

AUGUST 2024

# *PULSE*

PLACIDO BAYOU NEWSLETTER



LIFT STATION EDUCATION

COMMUNITY  
MAINTENANCE

INSIDE THIS ISSUE

SAFETY TIPS

WELCOME  
NEW RESIDENTS

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### **DIRECTOR**

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### **DIRECTOR**

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### **COMMUNITY ASSOCIATION MANAGER**

FRAN STIFEL, LCAM  
727-525-1147  
PBCAMANAGER@GMAIL.COM



The new school year is just around the corner!  
Please drive carefully and watch out for students heading  
back to school by bus, bicycles, or walking.  
We wish all our students a great year.

Also, please remove all school and sports congratulatory  
yard signs to avoid getting one of those “courtesy  
reminder” letters. Thank you.

## **CONTACT INFORMATION:**

**PBCA OFFICE:** 4691 LAUREL OAK LANE

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

**EMAIL:** [PBCAMAIL@GMAIL.COM](mailto:PBCAMAIL@GMAIL.COM)

**WEBSITE:** [WWW.PLACIDOHOME.COM](http://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.)

# COMMUNITY MAINTENANCE UPDATE

In a continuing effort to keep Placido Bayou the BEST place to live, your Board of Directors approved contracts for several large maintenance projects that not only enhance the beauty of our community but maintain the infrastructure to high standards. Placido Bayou is aging gracefully due to the diligence of our Board. When you see your board member give that volunteer a well-deserved high five!

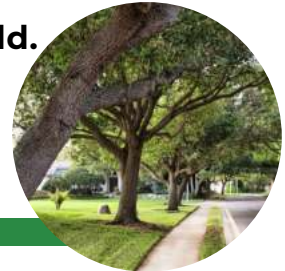
Waterline Construction completed the replacement and repairs of the PBCA seawalls on ponds 7, 8, and 9 on July 17. The work passed inspections done by both Reuben Clarson Engineering firm and the City of St. Pete. Not only was the project completed ahead of schedule, but it was also done with very little disruption to our daily Placido lives.

Parking Lot Services completed the milling and paving of the southern section of the Parkway Loop and other repairs last month. Enjoy the new smooth ride!

GA Nichols Company was hired to smooth out the toe-catchers along our nearly two miles of sidewalk around the Parkway Loop and down Cherry Laurel Drive. Cracked and damaged sections were replaced. Later this month 2Vets Pressure Washing will be on site to clean algae from the sidewalks so that PBCA is not in violation of rule 12.4 which states:

**Driveway and walkways must be kept in a clean manner, free of algae, mildew, and mold.**

Take a walk around the Loop and enjoy the beauty of your neighborhood.



## WELCOME OUR NEW NEIGHBORS



We're happy you and your family chose Placido as your home!

Jennifer and Kyle Evans

Ben and Janel Briggs

Jake and Haley Erickson

Guy and Christine Hayashi

James and Jennifer Cornell

Daniel Muvdi and Kate Pierson

Summer Lackhena Soeung and Im Gruech Chea

## SANDBAGS



Even though the calendar is inching towards fall, we still have plenty of hot, humid days ahead. And as you know, storm chances increase as the temperatures rise. The City of St. Pete offers free sandbags to all residents. You should get them now before a storm approaches and avoid long lines. Here's a link to more information:

[https://www.stpete.org/residents/public\\_safety/sandbags.php](https://www.stpete.org/residents/public_safety/sandbags.php)



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## 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*

# LET'S TALK DIRTY

It's a stinky subject for sure. Imagine raw sewage bubbling up through your shower drain or worse, your kitchen sink. Manhole covers popping open and raw sewage running down the streets. It can, and has, happened in our community. One important part of the sewage system in Placido Bayou is the lift station.

The lift station, located at the corner of Cherry Laurel and the Loop, collects the sewage from neighborhoods I and J and pumps it into the gravity sewer system, where it then flows to the City's processing facility. PBCA contracts with EMMI for monthly preventative maintenance and with FCS Pumping to clean out the buildup in the station quarterly.

Recently the system's alarms alerted us that the pumps were not working properly. An emergency call resulted in both EMMI and FCS coming on site. An excessive buildup of grease was determined to be the main problem, but also the pumps were clogged with debris. It was a costly repair for the association.

You can help the sewage go with the flow.  
Please think twice before pouring grease down the drain,  
or flushing dental floss, hair, diapers, or "flushable" wipes.  
Always remember the three- P's for flushing - pee, poop, and paper only!



# CRIME WATCH TIPS

We often get calls asking why the police were seen in our community, and that's a question we can't answer. In speaking with our community police officer, James Fuchs, he explained that not all police calls result in an arrest or even a report being made. He hasn't noticed any increase in crime Placido Bayou, which is great news. But he reiterated that residents should always keep their doors locked, especially car doors, to play it safe.

Our front gate is manned 24-hours a day, but there are other areas where unauthorized people can gain entry, especially along the property abutting Winston Park and Shorecrest School.

**If you see someone suspicious you should call the non-emergency police number – (727) 893-7780.**

Officer Fuchs also shared the following information about the **City's Stat Map** which you can use to monitor police stats in our neighborhood:

***For the most up to date and accurate stats, you need to visit the Stat Map on the city's website.***

***3rd Party sites, such as SpotCrime, are an unreliable source for information. I attended a meeting last year when a resident showed me all these stats from their site. I was provided a copy and it was misinformation basically. For example, it had 3-4 major crimes reported at one location and when I checked, it turned out to all be wrong- it showed two burglaries and a robbery and in the last 5 years at that location there were 2 calls for service- a noise complaint and a burglar alarm!***

***If you watch the video with former Mayor Kriseman, it walks through how to interact with the Stat Map (it can also be found on YouTube under "Stat Map Demo- City of St. Petersburg, FL") which was posted 6 years ago.***

***Placido Bayou to my knowledge is part of the NE Park neighborhood when searching as I pull stats for my assigned neighborhoods and never see any stats for Placido Bayou when doing so.***

Thanks for doing your part to keep our neighborhood safe.  
And thank you, Officer Fuchs for being a great community police officer!



*In Memoriam*

Our beloved guard,

Johnnie McCoy

July 20, 2024



# Sold in Placido Bayou!

List with a Placido Bayou expert who has a proven record in our community.

Here is a collection of my recent Placido Bayou sales, pending listings, and listings coming soon.

With over 14 years of experience, and hundreds of homes sold, I would love for you to be my next happy client!



*Just Listed!*

PLACIDO BAYOU  
4908 MILANO COURT NE  
3 BED | 2 BATH | 1308 SQFT  
FIREPLACE | SINGLE STORY  
OFFERED AT \$399,000



*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



*Just Sold!*

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



*Pending!*

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



*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



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# Sold in Placido Bayou!

List with a Placido Bayou expert who has a proven record in our community.

Here is a collection of my featured 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!



**PLACIDO BAYOU**  
**1219 DARLINGTON OAK CIR NE**  
 5 BED | 4.5 BATH | 3788 SQFT  
 POOL & SPA | 3 CAR GARAGE  
 NEW ROOF | CANAL  
 LAST OFFERED AT \$1,799,000  
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**PLACIDO BAYOU**  
**1247 DARLINGTON OAK CIR NE**  
 5 BED | 3.5 BATH | 3188 SQFT  
 POOL | 3 CAR GARAGE  
 LAKEFRONT  
 LAST OFFERED AT \$1,200,000  
 REPRESENTED SELLER



**PLACIDO BAYOU**  
**595 QUINTANA PL NE**  
 3 BED | 2 BATH | 1537 SQFT  
 POOL & SPA | 2 CAR GARAGE  
 CANAL  
 LAST OFFERED AT \$735,000  
 REPRESENTED SELLER



**PLACIDO BAYOU**  
**763 LIVE OAK TERRACE NE**  
 3 BED | 3 BATH | 2003 SQFT  
 POOL & SPA | 2 CAR GARAGE  
 CORNER LOT  
 LAST OFFERED AT \$915,000  
 REPRESENTED BUYER & SELLER



**PLACIDO BAYOU**  
**511 PADUA CIRCLE NE**  
 3 BED | 2 BATH | 1636 SQFT  
 POOL | 2 CAR GARAGE  
 LAKEFRONT  
 LAST OFFERED AT \$649,000  
 REPRESENTED BUYER & SELLER



**PLACIDO BAYOU**  
**570 QUINTANA PL NE**  
 4 BED | 2 BATH | 1680 SQFT  
 POOL & SPA | 2 CAR GARAGE  
 CORNER LOT  
 LAST OFFERED AT \$775,000  
 REPRESENTED SELLER



**PLACIDO BAYOU**  
**417 RED CEDAR CT NE**  
 3 BED | 2.5 BATH | 1901 SQFT  
 2 CAR GARAGE  
 PRESERVE  
 LAST OFFERED AT \$700,000  
 REPRESENTED SELLER



**PLACIDO BAYOU**  
**595 QUINTANA PL NE**  
 3 BED | 2 BATH | 1537 SQFT  
 POOL & SPA | 2 CAR GARAGE  
 CANAL  
 LAST OFFERED AT \$768,000  
 REPRESENTED BUYER & SELLER



**PLACIDO BAYOU**  
**748 CATTAIL CT NE**  
 4 BED | 3 BATH | 2808 SQFT  
 POOL & SPA | 3 CAR GARAGE  
 LAKEFRONT  
 LAST OFFERED AT \$1,050,000  
 REPRESENTED SELLER



**PLACIDO BAYOU**  
**851 LIVE OAK AVENUE NE**  
 4 BED | 2 BATH | 2100 SQFT SQFT  
 POOL & SPA | 2 CAR GARAGE  
 PRESERVE  
 LAST OFFERED AT \$950,000  
 REPRESENTED SELLER



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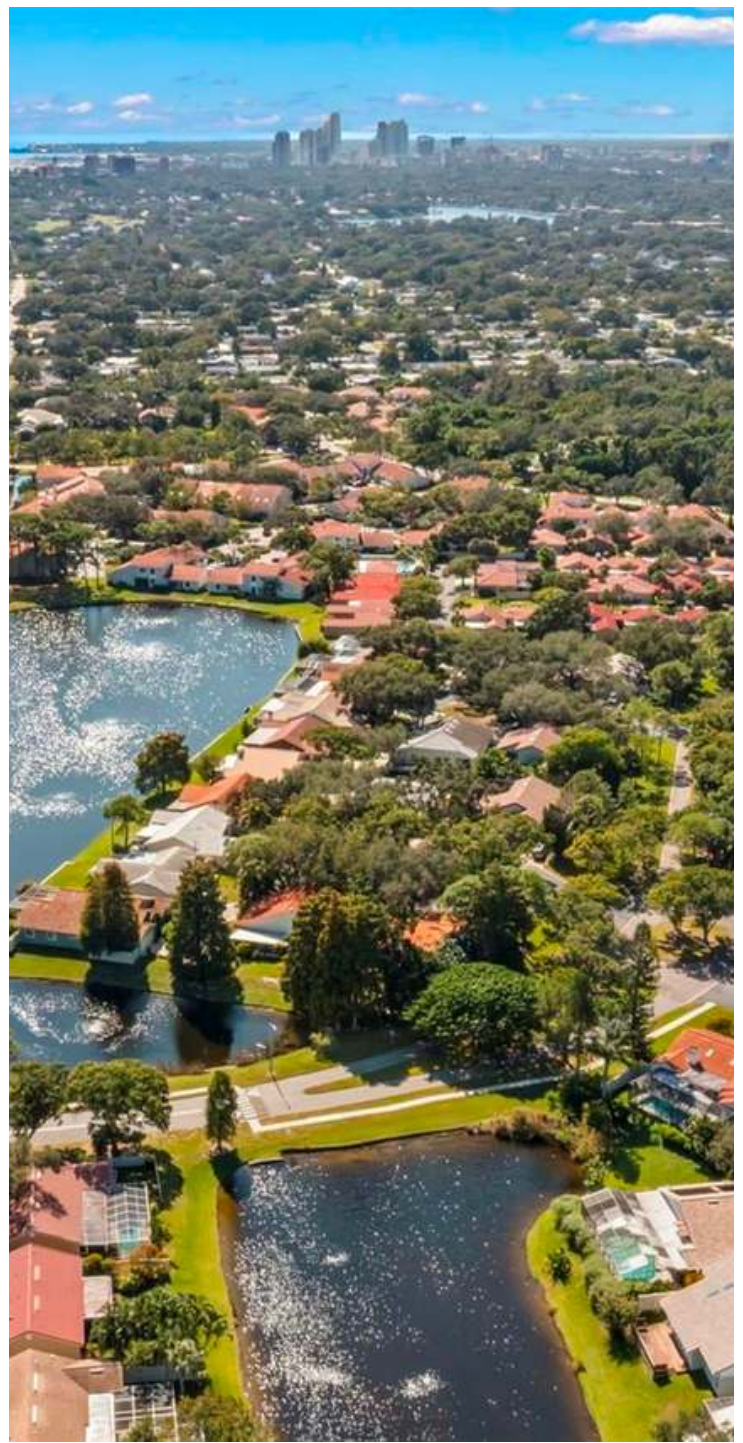
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## IMPORTANT PHONE NUMBERS

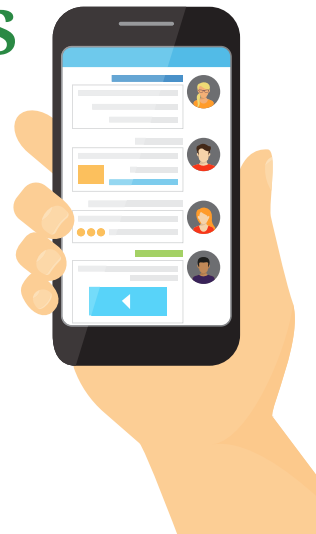
**Guardhouse – 727-525-1147, ext. 1**

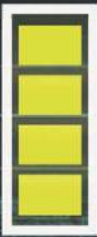
**Voice Server – 727-527-4590**

**Duke Energy – 1-877-372-8477**

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

**Oates Energy – 800-717-9811**





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## about us

The Key Group offers over two decades of combined Property Management experience. We have an impeccable record when selecting the right tenant for your property, consistent and thorough property inspections, attention to detail, and care for all managed properties. Our office is conveniently located in Downtown St Petersburg.

## smaller by design

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 properties for rent



**837 42nd AVE N**  
 2 Bed | 1 Bath | 898 sqft  
 Garage  
 Offered at \$3,150/month  
 Allendale



**641 34th AVE NE**  
 2 Bed | 1 Bath | 892 sqft  
 Waterfront  
 Offered at \$3,300/month  
 Snell Isle



**610 CORDOVA BOULEVARD NE**  
 4 Bed | 3 Bath | 2051 sqft  
 Pool  
 Offered at \$7,000/month  
 Snell Isle



**600 79th AVE**  
 2 Bed | 2 Bath | 888 sqft  
 Offered at \$2,550/month  
 St Pete Beach

## contact us

- ☎ 727.894.5454
- ✉ [manager@keygroupflorida.com](mailto:manager@keygroupflorida.com)
- 📍 470 3rd St S, #101,  
St Petersburg, FL 33701





## PLACIDO BAYOU

4691 Laurel Oak Ln NE  
St Petersburg, FL 33703

## MEETING CALENDAR

**AUGUST 2024**

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

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