

OCTOBER 2024

PULSE

PLACIDO BAYOU NEWSLETTER



IT'S ALL ABOUT
WATER

REMINDERS

INSIDE THIS ISSUE

WELCOME NEW
NEIGHBORS

HAPPY HALLOWEEN

HAPPY HALLOWEEN!

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PBCAMANAGER@GMAIL.COM



PLEASE WATCH OUT FOR THE LITTLE GOBLINS DURING TRICK OR TREAT TIME!

CONTACT INFORMATION:

PBCA OFFICE: 4691 LAUREL OAK LANE

PHONE: 525-1147 **FAX:** 528-0385

EMAIL: PBCAMAIL@GMAIL.COM

WEBSITE: WWW.PLACIDOHOME.COM

GATE ACCESS: VM 527-4590

OFFICE HOURS: MONDAY - THURSDAY

7:30AM - 3:30PM · CLOSED FRIDAYS

DISCLAIMER: PLEASE NOTE PLACIDO BAYOU DOES NOT WARRANT OR RECOMMEND ANY VENDORS/REALTORS. THE ADVERTISERS IN THE PULSE ARE PAID ADVERTISERS AND PLACIDO BAYOU COMMUNITY ASSOCIATION DOES NOT WARRANT THEIR LICENSING OR INSURANCE REQUIREMENTS. IT IS THE OWNER'S RESPONSIBILITY TO MAKE SURE THEIR VENDORS HAVE LICENSES, WORKERS COMP INSURANCE AND LIABILITY INSURANCE. PLEASE MAKE SURE YOUR VENDORS ARE FOLLOWING THE PBCA RULES (NO PARKING ON THE LOOP, NO TRAILERS OVERNIGHT, ETC.)

EMERGENCY AFTER HOURS WATER LEAKS



If you experience a water leak or other emergencies after normal PBCA office hours, call the guardhouse at 727-525-1147, extension 1. They will contact the appropriate person to return your call and assist you.



PBCA STAFF TRAINING DAY

The PBCA office will be closed on Thursday, October 24, for training. If you need assistance that day, please call the guardhouse. 727-525-1147, extension 1.

A BIG PLACIDO WELCOME TO OUR NEW NEIGHBORS

Jill Curotto - Plaza
Villas Shane Smith - Neighborhood G
Bill and Laura Vrooman - Plaza Villas



We're glad you chose Placido Bayou as your new home.



A FEW REMINDERS

- Please watch for pedestrians and cyclists, especially when the sidewalks are flooded from all the rain
- Your suggestions (complaints) are welcomed, but when submitting in writing please sign your name so the manager, Fran, can reach out to you. She is available at the PBCA office Monday - Thursday from 7:00 - 3:00, and her email is pbcamanager@gmail.com Her door is always open so you can stop by as well.
- Quarterly roof inspections were recently completed. Thank you, roof committee, for volunteering your time for this important function. We appreciate you!
- Watch out for ghosts, goblins, and trick-or-treaters on Halloween!



IT'S ALL ABOUT WATER

CITY OF ST. PETERSBURG UTILITY RATE INCREASE

The City Council approved utility rate increases effective October 1, 2024. This increase will be reflected in the water bill you receive from Oates Energy in late October/early November. According to their website, customers with reclaimed water can expect an increase of 7.48%. For more information on utility rates visit


https://www.stpete.org/residents/utilities/current_utility_rates.php

EYE ON WATER APP

As water costs continue to rise, we again encourage you to sign up for Placido Bayou's FREE water usage monitoring app, eyeonwater. The app will monitor the water moving through your water meter and alert you to even the smallest leak. This feature is available to single family homes. If you live in CI, CII, or Plaza Villas, your management team monitors the usage with the app.

To sign up just download the app or go to www.eyeonwater.com and follow the instructions. The service address is 33703 and your account ID is your house number followed by a hyphen and the letter of your neighborhood. For example, the PBCA office's ID is 4691-F. It is NOT your Oates Energy account number. Once you sign up, set the leak limit to 1 gallon so you don't miss even the tiniest of leaks. Every drop counts!

If you need assistance or have questions, give us a call at the office - (727) 525-1147.





Book + Bottle is a bookstore serving coffee, wine, and beer by the glass, and wine bottles to go. Come work from our cute shop, bring your bookclub, or pick up the latest new release!

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Tues-Wed 10-7; Thurs-Sat 10-9; Sun 12-7;
closed Monday

HOLIDAY VENDOR

 ACCESS 

Access to Commercial vehicles related to commercial work within Placido Bayou is prohibited on Sundays and holidays, and before 7 a.m. or after 7 p.m. (7:30 p.m. daylight savings time).

Holidays are defined as

New Year's Day

Presidents' Day

Memorial Day

July 4th

Labor Day

Thanksgiving Day

Christmas Day

Driver's License will be required before entering the community.



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Helping Good People Through Tough Times

PLACIDO BAYOU LAKES – HOW YOU CAN HELP

Our ten lakes add beauty to our community while providing habitat for wildlife and abundant fish for catch and release. But as the most crucial part of our stormwater drainage system, they were designed to keep our property from flooding by catching runoff from streets and yards. Unfortunately, the water that flows into them picks up nutrients from fertilizer, chemicals from lawn spraying, pet and animal waste, and other chemicals that feed the algae in the ponds.

When watering our lawns, excess reclaimed water flows directly to the ponds through the storm drains. The high concentration of phosphorus and nitrogen in our reclaimed water fuels the unsightly and odorous algae blooms during the warm months. Please turn off your sprinklers during periods of heavy rain and adjust your sprinklers so that they only water the grass, not the road or the ponds.



Even if you don't live along one of our lakes, runoff from your home eventually ends up in the ponds, as explained here:

Between 1984 and 1993, ten stormwater retention ponds were created in Placido Bayou. The first and foremost purpose of these retention ponds, which we call lakes, is water drainage. All 11 neighborhoods in Placido Bayou have an extensive stormwater drainage system that flows into our ponds. Our ponds flow into the 47th and 54th Avenue canals which drain to Tampa Bay. The system works quite well and Placido has not experienced any substantial flooding since its inception.

After 40 years our ponds continue to do their job, but they need our help to maintain their health. The best way to improve pond health is through prevention. The water quality, periodic algae blooms, and fish kills are directly related to the "stuff" that washes off all our properties, flows down the storm drains, and into our ponds. The typical "stuff" is reclaimed water used for irrigation, lawn fertilizers, pesticides, herbicides, grass clippings, leaves and other organic material, motor oils, household chemicals and waste, construction/pool runoff, pet waste, and littering in general. We can significantly improve our pond water quality by avoiding over-use of reclaimed water, fertilizers, pesticides, herbicides, and by maintaining our reclaimed water sprinklers from excess spillage onto driveways, sidewalks, or direct spray into the lakes. Florida Friendly Landscaping will also improve water quality.

Think about a plastic ping pong ball washing off your property during a rainstorm and into a storm drain. Do you know where it goes?

PLACIDO BAYOU LAKES – HOW YOU CAN HELP

If you live in Neighborhood:	Depending on which street you live on, your neighborhood storm drains flow directly into:
A = 28 homes	Lake Taranto - pond #3
B = 71 homes	Lake(s) Constance, Cypress, Taranto, or Placido - ponds #1, 2, 3 and 7.
CI=48 homes	Lake Taranto or Lake Messina - ponds #3 and 4
CII=30 homes	Lake Taranto or Lake Messina- ponds # 3 and 4
D = 40 homes	Lake Constance or Lake Cypress - ponds #1 and 2
E = 55 homes	Lake Egret or Lake Placido - ponds #6 and 7
F = 105 homes	Lake Placido, Lake Lucerne, or Lake <u>Heron</u> - Ponds # 7, 5, and 8
G = 65 homes	Lake Placido - pond #7
H = 76 homes	Lake Taranto or Lake Messina - pond #3 and 4
I = 68 homes	Lake Heron or Lake Sandpiper - ponds # 8 and 9
J = 50 homes	Lake Heron or Lake Flamingo - ponds #8 and 10



Our ponds drain into the Tampa Bay via:

- Lake Taranto # 3 flows into Lake Cypress #2, to Lake Constance #1, then into 54th Avenue canal.
- Lake Messina #4 flows into Lake Lucerne #5 , then into the 45th Avenue canal.
- Lake Egret #6 flows into Lake Placido #7, to Lake Heron #8 , then into the 45th Avenue canal.
- Lake Sandpiper #9 flows into Lake Flamingo #10, then into the 45th Avenue canal.

Since our ponds are connected to the Tampa Bay, we have a wide variety of aquatic activity in and around their shorelines...mullet, bass, tilapia, turtles, otters, egrets, heron, ibis, roseate spoon bill, osprey, and American bald eagles to name a few. What a wonderful side benefit from our flood control system. **Let's help keep it clean...know where it goes!**

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lanai enclosures for your home, business, or
other facilities in the Tampa Bay Area.



*SCAN
ME!*



HALLOWEEN FUN FACTS



The first Jack O' Lanterns were actually made from turnips.

Halloween is the second highest grossing commercial holiday after Christmas.

Pumpkins classify as a fruit, not a vegetable.

Because the movie *Halloween* (1978) was on such a tight budget, they had to use the cheapest mask they could find for the character Michael Meyers, which turned out to be a William Shatner *Star Trek* Mark. Shatner initially didn't know the mask was in his likeness, but when he found out years later, he said he was honored.

Finding a spider on Halloween night is considered good luck.

Fifty percent of kids prefer to receive chocolate candy for Halloween, compared with 24% who prefer non-chocolate candy and 10% who preferred gum.

The origins of the phrase "trick or treat" are difficult to trace, but the custom had been established by the early 1950s when trick or treating was referenced in a Peanuts comic strip. In 1952, Disney produced a cartoon called "Trick or Treat" featuring Donald Duck and his nephews Huey, Dewey, and Louie.

One quarter of all of the candy sold in the United States every year is purchased specifically for Halloween.

Stephen Clarke holds the record for the world's fastest pumpkin carving time: 24.03 seconds, smashing his previous record of 54.72 seconds. The rules of the competition state that the pumpkin must weigh less than 24 pounds and be carved in a traditional way, which requires at least eyes, nose, ears, and a mouth.



Just Sold in Placido Bayou!

List with a Placido Bayou expert who has a proven record in our community. Here is a collection of some of my recent listings and sales within Placido Bayou. With over 14 years of experience, and hundreds of homes sold, I would love for you to be my next happy client!



Just Sold!

PLACIDO BAYOU
781 LIVE OAK AVE NE
3 BED | 2 BATH | 1655 SQFT
POOL | 2 CAR GARAGE
THE MANGO HOUSE
LAST OFFERED AT \$789,000
REPRESENTED SELLER



Just Sold!

PLACIDO BAYOU
890 LIVE OAK AVENUE NE
4 BED | 3 BATH | 2236 SQFT
POOL & SPA | 2 CAR GARAGE
LARGE LOT
LAST OFFERED AT \$890,000
REPRESENTED SELLER



Just Sold!

PLACIDO BAYOU
581 RED CEDAR COURT NE
3 BED | 2.5 BATH | 1940 SQFT
FIRST FLOOR MASTER
LAST OFFERED AT \$650,000
REPRESENTED SELLER



Just Sold!

PLACIDO BAYOU
4844 NAPOLI COURT NE
SCREENED PORCH
2 BED | 2 BATH | 1065 SQFT
LAST OFFERED AT \$385,000
REPRESENTED SELLER



Just Sold!

PLACIDO BAYOU
5070 WHITE PINE CIRCLE NE
3 BED | 2 BATH | 2085 SQFT
POOL | 2 CAR GARAGE
SINGLE STORY
LAST OFFERED AT \$769,000
REPRESENTED BUYER



SOLD!
PLACIDO BAYOU
1219 DARLINGTON OAK CIR NE
5 BED | 4.5 BATH | 3788 SQFT
LAST OFFERED AT \$1,799,000
REPRESENTED BUYER & SELLER



SOLD!
PLACIDO BAYOU
595 QUINTANA PL NE
3 BED | 2 BATH | 1537 SQFT
LAST OFFERED AT \$735,000
REPRESENTED SELLER



SOLD!
PLACIDO BAYOU
511 PADUA CIRCLE NE
3 BED | 2 BATH | 1636 SQFT
LAST OFFERED AT \$649,000
REPRESENTED BUYER & SELLER



SOLD!
PLACIDO BAYOU
417 RED CEDAR CT NE
3 BED | 2.5 BATH | 1901 SQFT
LAST OFFERED AT \$700,000
REPRESENTED SELLER



SOLD!
PLACIDO BAYOU
748 CATTAIL CT NE
4 BED | 3 BATH | 2808 SQFT
LAST OFFERED AT \$1,050,000
REPRESENTED SELLER



SOLD!
PLACIDO BAYOU
1247 DARLINGTON OAK CIR NE
5 BED | 3.5 BATH | 3188 SQFT
LAST OFFERED AT \$1,200,000
REPRESENTED SELLER



SOLD!
PLACIDO BAYOU
763 LIVE OAK TERRACE NE
3 BED | 3 BATH | 2003 SQFT
LAST OFFERED AT \$915,000
REPRESENTED BUYER & SELLER



SOLD!
PLACIDO BAYOU
570 QUINTANA PL NE
4 BED | 2 BATH | 1680 SQFT
LAST OFFERED AT \$775,000
REPRESENTED SELLER



SOLD!
PLACIDO BAYOU
595 QUINTANA PL NE
3 BED | 2 BATH | 1537 SQFT
LAST OFFERED AT \$768,000
REPRESENTED BUYER & SELLER



SOLD!
PLACIDO BAYOU
851 LIVE OAK AVENUE NE
4 BED | 2 BATH | 2100 SQFT SQFT
LAST OFFERED AT \$950,000
REPRESENTED SELLER



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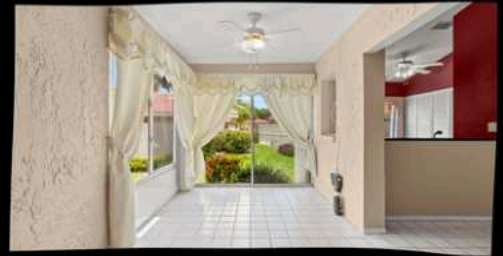
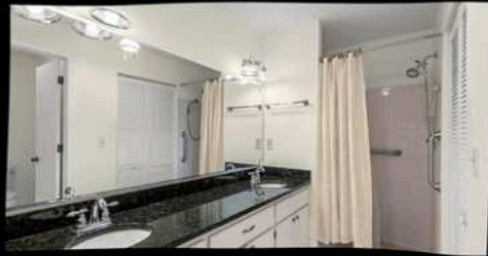
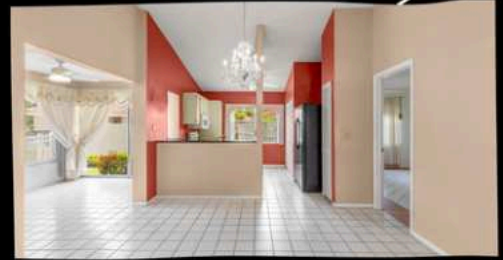


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Featured Listing

List or Buy with a Placido Bayou expert who has a proven record in our community. Here is one of my featured listings in Placido Bayou. With over 14 years of experience, and hundreds of homes sold, I would love for you to be my next happy client!



PLACIDO BAYOU | 4908 MILANO COURT NE
3 BED | 2 BATH | 1308 SQFT | FIREPLACE | SINGLE STORY | COMMUNITY POOL
OFFERED AT \$393,000

Discover paradise behind the gates of Placido Bayou in this charming three-bedroom, two-bath villa style condo. Step inside to discover an incredibly spacious and bright open floor plan, spanning over 1,308 square feet. The living room centers around a wood-burning fireplace, creating a warm and dreamy ambiance in the heart of the home, where you can enjoy cozy evenings gathered with friends, family, or a good book. The large kitchen, overlooking the living space, is complete with a breakfast bar, ample cabinetry, granite counter tops, and laundry closet. The back corner of the home is enveloped in windows and offers tranquil views of the community pool and spa, a refreshing oasis just steps from your door, with no worries about maintenance – it's all taken care of for you. The layout features a desirable split floor plan, ensuring privacy and comfort for all, with the master bedroom set quietly in the back of the home. The master bedroom includes an en suite bath with double sinks, walk-in shower, and walk-in closet. The other two bedrooms are conveniently located across the home with the second bath. The third bedroom offers added flexibility with a double door entry, making it ideal for a den, office, or playroom. The home's finishes have been lovingly maintained, providing a blank canvas for you to add your personal touch and updates. Beyond your doorstep, Placido Bayou offers a true paradise setting with scenic lakes for fishing, picturesque paths for running or leisurely strolls, and lush trees providing shade and tranquility. All of this is just moments away from downtown St. Pete's vibrant waterfront, where you'll enjoy easy access to a myriad of dining options, shopping delights, world-class arts, sports, and events. Beaches, airports, and golf courses are also just a short drive away, and the Racquet Club of St Petersburg is at the entry of the neighborhood, where you can enjoy both pickle ball and tennis! Indulge in the ultimate Florida lifestyle and seize this opportunity to make this exceptional condo your own – where every day feels like a vacation in paradise!



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- Why are insurance costs rising?
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- How will I be affected by upcoming changes in the industry?



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Come at 5pm to order dinner and drinks before we start our presentation!

WEDNESDAY
OCTOBER

16 TH

5:30- 7:30 PM

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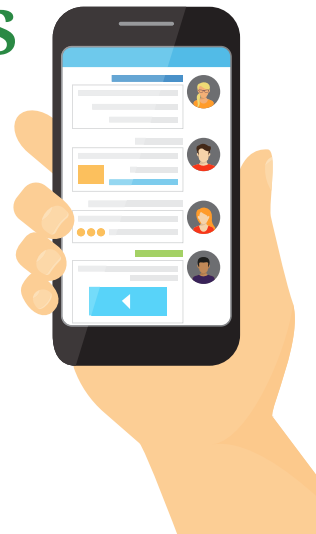
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City of St. Pete (Sanitation) – 727-893-7398

Oates Energy – 800-717-9811





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about us

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You'll never be just one in an overwhelming rental pool. As a true family business, with deep roots in St Petersburg, we always have, and always will, remain focused on staying small enough to provide 100% personalized service and focused attention to every one of our homeowners, tenants, and handpicked homes.

what we offer

- Full-Time Property Management which includes marketing, finding and screening tenants, collecting and disbursing rent, managing maintenance, addressing tenant issues, enforcing the lease, and handling the bookkeeping. All while keeping you informed about your property.
- One-Time Property Leasing
- Investment Property Sales

featured property for rent



On a quiet street, in the sought-after neighborhood of Allendale Terrace, you'll find this charming 2 bedroom, 1 bathroom home. Spanning over nearly 900sqft, the layout feels cozy, yet still spacious and bright, with plenty of light filling each room. The large living space is at the heart of the home, open to a dining area off the updated kitchen, and a bonus room in back, currently used as a formal dining space, but truly ideal for any use that suits you. The character of this home is swoon worthy, from the original hardwood flooring, to the arched doorways, right out to the front door where you'll find yourself surrounded by roses. The kitchen updates include quartz counter tops, subway tile backsplash, and stainless-steel appliances. The outdoor space is just as delightful as the indoor space, inclusive of beautiful landscaping and multiple entertaining spaces. The newly screened patio is an extension of the interior of the home, with tile flooring and plenty of space for seating. Picture yourself here with your morning coffee or a glass of wine and a good book. The large fenced yard is another outdoor space, which is covered and spacious enough for outdoor dining. Another convenient feature is the oversized detached garage, accessible through the alley, which accommodates one large car, a washer and dryer, and still plenty of room for storage. Enjoy the convenient location of Allendale, where you can walk, bike, or take a short drive to anything you may want or need. Here you are also just minutes from downtown St Pete's waterfront with endless dining, shopping, world class arts, and a short drive from beaches and airports.

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PLACIDO BAYOU

4691 Laurel Oak Ln NE
St Petersburg, FL 33703



MEETING CALENDAR

OCTOBER 2024

Meetings are posted on the events calendar at www.placidohome.com, however you should verify the date and time with your neighborhood manager and/or board.



TKG IS THE PROUD DISTRIBUTOR OF THE PULSE. ALL ARTICLES AND INFORMATION PROVIDED BY PBCA. FOR MORE INFORMATION ON ADVERTISING IN THE PULSE, PLEASE CONTACT US AT ADVERTISING@KEYGROUPFLORIDA.COM OR 727/894-5454.

A graphic with a watercolor background of orange and teal. The text 'Your Ad' is in a black cursive font, and 'HERE' is in a large, bold, black-outlined sans-serif font. Below the text is the email address 'advertising@keygroupflorida.com' in a black sans-serif font.

Your Ad
HERE
advertising@keygroupflorida.com

An advertisement for St. Screen Inc. featuring a circular image of a large house with a white screen enclosure. The text 'YOUR SCREEN ENCLOSURE Specialists' is at the top in yellow and red. The St. Screen Inc. logo is on the right, with the tagline 'Screen Enclosures & Hurricane Window Protection'. Below the logo is a list of services: Pool Enclosures, Screen Lanias, Porches, and New Construction. A BBB logo is also present. At the bottom, it says 'CALL TODAY FOR YOUR FREE ESTIMATE 727.224.6999' in white text on a blue background.

YOUR SCREEN ENCLOSURE
Specialists

St. Screen Inc.
Screen Enclosures & Hurricane Window Protection

We Specialize in the Rescreening of:

- Pool Enclosures
- Screen Lanias
- Porches
- New Construction

BBB

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