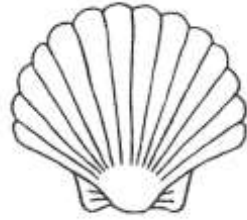


KEY



VISTA

VOLUME XXXIX – ISSUE 27

SEPTEMBER/OCTOBER 2020

Pelican



THE OFFICIAL NEWSLETTER OF THE MASTER HOA



KEY VISTA INFORMATION

Masters

LELAND MANAGEMENT

Mary Fritzler, Property Manager.....(727) 451-7902
Email.....mfritzler@lelandmanagement.com

KV MASTER CLUBHOUSE

Email: kvclubhouse@mykeyvista.com
Website: www.mykeyvista.com
Address: 2530 Key Vista Blvd., Holiday, FL 34691

MASTER CLUBHOUSE HOURS

FACILITY

Every Day.....5:00 am – 10:00 pm

POOL

Every Day.....8:00 am – 10:00 pm

Doreen's Hours: Clubhouse Manager

Chris's Hours: Maintenance

Saturday & Sunday: OFF
Monday: 9:00 am-5:00 pm
Tuesday: 9:00 am- 5:00 pm
Wednesday: 9:00 am-5:00 pm
Thursday: 9:00 am-5:00 pm
Friday: 9:00 am-5:00 pm

Sunday/Monday: OFF
Tuesday: 6:00 am-2:00 pm
Wednesday: 7:00 am-3:00 pm
Thursday: 7:00 am-3:00 pm
Friday: 7:00 am-3:00 pm
Saturday: 6:00 am-2:00 pm

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

Joe Harris, President
kvmresident@mykeyvista.com

Mike Romalin, Vice President
keyvistavp@gmail.com

Tommy Aquila, Secretary
keyvista.tomaquila@gmail.com

Robert Mulligan, Treasurer
kvmtreasurer@mykeyvista.com

Joe Passanise, Director
jpassanisea10@gmail.com

All BOD General Email correspondence
KvMasterBOD@mykeyvista.com

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
Joel Webb.....jdwebb691@gmail.com

ROADS COMMITTEE

Mark Grande
Greg Wegener
Joel Webb
Steve Serbaty



KEY VISTA INFORMATION

Single Family

KEY VISTA SINGLE FAMILY BOARD OF DIRECTORS

Arnold Sprague..... atrain2647@gmail.com
Chad Foxx
Cathie Conlin

WELCOME COMMITTEE

Amy Mendola
Anne Latsch

ARCHITECTURAL COMMITTEE

Claudia Clement
Jack Prestino
Nancy Barone

COMPLIANCE COMMITTEE

Dan Tupponce

TERRA MANAGEMENT SERVICES, INC.

Jessica Melendez, Property Manager813.374.2363
Email.....jmelendez@terrafl.com



KEY VISTA INFORMATION

Villas

VISTA POINT-KEY VISTA VILLAS BOARD OF DIRECTORS

Kerry Cushing, President - 813.786.1315 – kcushing@tampabay.rr.com
David Sneddon, Vice President – 732.864.5136 – njno1elvis@yahoo.com
Marie Hawkins, Secretary - 727.945.0794 – kvvsecretary@mykeyvista.com
John Mariane, Treasurer – 773.851.6252 – mariane2397@sbcglobal.net
Lee Kalessis, Director - 330.461.0422 – lkalessis@yahoo.com

MANAGEMENT COMPANY RESOURCE PROPERTY MANAGEMENT

Chuck Pitassi, Property Manager.....727.796.5900
Facsimile.....727.796.5011
Email.....cpitassi@resourcepropertymgmt.com
Carrie Vadino, Sr. Admin. Asst. (temporary)....cvadino@resourcepropertymgmt.com, tel. 727-796-5900, ext. 2121

DESIGN REVIEW BOARD

Ro Massimo Co-Chair 727-942-4229
Pamela Feinstein Co-Chair 615-202-5549
Tom Simms 609 - 522-8480

KEY VISTA VILLAS COMMITTEES

Clubhouse.....David Sneddon, BOD Liaison
Welcome.....Vivian Azzano, Chair
Social.....Helen Nadler, Chair
Communications.....Marie Hawkins, BOD Liaison
Compliance.....Kerry Cushing, BOD Liaison
Finance, Budget & Insurance.....John Mariane, BOD Liaison
Gate.....John Mariane, BOD Liaison
Grounds.....Kerry Cushing, BOD Liaison
Hearing.....Kerry Cushing, BOD Liaison
Pool.....David Sneddon, BOD Liaison
Hurricane.....Ellen Maracotta, Chair

For a full listing of committee members go to www.mykeyvista.com



A WORD FROM THE CLUBHOUSE MANAGER

It seems like summer just came and went. Things have been unusually quiet around the clubhouse. I have not gotten my weekly visitors that used to pop in just to say hi which I deeply miss! Miss you all and looking forward to seeing you all again soon.

Due to the pandemic, we had to forego the spring fling which was always a hit with the kids and adults, BINGO and other events. Hopefully when the state opens up 100%, we will have an opening back up party.

With school starting back up, please be mindful of kids walking and riding their bicycles to school. You know kids, they sometimes do not pay attention, so you need to. Watch your speed, come to a complete stop a stop sign. Nothing is that urgent and it may save a life.

Any upcoming meetings will be posted, and emailed with agenda, so please make sure I have your email address.

The office will be closed Friday, September 4th and Monday, September 7th but I will still be reachable via cell phone. Wishing everyone a Happy and Safe Labor Day weekend!

Doreen

EVENTS ARE CURRENTLY ON HOLD

**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 8:00 AM – 2:00 PM

MASTER BOD MEETING – 3rd Thursday of the Month at 6:30 PM (on-hold)

SINGLE FAMILY BOD MEETING – Last Thursday of the Month at 7:00 PM

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

NO STREET PARKING from 11:00 PM to 5:00 AM (Sun-Thurs); 2:00 AM to 5:00 AM (Friday, Saturday & Holidays)

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.



FOOD FOR THOUGHT FROM MY KITCHEN TO YOURS

No Knead Ciabatta Bread

Ingredients:

- 3 cups all-purpose or bread flour (I use bread flour, also, make sure you aerate your flour prior to using meaning take a spoon and mix up your flour.)
- 1/4 teaspoon yeast (active dry or instant)
- 1 teaspoon salt
- 1 1/2 cups hot water, not boiling about 125-130° F (1 min. 20 sec. in microwave) Do not use tap water if you have a water softener, I use bottled purified water.
- 2 Tablespoons extra flour for shaping



Instructions:

1. Combine flour, yeast and salt in a large bowl. Stir in water until it's well combined. It will be sticky.
2. Cover with plastic wrap and let stand at room temperature for 3 hours.
3. After 3 hours dough will become puffy and dotted with bubbles. Transfer it to a well-floured surface and sprinkle dough with a little flour. Using a scraper fold dough over 10-12 times & shape or stretch into a rough 12-inch loaf.
4. Place on a parchment paper-lined baking pan (not wax paper) and cover with a towel. Let stand on countertop for 35 minutes. No need to spray parchment.
5. Meantime place small baking pan or other small pan in the oven, making sure there is room for your bread pan - if not, place the small pan on a lower rack. Preheat oven to 450° F.
6. After a 35-minute rest, the dough will puff up a little. Place it in the oven and carefully pour about 3/4 cup of hot or boiling water into pan. Close oven door immediately and bake for 30 minutes.

The steam will leave you with nice airy soft bread on the inside, yet crispy on the outside. It will be hard to keep in the house; I make at least 2 loaves per week.



THINGS YOU SHOULD KNOW ABOUT OUR WILDLIFE



Appearance:

With a wingspan as great as nine and a half feet, the American white pelican is one of North America's largest birds.

In flight, white pelicans have a graceful strong flight and usually fly in large flocks high in the air and in a V formation. Adults are a distinctive white with black wing tips. The bill, legs and toes are reddish-orange or pink.

Habitat:

Unlike the brown pelican, which is found year-round in Florida, and non-breeding white pelican juveniles, healthy adult white pelicans are winter visitors to the state. In the summer, white pelican adults breed in colonies on lakes in the interior of western Canada and the northwestern United States. Winters are spent in southern Mexico, southern California and along the Gulf Coast states of Texas, Louisiana, Mississippi, and Florida.

Behavior:

White pelicans feed differently than brown pelicans. They do not plunge dive as brown pelicans do, instead white pelicans float on the surface, submerge their heads and scoop up fish. They also often fish cooperatively in small groups, herding the fish in front of them.

While brown pelicans within peninsular Florida usually nest in mangroves or other trees, white pelicans build nests right on the ground. They clear or scrape an area and rim it with dirt, sticks or other debris.

During the height of the plume trade in the late 1800s, the feathers of white pelicans were in demand, though they were not as coveted as the delicate plumes of herons and egrets. White pelicans and brown pelicans also suffered population declines in the 1960s and 1970s due to death from direct exposure to pesticides and from reproductive failure due to eggshell thinning. While populations have recovered from chemical contamination, pelicans of both species are still vulnerable to death and disfigurement resulting from entanglement in monofilament line.



A LITTLE OF THIS A LITTLE OF THAT

POOL

If you happen to be leaving the pool area with nobody else there, please turn off the radio if it happens to be on as they are not on timers. Thank you!

GYM

If you are using the yoga room, please refrain from bringing dumb bells into that room.

GOLF CARTS

Please do not park your golf carts in front of the bicycle racks. This space is for bicycles and scooters.

HOLIDAY DECORATING COMMITTEE

The master's is looking for volunteers for the holiday decorating committee to help with the exterior. Anyone interested, please send me your name and phone number. The more the merrier.

TENNIS COURT

Please refrain from hanging on the nets.

EMAILS

If you are not getting periodic emails from me, there are a few reasons why; one, you changed your email address, two, I do not have your email address or three you need to add my email address to your contacts.

BICYCLES

You may or may not know that in Florida, it is not illegal to ride your bicycle on the sidewalk. With that being said, if you do, please be aware that pedestrians walking on the sidewalk have on headphones, busy talking with the person they are walking with, etc. and do not hear you coming up behind them. This can startle the pedestrian and cause an accident between the two or individually. Ring a bell or yell bike on right or left so they know you are approaching, and they can give you room to get by. I have personally seen a lot of close encounters.



Community Garage Sale:

October 3rd from 8:00 am to 4:00 pm

Rain out day will be October 4th, same time

ROAD WARRIORS

September 19, 2020 @ 8:00 AM – meet up at the dog park.



VILLAS BOD

To the residents of Key Vista Villas,

The BOD wants to say thank you to those who stepped up as volunteers with the various committees and functions of the Villas. Our community is run strictly by volunteers, and we never have enough.

Please remember masks are mandatory inside the clubhouse at all times by all persons. Also, as a reminder, under the COVID19 protocols, the pool and clubhouse may only be used by residents of the Villas. Residents of the single family HOA are not considered as residents of the villas, In other words...

NO OUTSIDE NON-RESIDENT GUESTS!

Social distancing *must be practiced* in the clubhouse as well as on the pool deck.

It has been reported again that coyotes have been seen roaming Key Vista. With the new construction near our community, they have lost habitat and are looking for new homes. Keep your pets on a leash or inside, especially during the hours of darkness.

The question about the display of political signs has come up recently due to the upcoming elections. Our documents do not allow the display of any signs other than real estate sales or security company signs. This includes signs in windows or an open garage. All residents agreed to this provision when the residence was purchased or leased.

If you are a new resident and the Welcome Committee has not contacted you, please let a BOD or committee member know.

If you are handicapped or have special needs, you need to pre-register with Pasco County for a space in the hurricane shelters. Contact Pasco County for more information or pascocountyfl.net.

A thank you is in order for the BOD members David and John who painted the clubhouse kitchen ceiling which had water damage from the leaky chimney.

Dear Resident,

Florida Statute 252.355 requires your local Emergency Management agency to maintain a registry of persons with special needs located within their jurisdiction. The intentions of this brochure are to identify some basic information about Special Needs Sheltering.

You may register by returning a form through mail, phone, or visiting this website:

<https://bit.ly/38sCDq5>. If you are registering on the website, you will click the **SIGN UP HERE** link about the login box.

Remember, registration does not guarantee a bed within the shelters, but it will assist with planning and preparation for you in the event of an emergency!

If your medical care exceeds the capabilities of a shelter, or if a physician determines you are in need of extra assistance, you may be placed in an alternate facility that can adequately meet your needs.

Prescription medications, hospital beds, and private rooms are not available at a shelter. See our checklist provided below for recommended items to bring. Please also make sure your oxygen provider can continue to supply your oxygen needs.

Any cost associated with hospital care, other medical facility care, or medical transportation are your responsibility.

Listen to news broadcasts for more information and instructions; keep your phone nearby so that if you are called for Special Needs Sheltering you can leave.

It is extremely important that your information is accurate and up to date in order to ensure we can assist you.

Personal Check List:

- | | |
|--|--|
| <input type="checkbox"/> Medications / diabetic supplies (2 week supply) | <input type="checkbox"/> Blanket / pillow / air mattress |
| <input type="checkbox"/> Special dietary needs (these are not accommodated at shelters, no food is provided) | <input type="checkbox"/> Towel / wash cloth |
| <input type="checkbox"/> Medical supplies (oxygen masks, e-tanks, concentrators) | <input type="checkbox"/> Extra clothes |
| <input type="checkbox"/> Wound care supplies | <input type="checkbox"/> Wheelchair / walker |
| | <input type="checkbox"/> Personal hygiene items |
| | <input type="checkbox"/> List of emergency contacts |
| | <input type="checkbox"/> List of all of your medical providers |
| | <input type="checkbox"/> ONE caregiver only |

ENSURE THE SHELTER IS OPEN BEFORE GOING!

West Pasco Location

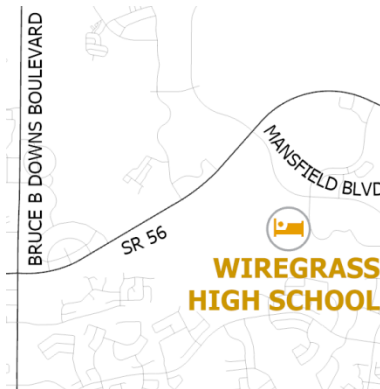
The Mike Fasano Regional Hurricane Shelter

11611 Denton Avenue, Hudson, FL



East Pasco Location

Wiregrass High School, 2909 Mansfield Blvd., Wesley Chapel, FL



For more information, please contact:

Krista Ditoro

Special Needs Coordinator

Phone number: (727) 847-8137 x 8582

Email: kditoro@mypasco.net

Website: <https://www.pascocountyfl.net/365>





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[w/ coupon]

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Water rinse condenser coil
[if accessible]

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BEST SERVICES, INC

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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 won't help unclog the drain as it is only a deterrent.

Remember, you can call us for free technical assistance day or night. If we can't help fix it over the phone, we're 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.

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PROPERTIES CURRENTLY UNDER CONTRACT...**8**

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WELCOME TO KEY VISTA

Welcome New Residents to Key Vista

Dawn Danforth
Kevin & Amber Thompson
Victor & Cheryl DeLong
Amarilis Huf
Steven & Kayla Searles
Boshko Naumovski & Tatiana Bailey
Steve Artega & Yanna Sofronas
Andrew Julios
Spencer & Alysa Silver
Bedford & Sharon Meadows
Matthew & Lisa Johnson
Reginald Butler & Diane Grinage
Bryan Conklin
Kerry & Judy Burnham

***IF YOU ARE A NEW RESIDENT (TENANT'S INCLUDED) AND YOU HAVE NOT REGISTERED WITH ME
PLEASE COME SEE ME DURING NORMAL BUSINESS HOURS.***