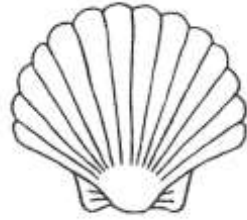


# KEY



# VISTA

VOLUME XXXXII – ISSUE 30

MARCH / APRIL 2021

## *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](mailto:mfritzler@lelandmanagement.com)

### KV MASTER CLUBHOUSE

Email: [kvclubhouse@mykeyvista.com](mailto:kvclubhouse@mykeyvista.com)  
Website: [www.mykeyvista.com](http://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](mailto:kvmresident@mykeyvista.com)

Mike Romalin, Vice President  
[keyvistavp@gmail.com](mailto:keyvistavp@gmail.com)

Tommy Aquila, Secretary  
[keyvista.tomaquila@brighthouse.com](mailto:keyvista.tomaquila@brighthouse.com)

Robert Mulligan, Treasurer  
[kvmtreasurer@mykeyvista.com](mailto:kvmtreasurer@mykeyvista.com)

Joe Passanise, Director  
[jpassanisea10@gmail.com](mailto:jpassanisea10@gmail.com)

All BOD General Email correspondence  
[KvMasterBOD@mykeyvista.com](mailto:KvMasterBOD@mykeyvista.com)

### STORAGE LOT COMMITTEE

Rich Miccio.....[knotricky@tampabay.rr.com](mailto:knotricky@tampabay.rr.com)

### FINING COMMITTEE

Chris Vlach.....[manatee914@verizon.net](mailto:manatee914@verizon.net)  
Brad Holcolm.....[bsh70661@yahoo.com](mailto:bsh70661@yahoo.com)  
Joel Webb.....[jdwebb691@gmail.com](mailto: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, President  
Chad Foxx, Treasurer  
Cathie Conlin, Secretary  
KVSF Board [kvsfboard@terrafl.com](mailto:kvsfboard@terrafl.com)

### WELCOME COMMITTEE

Amy Mendola  
Anne Latsch

### ARCHITECTURAL COMMITTEE

Claudia Clement  
Jack Prestino  
Nancy Barone  
KVSF Design Review Committee [kvsf-drb@terrafl.com](mailto:kvsf-drb@terrafl.com)

### COMPLIANCE COMMITTEE

Dan Tupponce  
Dominick Cemila

### TERRA MANAGEMENT SERVICES, INC.

Jessica Melendez, Property Manager .....813.374.2363  
Email.....[jmelendez@terrafl.com](mailto: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](mailto:kcushing@tampabay.rr.com)  
David Sneddon, Vice President – 732.864.5136 – [njno1elvis@yahoo.com](mailto:njno1elvis@yahoo.com)  
Marie Hawkins, Secretary - 727.945.0794 – [mhawkins9825@gmail.com](mailto:mhawkins9825@gmail.com)  
John Mariane, Treasurer – 773.851.6252 – [mariane2397@sbcglobal.net](mailto:mariane2397@sbcglobal.net)  
Lee Kalessis, Director - 330.461.0422 – [lkalessis@yahoo.com](mailto: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](mailto: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.....Chris Vlach, 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](http://www.mykeyvista.com)



## **A WORD FROM THE CLUBHOUSE MANAGER**

What a cold winter we have had so far. I have been in Florida for over 30 years and I have never experienced so many cold days as we have had.

Well, March 13<sup>th</sup> marks my 5-year anniversary here at Key Vista. Boy, time sure does fly!

The Yoga room floor has been completed. Please do not bring weights of any kind into this room.

Staff has been finding glass bottles in the pool trash and recycling trash cans. NO glass is permitted within the pool fence per the **Florida Health Department 64E-9.008 Supervision and Safety (7) Rules and regulations – Rules and regulations for bathers shall be posted in minimum 1 inch letters which must be legible from the pool deck, and shall contain the following: 1. No food or beverages in pool or on pool wet deck. 2. No glass or animals in the fenced pool area (or 50 feet from unfenced pool).**

The clubhouse closes at 10:00 PM. People have been using the gym after these hours. By not obeying the rules and regulation can cause for your clubhouse/pool privileges to be suspended 30 days. That affects the entire household, not just the offender so, keep this in mind. We do have and use the cameras in the facility to identify the offenders.

Spring Break is about to begin, so please become familiar with the clubhouse/pool rules and regulations. Also, there is still a 2-guest rule as events are not yet being held at the clubhouse/pool to where you can book an event for additional guests. Make sure you have your ID bracelets when at clubhouse/pool. Blue resident 13 years and over, red, resident under 13 years of age and black are for guests.

Doreen

## **EVENTS ARE CURRENTLY ON HOLD**

**Planning an Event? Check the calendar at [www.mykeyvista.com](http://www.mykeyvista.com) or call me to see if a date is available.**

### **JUST AN FYI**

POOL CLOSED: 1<sup>st</sup> Tuesday of the month 8:00 AM – 2:00 PM

MASTER BOD MEETING – 3<sup>rd</sup> Thursday of the Month at 6:30 PM

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

VILLAS BOD MEETING – 4<sup>th</sup> 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

## Chicken, Mushroom, and Wild Rice Soup

- 2 (6-oz.) packages long-grain and wild rice mix
- 10 cup chicken broth, divided
- 3 tablespoons butter
- 1 cup sliced fresh mushrooms
- 1 cup chopped onion
- 1 cup chopped celery
- 1/4 cup butter
- 1/2 cup all-purpose flour
- 1/2 cup half-and-half or heavy cream
- 2 tablespoons dry white wine
- 2 cups cooked shredded chicken breasts
- Garnishes: fresh parsley leaves, freshly cracked pepper

### Preparation

Bring rice, 4 cups chicken broth, and 1 seasoning packet from rice mix to a boil in a saucepan over medium-high heat. Cover, reduce heat to low, and simmer 20 minutes or until liquid is absorbed and rice is tender. (Reserve remaining seasoning packet for another use.)

Meanwhile, melt 3 Tbsp. butter in a large skillet over medium heat; add mushrooms, onion, and celery, and cook, stirring often, 10 to 12 minutes or until tender.

Melt 1/4 cup butter in a Dutch oven over medium heat; whisk in flour, and cook, whisking constantly, 1 minute, or until thickened and bubbly. Gradually whisk in remaining 6 cups broth, and cook, stirring often, 8 to 10 minutes or until slightly thickened. Whisk in half-and-half and wine. Stir in mushroom mixture, chicken, and rice. Cook, stirring occasionally, 5 to 10 minutes or until thoroughly heated. (Do not boil.) Garnish, if desired.



## THINGS YOU SHOULD KNOW ABOUT OUR WILDLIFE



### ROSEATE SPOONBILL

I took this picture walking one day. Such a beautiful bird. I had to laugh when a lady told me to look at the Flamingo.

### *Appearance*

The roseate spoonbill is the only spoonbill endemic (native) to the Western Hemisphere (Bjork and Powell 1996). This species can reach a length of 30-40 inches (76-102 centimeters) with a wingspan of 50-53 inches (127-135 centimeters). It has pink wings and underparts (with some red on the tops of the wings) with a white neck and back, and pinkish legs and feet. While the species looks almost entirely pink in flight, they actually have no feathers at all on their heads. The pink coloration comes from the organisms on which they feed, which are full of carotenoids (organic pigment) (Texas Parks and Wildlife Department, n.d.). As the name implies, the roseate spoonbill also has a large, spoon-shaped bill, which it sweeps back and forth in shallow water to capture prey.

### *Behavior*

The specialized bill has sensitive nerve endings which help the birds search for food in shallow water. The diet of the roseate spoonbill primarily consists of crayfish, shrimp, crabs, and small fish.

There is no sexual dimorphism (difference in form between individuals of different genders in the same species) in roseate spoonbills. They nest in mixed colonies (near other wading bird species) in mangroves or trees and though most breed on the coast, some nest inland. Nesting habitats include coastal mangroves and dredged-made islands. (Florida Natural Areas Inventory 2001). The female builds the nest while the male retrieves the nesting materials. The female lays up to three whitish-colored eggs and both adults incubate the eggs for up to 24 days (Smithsonian National Zoological Park, n.d.). The young remain in the nest for approximately 35-42 days and are fed by both adults.





# A LITTLE OF THIS A LITTLE OF THAT

***POOL – SPA – POOL DECK will be closed beginning March 15<sup>th</sup> for restoration and will re-open Mid-April.***

Thursday, March 17<sup>th</sup> from 12 PM to 5 PM  
**ONE BLOOD**  
Blood Drive Clubhouse Parking Lot



March 20<sup>th</sup> from 8 AM to 4 PM  
**COMMUNITY GARAGE SALE**  
We should get some good traffic as I coordinated this garage sale with Gulf Trace.

## FOOD TRUCKS FOR MARCH & APRIL

3/5 Mr. C's Grilled Cheese – Batonroux – Glorious Pies	3/19 Just Smokin BBQ, Shula Burger, Howdy Doodle Ice Cream
3/30 TACO TUESDAY - Chief's Cantina	
4/2 Impasto – Pam's Pizza Cones - Mini Mouthful Donuts	4/16 Wheelin' n Grillin – Got Lobstah – Softee the King





# SINGLE FAMILY BOD

A message from your Single-Family Board:

Fellow Residents,

Hoping this message finds you all well.

The volunteers that comprise the Single-Family Board and the Design and Review Committee would like to congratulate the January and February homes of the month!!!!!!

January: 2832 Ravendale Lane

February: 2533 Wood Pointe Drive

Special Thanks to Hayes Tree Service and Gladiator Sod for providing Gift Cards to the Winners.

Additionally, many residents have reached out asking the criteria for eligibility for Home of the Month.

The following guidelines are observed.

Mailboxes painted and clean, no weed trimmer damage.

Lawns mowed, edged, and healthy.

Driveways clear of weeds and stains, (oil, dirt, etc.)

Trees and shrubs maintained; edging weed free.

House painted and fresh, no blotches, fading, etc. roof and gutters clean and mold/ algae-free.

Fences white, clean, and maintained.

No outstanding violations, all HOA payments current

If YOU see a home you feel is worthy, please reach out to us!!!!!!

Thank you for keeping YOUR home beautiful, which contributes to our neighborhood being beautiful, and a joy for all.



# Villas BOD

For all Villas residents, remember we will have our Annual General Membership meeting in March. Recently you were mailed a notice soliciting individuals to run for membership on the Board of Directors. Please consider running for the board here in the Villas. The place does not run itself, and now is the time for some new blood on the board.

Our thanks go out to the various committee members who keep our piece of paradise functioning. During the Pandemic we have been severely restricted on social activities as a community. The most active committees recently were our Welcome and Grounds committees. We are always looking for people to volunteer on the various committees.

*Volunteers run our community.*

Please note that the current Design Review Board (DRB) manual and a residents' handbook have been posted to the Villas section of the Key Vista website as well as in the RPM website. The DRB manual is considered one of the governing documents for the Villas. Please observe its requirements when contemplating changes to the *exterior of your home and lot*.

The handbook is an informational guide to the various documents and requirements of the Key Vista Villas Homeowners Association. It's a guidebook to our piece of paradise.

## SAFETY

Please exercise caution backing from driveways, with the pandemic more people are walking and riding bicycles on our community streets.

A couple recent incidents have shown the importance of securing our homes, especially in rear of the house.

Reminder: The Villas pool/spa is closed from dusk to dawn by order of the Pasco Health Department as we do not have the required lights for night use. The Master's clubhouse pool is lit and has extended evening hours beyond dusk, until 10 P.M.



**An overflowing toilet can ruin your home in an instant!**



maxi pads & tampons/ applicators



Cotton swabs & hair



Dental floss & whitening strips



Kitty litter & condoms



Baby & cleaning wipes



Bandages & OTC medications

**CLOG**

**DID YOU KNOW?** "Flushable" wipes are NOT flushable. They are THE #1 cause of sewer backups in our system.



Photo: Shutterstock © 2018 Goldenrod Supply Agency, Inc.



**Pasco County Utilities**  
[www.pascocountyutilities.com](http://www.pascocountyutilities.com)

# THINK BEFORE YOU FLUSH



**Protect Your Family and Pets from Sewage Backups and Overflows!**



---

***Don't Trash Your Sewers***  
***Help Safeguard Your Home***

Over the past few years, sewer line clogs at homes and in the county's wastewater collection system have become more costly to both residents as well as to the Utilities Department. People tend to cook food, drain the oil and pour the oil down the drain without thinking about the possible consequences. Nationwide, over 40% of these sewer line clogs are due to Oil, Fat, and Grease (FOG) being flushed down the sink. When sewer lines are clogged, whether at home or in the streets, sewer backups and overflows can occur. That is because grease, when washed into the plumbing, sticks to the inside of the sewer pipes. Overtime, grease builds up and blocks the entire pipe. In this case sewage flows through the manhole covers into streets, homes, buildings, offices, and businesses causing Sanitary Sewer Overflows (SSO).

Many sewer line clogs are due to flushing rags, wipes, debris, and hygiene products down the toilet. There are a lot of wipes in the pump station that serves your community. Repairs to sewer lines are expensive. Most clogs can be avoided. This not only has potential health risks, but also costs money for maintenance and repairs. Somebody has to pay, so protect your home and be kind to our sewers. In order to avoid sewer back-ups, we ask you to please put wipes in the trash, not in the toilet.

Remember the 4 **P**'s-

**P**ee

**P**oop

**P**uke and

toilet **P**aper



**WELCOME TO  
KEY VISTA**

***Welcome New Residents to Key Vista***

Al & Sabrina
Matthew Laslo
Mike & Shelley Mancini
John & Gina Sallustio
Gordon & Kelly Bollenbacher
Kenneth & Mariann Florell

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



## EXTRA - EXTRA

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✓ Prevents Fires ✓ Clothes Dry Faster

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Owned by Key Vista Residents Bill & Laura  
*Winter Season Is Just Around The Corner*  
*This is the best time for maintenance!*

Don't wait until it's too late to have your air conditioner checked, many service calls can be PREVENTED

A common wintertime HVAC issue is a dirty air filter. Something simple and often overlooked can cause decreased air flow and the air to feel less warm. Filters remove a lot of dirt and debris, and as they get caught up they start to restrict air flow and make your HVAC system work harder to keep your home warm.

Please remember- you can call us for free technical assistance day or night, we are here to help YOU! If we can't help to fix the issue over the phone, we are in the neighborhood.

**We specialize in replacement systems!**

*This 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 energy-efficient and environmentally-friendly products. The Dawson's are happy to offer references in Key Vista, and we always **Guarantee 100% satisfaction!***

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NMLS#956322



*Darla Wright*  
REALTOR®

**727.644.4551**

*Darlawrightrealtor@gmail.com*

  
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13029 W. Linebaugh Ave. Suite 101 Tampa, FL 33626