

# ~KEYSTONE CONNECT~

*KEYSTONE BLUFFS  
HOMEOWNER'S  
NEWSLETTER*

March 2017

News and Events:

Message from the  
President

Committee News

Single Hauler  
Garbage  
Amendment  
Proposal

Neighborhood  
Watch

Community  
Events

Association  
Opportunities for  
Home Owners



## MESSAGE FROM THE PRESIDENT

Dear Neighbors,

This newsletter is a great opportunity for me to introduce myself. My name is Doug Pawling and this past November I was nominated to be the Home Owner's Association president. Please know that while I was honored to be nominated, I accepted the position with some reluctance. Like many of you, I have mixed feelings with regards to Home Owner's Associations. In my view, HOA's are a necessary evil. It can be tiresome dealing with rules, a board of directors, and a property management company, but having an HOA also protects property values.

Keystone Bluffs is a diverse community. We have families with young children, retirees, and everyone in-between. It is an attractive community regardless of what stage of life you are in. This fact benefits all of us with regards to property values. This community is over twenty years old, and still makes a great first impression. I can remember that my wife and I were immediately impressed when we drove through the community prior to viewing the home we later purchased. This says a lot about the people who make up this community, the HOA, and previous Boards of Directors.

Your current Board is working on a few new ideas for 2017. Along with this newsletter, there is talk about another community garage sale, starting a neighborhood watch group, and moving to a community garbage collection service. Our BOD meetings are the second Monday of the month at Allegro. I invite you to come, participate, and see what is going on within the community.

Respectfully,

Doug Pawling

# ~KEYSTONE BLUFFS HOA BOARD MEMBERS 2017~

President:  
**Doug Pawling**

Vice President:  
**Ed Brown**

Secretary:  
**Linda Newman**

Treasurer:  
**Clare Stevens**

Director:  
**Shawn Price**

Director:  
**Marianne  
Donnelly**

## COMMITTEE NEWS: COMMUNICATIONS

### Communication Survey

We need your help! The Keystone Bluffs Communication Committee has produced a survey to assist us in finding out how best to communicate with our residents, and to find out what **you** want to see and get from **your** HOA. Please take a moment to complete the survey. You can find links to the survey below, or visit our neighborhood website at [www.keystonehoa.org](http://www.keystonehoa.org) and clicking on the link.

Survey Web link: <https://www.surveymonkey.com/r/JS6Z89R>

Survey Facebook: <https://www.surveymonkey.com/r/G98R69Q>

### Stay Connected

**Keystone Bluffs Facebook page: Keystone Connect.** Keystone Connect is a private Facebook group; if unable to access through request to join on FB please send email your request to be added to [keystonebluffshoa@gmail.com](mailto:keystonebluffshoa@gmail.com).

### **Keystone HOA Website: [www.keystonehoa.org](http://www.keystonehoa.org)**

On the website you will find neighborhood documents, including by-laws, covenants, architectural guidelines, amendments and deed restrictions. You will also find information on submitting architectural changes, such as painting the exterior of your home, putting up a fence and roof replacement. Additionally, the website has a new resident feature, where you will find blogs in regards to recent break-ins and other neighborhood discussion items.

**Neighborhood Communication Board:** Located on Carriage House Lane, in the common area you will find our communication board with minutes of our most current homeowners meeting, and current newsletter.

### Pinellas County Water Restrictions

Irrigation using County Water or Well for unincorporated Pinellas County:

- Frequency: Two Days a Week, One Time per Day
- Hours: 4:00 PM to 10:00 AM (watering prohibited between 10:00 AM and 4:00 PM)
- Addresses Ending In: Authorized Watering Days:
  - Even numbers 0, 2, 4, 6, 8 Thursday and/or Sunday
  - Odd numbers 1, 3, 5, 7, 9 Wednesday and/or Saturday

For additional details, please visit: <http://www.pinellascounty.org/UTILITIES/water-restrict.htm>

### Street Light Outages

It's quick and easy to report a street light outage online at [www.duke-energy.com](http://www.duke-energy.com). Click on the Outages link, and then follow the prompts. It's quicker than waiting on the phone for a representative if you have the pole number. The repair is usually handled within a few days. Or, if you prefer to phone, please call Duke Energy Florida's Customer Service at 727-443-2641.

NOTE: Each pole has a metal strip (approximately eye height) with the pole number embossed on the strip. Be sure to have the pole number when you call or go online.

**KEYSTONE BLUFFS COMMUNICATION SURVEY**

Keystone Bluffs

CONNECT  
WITH YOUR  
NEIGHBORS

@  
[WWW.KEYSTONEHOA.ORG](http://WWW.KEYSTONEHOA.ORG)

FACEBOOK:

**Keystone**  
**Connect**

If unable to join the FB page directly, please send an email requesting access to:

[keystonebluffshoa@gmail.com](mailto:keystonebluffshoa@gmail.com)

**Join us as a**  
**Committee or**  
**Board Member**

Email [Linda Newman](mailto:LindaNewman)

[llinnewman@yahoo.com](mailto:llinnewman@yahoo.com)

1. Name (optional):

2. At what email address would you like to be contacted?

3. What is your street address and phone number (optional)?

4. Do you rent or own the place where you live (optional)?

- Own
- Rent
- Neither (please specify)

5. What is the method you prefer to get information from the HOA?

- Paper, mail or newsletter delivered to your home
- Email
- [www.KeystoneHOA.Org](http://www.KeystoneHOA.Org) website
- [Keystone Connect Facebook Page](#)
- Other (please specify)

6. What type of information would you like to see in the HOA newsletter?

7. Would you be interested in volunteering for the Keystone Bluffs HOA in any of the following areas? (Choose as many as applicable)

- Board of Directors
- Architectural Review Committee
- Communication Committee (website, newsletter, etc)
- Outreach committee –*New Committee*
- Neighborhood Watch -- *New Committee*
- Events Committee – *New Committee*

Please include contact information for Board and Committee opportunities

8. List the best things about living in Keystone Bluffs, and why.

9. List the least satisfactory things about living in Keystone Bluffs, and what you would like done about them?

10. Do you have any other comments, questions, or concerns?

If not completing electronically, please mail completed survey to property manager. AmeriTech Attn: Greg Anderson  
24701 US HWY 19 Suite 102 Clearwater, FL 33763

*Looking forward to connecting with our neighbors,  
The Communications Committee Linda, Clare and Marianne*

## ~Keystone Bluffs Architectural Committee~

The Architectural committee of Keystone Bluffs has the responsibility of reviewing all architectural requests for homes in the community. Article VII-Architectural Control, of our Declaration of Covenants as well as our Architectural Standards documents govern the design features of our community.

### Architectural Request Committee Review Considerations:

\*Assure harmony of external design

\* Preserve the value and desirability of the community

\*Be consistent with the provisions of the Declarations

\* Be in the best interest of all owners in maintaining the value and desirability of the properties as a residential community

## ARCHITECTURAL

Greetings Neighbors,

We hope the New Year has found everyone happy and healthy. Now that the busy holiday season is over, many of us have turned our attention to home improvements and maintenance. With that in mind, we would like to offer some information on the role of the Architectural committee within our community.

The Architectural committee of Keystone Bluffs has the responsibility of reviewing all architectural requests for homes in the community. Article VII-Architectural Control, of our Declaration of Covenants as well as our Architectural Standards documents govern the design features of our community. It is a requirement of these documents that a request be submitted in writing, through our property manager, for any exterior alteration or color change to any homes. The Architectural Modification request form as well as our Architectural Standards can be found on our Keystone Bluffs website, or by contacting our property manager. Our declarations allow for thirty days for the committee to approve or disapprove requests, but we will strive to notify homeowners in writing within ten business days. To avoid delays we ask that the request form be filled out in its entirety with as much detail as possible. To facilitate requests for exterior paint and roof colors, it is required that a sample swatch of paint colors that are clearly labeled, be painted on a portion of an exterior wall, as well as a sample of the roof shingle to be installed.

In reviewing any application, per our Declarations, the committee must consider, but not be limited to whether its action will;

- 1) Assure harmony of external design
- 2) Preserve the value and desirability of the community
- 3) Be consistent with the provisions of the Declarations
- 4) Be in the best interest of all owners in maintaining the value and desirability of

the properties as a residential community

We hope that this information assists you with any future requests that you might have.

We look forward to seeing you all in the community!

*The Architectural Committee, John, Carolina, and Nancy*

## SINGLE-HAULER- GARBAGE AMENDMENT PROPOSAL

After careful consideration of the current situation with garbage collection in Keystone Bluffs and, after discussing the subject at the last two board meetings in January and February 2017, the Board of Directors is asking for your vote on the single-hauler-garbage amendment to the Keystone Homeowner's Association documents. In April you will receive the proposal detailing the Sanitation Company, voting details and costs annually. Having a single garbage hauler will:

- Save money for every homeowner who receives 2 days a week sanitation service.
- Reduce the number of trucks on our roads.
- Reduce the wear and tear that these heavy trucks inflict on our roads.
- Eliminate the speeding garbage trucks that pick-up garbage at only a few houses
- Reduce the number of days we see garbage cans in our streets.

*In our ongoing effort to improve and beautify our community,  
Your Board of Directors*

**~KEYSTONE  
BLUFFS  
PROPERTY  
MANAGER~**

**Ameri-Tech  
Community  
Management**

**Property Manager:  
Greg Anderson**

[ganderson@ameritech  
mail.com](mailto:ganderson@ameritechmail.com)

**Office: 727-726-8000**

**Address:**

**24701 US HWY 19  
Suite 102  
Clearwater, FL 33763**

**SPRING COMMUNITY EVENTS**

**KEYSTONE BLUFFS SPRING COMMUNITY GARAGE  
SALE SATURDAY APRIL 22<sup>ND</sup> 8-2PM**

- East Lake Fire Rescue holds CPR classes every 2nd Wednesday of the month 6-9pm [www.elfr.org](http://www.elfr.org) click on education CPR Class to register
- Visit [Eastlakelibrary.com](http://Eastlakelibrary.com) for Book Clubs, Yoga, Parents Morning Out and other fun family focused offerings.
- Pinellas County Spring Break March 13-17th.
- Health Kids Day April 29th YMCA Suncoast John Chestnut Park 10am-2pm visit [ymcasuncoast.org](http://ymcasuncoast.org) for more details
- Valspar PGA Gulf Championship Innisbrook Resort visit [valsparchampionship.com](http://valsparchampionship.com) for information on discounted tickets, Kids under 15 free with paid adult, and Family Pack \$99. Toby Keith concert included with Saturday event pass at 6:30pm on March 11 on the grounds of Innisbrook.
- City of Tarpon Springs complete schedule on website [www.ctsfl.us](http://www.ctsfl.us)
  - 1st Thursday of Month Sunset Beach Concert Series
  - 5pm 1st Friday Downtown Tarpon Live Music, Vendors, Restaurants
  - Saturday April 10am Easter Egg- Stravaganza
  - April 8-9 Fine Arts Festival

**KEYSTONE BLUFFS HOME OWNERS ASSOCIATION  
MEETING 2<sup>ND</sup> MONDAY OF EACH MONTH AT  
7:30PM HELD AT THE ALLEGRO  
1755 EAST LAKE ROAD**

## NEIGHBORHOOD WATCH

### Auto-Burglary Tips

Recently we have had multiple reports of automobile burglaries in our subdivision where the subject enters unlocked automobiles. Below are some tips to protect you and your property.

#### **Auto Burglary Prevention Tips**

- \* Park in a well-lit area whenever possible.
- \*Do not leave valuables in view. This includes cell phones, cash, purses and backpacks, laptops, GPS and other electronics.
- \*Put removable stereo face plates in your trunk.
- \*Lock all doors; roll up all windows.

**Report ALL suspicious activity to the Pinellas County Sheriff's Office  
Call 582-6200**

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**~Without a sense of caring can be no sense of Community~**

*Anthony J D'Angelo*

### CRIME WATCH

In light of some recent vehicle burglaries, some residents have expressed interest in reviving the neighborhood crime watch. An active crime watches group can have a big impact on the safety and security of the neighborhood. We will be putting together the first meeting of the crime watch group within the next few weeks. We will be posting the meeting date, time and location on the Keystone Connect HOA Facebook page. If you wish to help or just come to the first meeting we'd love to have you there.

In looking at the recent crime statistics (<http://egis.pinellascounty.org/apps/CrimeViewer/>) most of the reported crimes in our neighborhood have been preventable vehicle break-ins. Most vehicles were unlocked and the burglar simply pulled on the door handle to get in. Vigilance on the part of the individual would have prevented all of these break-ins. Most of these types of crimes occur during school breaks (Christmas, Thanksgiving, Spring and Summer) with the majority occurring on the first weekend of the break. The City of St Petersburg is making national news due to the 53% increase in vehicle break-ins between September & October 2016 and November & December 2016. They haven't reported the numbers for January & February 2017 but indications are the numbers will remain high.

All of us are concerned about becoming the victim of a crime, but none of us can fight crime alone. Not even the Sheriff's Office can do it without our help. And isolating ourselves behind locked door and not knowing our neighbors, actually makes it easier for burglars and other criminals to take advantage of our neighborhood.

At the meeting, you will learn about the activities of a neighborhood watcher. What's asked is quite simple, such as picking up the newspapers and mail when your neighbor is away on vacation. Keep an eye out for unusual activity like a strange person snooping around a house, then alert law enforcement and your neighbors. The most harmful thing we can do as neighbors is remain silent about the issue.

A Crime Prevention Specialist from the Sheriff's Office will be here to talk about the best ways to protect our neighborhood. Let us know what your concerns are before or during the meeting.

Stay Safe and lock your doors.

*Shawn Price (Retired TSPD)*

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## ASSOCIATION VOLUNTEER OPPORTUNITIES FOR HOME OWNERS

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Keystone HOA currently has one open Board of Directors Position. Numerous Committee Openings: Architectural, Communication, Events, Outreach and Neighborhood Watch. Please contact Linda Newman if you are interested in any volunteer opportunities.

[linnewman@yahoo.com](mailto:linnewman@yahoo.com)