or a court will determine if KV has any liability).

D. Smoking is not permitted in the Key Vista Clubhouse. Smoking in **DESIGNATED AREAS ONLY.**

E. All bicycles, scooters, and skateboards must be parked in designated areas (bike racks by the playground).

F. No abusive, offensive, or threatening language or action under any circumstances shall be allowed.

G. Solicitation of any kind is prohibited and should be reported to Management immediately.

H. Residents are responsible to ensure that their guests under the age of 21 attending any social gatherings do not consume alcoholic beverages.

I. All Association facilities including but not limited to the clubhouse, retention/detention areas, roadways, sidewalks, buildings and their contents, may only be used for their intended purpose.

J. The speed limit for all motor vehicles on Key Vista Boulevard is **30 MPH**, all other residential areas the speed limit is **20 MPH**.

K. All Residents and Guests when in the Clubhouse facility (other than poolside), must at a minimum wear a shirt or top, shorts and footwear. **WET POOL ATTIRE IS NOT PERMITTED IN THE CLUBHOUSE AT ANYTIME, WITH THE EXCEPTION OF THE LOCKER ROOMS.** When wearing pool attire within the Clubhouse, a shirt and shoes are required, with the exception of the locker rooms.

L. Clubhouse Hours will be posted. Exercise room; 5:00am to 10:00pm and Pool and Clubhouse dusk to dawn. The Clubhouse is equipped with 24-hour surveillance cameras.

M. No pets are allowed in the Clubhouse or common areas surrounding the Clubhouse.

N. Lockers are available on a first come, first served basis at your own risk. Lockers shall not be locked overnight.

O. Sleeping in the clubhouse is prohibited.

P. **ALL PARTIES TAKING PLACE AT THE CLUBHOUSE WHETHER INSIDE OR OUT, MUST BE BOOKED THROUGH THE CLUBHOUSE MANAGER. RETURN OF THE DEPOSIT IS SUBJECT TO PROPER CLEANUP BY USING PARTY AND COMPLIANCE WITH ALL RULES AND REGULATIONS.**

Q. **ANYONE FOUND VIOLATING THE RULES OR NOT USING THE FACILITIES PROPERLY ARE SUBJECT TO HAVING THEIR CLUBHOUSE PRIVILEGES REVOKED FOR A 30 DAY PERIOD.**

- 1st Offense: 30-day suspension.
- 2nd Offense: 30-day suspension plus $100 fine per violation per day.
- Each additional offense is subject to 30-day suspension and $100 fine per violation per day.
- Fines shall be paid within 10 calendar days. Unpaid fines shall be subject to collection processes, including, but no limited to judgments, court costs, and attorney fees.

EXTRA – EXTRA

Get the word out

PLACE YOUR ADVERTISEMENT WITH US

Business card ads at $10.00 per advertisement, ¼ page ads at $20.00, ½ page ads at $30.00 and full page ads at $45.00

Please note that all paid advertising will go towards reimbursing the cost of printing the newsletter as well as and the excess towards funding social events. Personal ads $5.00 each.

Call Today

Pasco
727/842-3357

We always answer, day or night, including holidays!

License

Check Out these Seasonal Specials

Comprehensive Service

Check "Freon" pressures

Check and tighten electrical connections

Check & record heat/cool amperages

Check evaporator blower & coil

Check air handler [if accessible]

Check super heat and sub-cooling [where applicable]

Check temperature differential

Check filters

Regular $69

Key Vista Special $44

[w/ coupon]

Superior "Green" Service

Complete Comprehensive Service

Nu-line drain treatment

Water rinse condenser coil [if accessible]

Add pan stick to prevent algae growth

Sanitize duct system with eco-friendly micro-biocide

Regular $111

Key Vista Special $86

[w/ coupon]

BEST SERVICES, INC.

"YOUR A/C & HEATING SPECIALISTS"

Your Neighborhood Company

www.TheBestAC.com

Summer is almost here.

Is your Air conditioner ready?

Owned by Key Vista Residents Bill & Laura.

Don't wait until the last minute to have your air conditioner checked before you need it the most.

FACT: Many service calls can be prevented.

It would probably surprise most people but the most common reason for failure when the A.C. is first turned on is a clogged drain. This is a preventable problem that happens because the algae that remained in the drain line hardens over the winter. When the A.C. tries to drain the condensate, the drain backs up and shuts the system down. We recommend adding a product called Nu-line, made exclusively for condensate drains to break up the algae. Contrary to belief, bleach wont help unclog the drain as it is only a deterrent.

Remember, you can call us for free technical assistance day or night. If we cant help fix it over the phone, were in the neighborhood.

The coupon below is exclusive to the Key Vista homeowners and occupants. You receive $25.00 off any purchase from Best Services, be it repairs, maintenance or any of their energy-efficient and environmentally-friendly products. The Dawson's are happy to offer references in Key Vista, and they always guarantee 100% satisfaction.

Call Best Services whenever the need arises..."We always answer our phone!"

$25 Off

Any product, service, repair or maintenance call

Best Services, Inc

Your A/C & Heating Specialists

Pasco 727/842-3357

FUTURE HOME REALTY

Laura Jean Roy
Broker/Associate
Your Key Vista Resident Realtor
Keytoyourfuturehome@gmail.com
727-639-3889

Buying, Selling, have questions, need a no obligation market analysis?
I have been a Key Vista resident and realtor since 2002. I know the area and have sold over 100 homes in Key Vista. My #1 goal is about families because I care about my neighborhood and YOU!!!
When you list with me, I discount my commission for every Key Vista resident...

I am also a Notary and will come to you at no cost.

Feel free to call me or email me at any time, with any questions..if I don't know the answer, I will find the answer for you!!!

I look forward to working with you.

727-639-3889

Laura Jean Roy, pa

WELCOME TO KEY VISTA

Welcome new residents to Key Vista

Tom & Debbi White

Thomas & Louann Sipera

Michael Pawlowsky

Andrew & Wanda Macioszek

Iakoos Kokkinidis & Kathryn Saroukos

David & Lynda Broman

Chris & Betsy Papamitrou

Ray Tromda & Barbara Rastetter-Web

Nestor Rivera

Michael & Sheryl Gray

Shawn Phillips & Lu Yu

Phillip & Angela Deason

Sharon Coffey

Jerry & Earlene Meyer

IF YOU ARE A NEW RESIDENT AND YOU HAVE NOT REGISTERED WITH ME PLEASE COME SEE ME DURING NORMAL BUSINESS HOURS.

The Fourth of July

Word Search Puzzle

N F Y N Y D Y X D E X M H K H E M B S B R S R P N
O I O A S R B O L V S O I V F T E R E A I E E Y O
S R J B D T T G E I J N O R B T E C B T G J D P I
R E W Z U E G N T D G D E O S H I X I T H I W C T
E W N J G U C O U G X E S Y T T U C A L T L H R A
F O O A R A I N E O D R R A S W N D X E S K I E R
F R G T T R M O E O C O F U I Y P G V S G Q T Q B
E K S Q T I R E M D S G J N O I T A R A L C E D E
J S D A F G O D R S N R E V O L U T I O N S A Y L
S Q P L E P O N L I V E F E U Q E B R A B I N T E
A L A I P A R A D E C C P Y R O T C I V Y Y D R C
H G I N O T G N I H S A W E G R O E G R D B B E Y
O I Q Z H M U S T A R S A N D S T R I P E S L B W
H F G C O O K O U T U H X J F N B P M H R P U I K
T C W K F R A W C Z T O M J B Q I N X U L D E L Z

America
Betsy Ross
country
flag
George Washington
King George III
parade
revolution
struggle
war

barbeque
celebration
declaration
founding fathers
Independence Day
liberty
patriotism
rights
Thomas Jefferson

battles
cook-out
fireworks
freedom
justice
nation
red, white, and blue
stars and stripes
victory