



"What's In Your Water?"

Well Water Management
F.H.A. Closings
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Limited Use Systems

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New Port Richey, FL 34655

Mailing Label

ORHA



Member Appreciation

**How is ORHA doing?
Are we doing
something you like,
dislike?**

Let us know!

www.myorha.org

Oak Ridge Homeowners Association, Inc.

*David Rosin, President; Mike Brecia, Vice President;
Julie Rosin, Treasurer; Gayne Roberts, Secretary*

Oak Ridge Independence Day flag celebration— July 2-4

Current Events

- **This newsletter** is online at www.myorha.org with a link on the home page, top banner.
- **Verizon** has contacted the association and has proposed a 7 year contract for services.
- **Road to Progress—100% success.** All three petitions submitted by Oak Ridge Association members have passed!
- **Road to Progress - Copperfield** Workshop complete, project scheduling in progress.
Millstone Parcel owners to attend a June workshop.
Overview Parcel owners to attend a July workshop.
- **Do you know your neighbors?**
Here is why you should.
- **CCW** group information -Classes for 'Refuse to be a Victim', Contact myorha@myorha.org if you're interested.

In the Continental Congress of 1776, just prior to signing the Declaration of Independence, Ben Franklin said these immortal words:

"We must, indeed, all hang together, or most assuredly we shall all hang separately."

Some 234 years later, in some small way the Oak Ridge Homeowners Association and its members want to honor those revolutionaries and all the brave men and women who for the past 234 years have sacrificed for the United States of America.

On Friday morning, July 2, place your flags, ten feet apart (3 walking steps), a flag pole's distance from the asphalt.

<http://www.myorha.org/flagDisplayInfo.htm>

Leave the flags on display through sunset on Sunday, July 4, 2010.



If you need additional flags, the last day to order is Wednesday, June 23, 2010 at:

<http://www.myorha.org/flagDisplayInfo.htm>

Your flag order will be personally delivered to your front door.

As a neighborhood, as friends, we all must 'hang together'. To this end, make friends with your neighbors. Walk the neighborhood and say hello to people you see that you don't know.

With 450 houses you are bound to find another person that worked for the same employer, born in the same state or knows some of the same people as you.

"Hang Together"

ROAD TO PROGRESS-Copperfield, Millstone and Overview

All three paving efforts have succeeded!

- Group 3—Overview
- Group 2—Millstone
- Group 1—Copperfield

will have repaving work accomplished, potentially in 2010.

Oak Ridge was one of the early petitioners to the County and therefore stands a good chance to have all the three paving projects started by contractor, DAB paving, in 2010.

You can find more details at the web site:
<http://www.myorha.org/roadToProgress.htm> and
<http://www.myorha.org/roadToProgressFAQ.htm>



Do you know your neighbors? Here's why you should.

There have been some unsettling criminal events in the first 5 months of 2010 in Oak Ridge. Overview Road is particularly hard hit.

Events like petty vandalism (garbage cans and mail boxes being hit by cars) to home burglary have been recorded with the Pasco County Sheriff.

In one instance, the Oak Ridge Homeowner who experienced the vandalism had the heart and good sense to offer the apprehended youth the ability to 'work off' the damages, a win-win result.

Extracting some tips from: <http://www.crimepreventiontips.org/home-safety/preventing-crime-part-1.html>.

One of the best ways to ensure that a burglar does not target your house for a break in is to make your entire block a highly secure area. This involves working with your neighbors so that everyone watches out for each other. Think of your block as a mini community, and you can rely on your neighbors to keep you safe just as much

as they can rely on you.

Meet the people who live nearby, and get to know their names, what cars they have and exchange phone numbers. Keep a list of this contact information near a phone, so you can call anyone on your block should the need arise.

Watch For Strangers

Once you get to know the people around you, you will be better prepared to notice strangers who seem to be hanging around a lot. Seeing someone you don't know walk down your street once is not at all unusual, but if that same person were to be lingering and going back and forth on your block frequently, they may be casing the neighborhood and looking for a home to rob.

Emergency - 911
Non-Emergency
Sheriff
727 847 5878
Fire
727 847 8102
Code Enforcement
727 847 8110

CCW—Interest

Concealed
Carry
Weapon

Training options:

- **Refuse to be a victim**
- **First steps Pistol**
- **Basic Pistol**
- **Personal Protection inside the home**

- **Personal Protection outside the home**
- **Personal Protection outside the home (advanced)**

If you have an interest in the courses above, or have a suggestion on other training from a Nationally Recognized Association, please contact drosin@dcrassociates.com.

Verizon—FIOS

Verizon has contacted the Association and offered two benefits members:

- Bring onsite a Verizon marketing van to display and allow members to demo Verizon equipment (FIOS TV, Cellular phones, Internet).
- A package deal with a

seven (7) year contract at a **considerable savings over retail**.

What are your thoughts?
Send your comments to:
president@myorha.org

Did you know?
ORHA members advertise free on
www.myorha.org?
ORHA members advertise at
discounted rates in the
newsletter?
ORHA members receive discounts
on flags and luminaries?
Are you an ORHA member?

www.myorha.org

President's Corner

I've been nominated and elected to serve a second term as the President of the Association.

If you don't know me, introduce yourself, my phone and email are on the web site: www.myorha.org

I look forward to meeting you in 2010.

David Rosin

Thank You!

For being a member

WWW.MYORHA.ORG

Can you or someone you
know benefit by
advertising with ORHA?

Product or Service.
Maybe just to say Happy
Anniversary to your
spouse.

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for details

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ORHA Member

News you can use: Home improvements Return on Investment

Staying Put? Improvements That Pay Off In The Short and Long Term

Those who are remodeling are generally opting for less frills, cheaper finishes and room updates Instead of building huge master suites or home offices. The trend is to better utilize space they already have. They're seeking energy-efficiency upgrades and low-cost cosmetic improvements that make a home more comfortable and appealing.

There are two other trends that are impacting the extent of improvements that are made. One is expected payback (see below) and the other one is energy awareness possibly fueled by tax credits that are still in effect.

Tax Credits For ALL Homeowners.

The IRS allows tax credits for energy efficient improvements, but with them come some fine print. All of the information is available http://www.energystar.gov/index.cfm?c=tax_credits.tx_index

Renovation Payback.

When it comes to major or minor remodeling projects most homeowners think they will break even at selling time. Many wrongly feel that adding the in-ground pool will make the home more marketable.

The following data is derived from the study.

(<http://www.modeling.hw.net/2009/costvsvalue/national.aspx>)

The columns represent the project cost, value at the end of the project and the % of value retained upon sale of the home. From this year's results, improvements to the exterior had the best returns and a new entrance way door had the best return of all the minor projects.

Bathroom Addition	\$39,046	\$23,233	59.5%
Bathroom Remodel	\$16,142	\$11,454	71.0%
Deck Addition (composite)	\$15,373	\$10,904	70.9%
Deck Addition (wood)	\$10,634	\$8,573	80.6%
Entry Door Replacement (fiberglass)	\$3,490	\$2,275	65.2%
Entry Door Replacement (steel)	\$1,172	\$1,470	128.9%
Family Room Addition	\$82,756	\$54,051	65.3%
Garage Addition	\$58,432	\$36,361	62.2%
Home Office Remodel	\$28,375	\$13,648	48.1%
Major Kitchen Remodel	\$57,215	\$41,260	72.1%
Master Suite Addition	\$103,696	\$67,578	65.2%
Minor Kitchen Remodel	\$21,411	\$16,773	78.3%
Roofing Replacement	\$19,731	\$13,133	66.6%

Are you getting the Credit you deserve?

Consumer Energy Tax Incentives

What the American Recovery and Reinvestment Act Means to You

The American Recovery and Reinvestment Act of 2009 extended many consumer tax incentives originally introduced in the Energy Policy Act of 2005 (EPACT) and amended in the Emergency Economic Stabilization Act of 2008 (P.L. 110-343). [Businesses, utilities, and governments](#) are also eligible for tax credits.

See the summary of the energy tax incentives included in the [Emergency Economic Stabilization Act of 2008](#).

In addition to federal tax incentives, some consumers will also be eligible for utility or state rebates, as well as state tax incentives for energy-efficient homes, vehicles and equipment. Each state's energy office web site may have more information on specific state tax information.

Below is a summary of many of the tax credits available to consumers. Please see the ENERGY STAR® page on [Federal Tax Credits for Energy Efficiency](#) for complete details.

Residential Renewable Energy Tax Credits

Consumers who install solar energy systems (including

solar water heating and solar electric systems), small wind systems, geothermal heat pumps, and residential fuel cell and micro turbine systems can receive a 30% tax credit for systems placed in service before December 31, 2016; the previous tax credit cap no longer applies.

Now is the time to upgrade your home, reduce your month over month expenditures and have the Federal Government fund a portion of the enhancements to your Oak Ridge home.

**Your Ad
here.
2in x 2in
\$25**

"It is the stated goal of each of the ORHA executives to serve the Oak Ridge Homeowner Association members".

Be a member.

Get involved, make things happen

Oak Ridge residents have proposed some great ideas for upcoming community events:

- Car Show
- Bike Ride
- Canoe/Kayak Trip
- Mixer at Local Restaurant or Bar

In order to turn these great ideas into a reality, volunteers are needed to form individual Committees.

Each Committee chairperson will hand pick the members

of the committee they chair. to plan each event.

Do you have friends that have a vintage car?

Do you like to bike ride?

Do you like to Canoe/Kayak?

Do you want to meet new people who share a common interest in our Oak Ridge community?

Each of these week-end activities is a reason to become involved with your Association.

If you have an interest in any of the listed suggestions or have a fun and unique proposal you would like to lead to make happen, email: president@myorha.org.

Together we can do wonderful things

Top 5 things that increase home Value

1. An updated kitchen
2. Modern bathrooms
3. A well-appointed master suite
4. Natural materials
5. Curb appeal

Our Newsletter Advertisers help us.

Lets help them by buying their products, selecting their services and supporting their businesses.

ORHA welcomes State Water Services to our newsletter advertisers. Brian's company may be the solution

to your drinking water problems.

ORHA continues seek additional advertisers who can benefit from placing their product or service within reach of 450 affluent Pasco residents. In addition to the one time mailing, the current

newsletter is available 24/7 as a link from the www.myorha.org home page. A win win for our advertisers and residents.



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The Oak Ridge Homeowners' Association, Inc. (ORHA) is a voluntary HOA in a deed restricted community located in beautiful New Port Richey, Florida.

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Web site planned improvements—Member's benefits

Watch for these future upgrades to the ORHA web site available to paid members:

- Member login
- Access membership information
- Discussion Groups (blogs)
- Links to Pasco County Tax assessor pages for each ORHA member's information
- Links to Phase I, II and III plat maps

