



Placido PULSE

FEBRUARY 2019

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Inside the Pulse this Month

Office Closures
Holiday Trash Collection
Vendor Access
Maintenance Reminder
House Numbers
Bike & Pedestrian Safety

Office hours on Thursday, February 7th, will be 12:30 pm to 3:30 pm due to employee training.

In observance of **Presidents' Day**, the PBCA Office will be closed on Monday, February 18th. *Presidents' Day is a federal holiday held on the third Monday of February. The day honors presidents of the United States, including George Washington, the USA's first president.*

Presidents' Day Trash Collection

Tuesday's trash collection will be done on Wednesday. Friday's collection will remain the same.

Vendor Access

Please be reminded that **no vendors** will be allowed to access the property on Monday, February 18th, 2019.

Contact Information:

PBCA Office: 4691 Laurel Oak Lane Phone: 525-1147 email: pbcamail@gmail.com
Fax: 528-0385 Website: www.pbca.info
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 vendores 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.)**

Your House Number

During a recent inspection, it was noticed that some of the house numbers are a bit faded, missing, or just hard to see. This can create a problem for fire department and medical services in case of an emergency. Please ensure that your house number is visible from the street, at least four inches tall and placed above your door, or marked alongside the road.

Maintenance Reminder

PBCA is responsible for maintaining the water and sewer lines in our community up to the point that the lines enter the residence. If you experience or notice a water leak after office hours or on the weekends, please call the gate attendant immediately at (727) 317-3692. This applies also to a sewage back up in your home. Someone is always available to come out and determine who is responsible for the repair and to call a plumber if the problem is on the PBCA side. We appreciate you letting us know as soon as possible if you see a potential problem..



Bike & Pedestrian Safety

PLEASE, PLEASE, PLEASE pay attention when driving through the community. Pedestrians are reporting reckless driving due to texting and not paying attention.

Biking

In Florida the bicycle is legally defined as a vehicle and the bicyclist is a driver. Bicyclists have the same rights to the roadway and must obey the same traffic laws as the drivers of other vehicles. These laws include stopping for stop signs and red lights, riding with the flow of traffic, using lights at night, yielding the right-of-way when entering a roadway and yielding to pedestrians in crosswalks. When riding on sidewalks or in crosswalks, a bicyclist has the same rights and duties as a pedestrian but must yield the right-of-way to pedestrians when on a sidewalk or in crosswalks.

Fun Facts

Groundhog day 2/2

Localtopia – 2/2

LOCALTOPIA is St. Pete's largest "Community Celebration of All Things Local" showcasing *over* 200 of our city's favorite independent businesses and community organizations.

Valentine's Day – 2/14

American Heart Health Month

Black History Month

February is named for the Latin word februum which means purification

WATER METER MAINTENANCE PROGRAM UNDERWAY

In January, PBCA began replacing old water meters as part of our ongoing routine water system maintenance.

There is a total of 173 meters older than ten years on single family homes that are being replaced with new Badger water meters. If the shut off valve is old, we are installing a new one at the same time. When this work is completed, we will explore updating our monthly water meter reading to an automated system. If you have any questions about this work, please contact Fran at the PBCA office.

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UNDER CONTRACT...



The Cloisters



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Jennie
Broker/Owner

8 FACTORS *that* ENHANCE A HOME'S VALUE

Looking for the best return on investment on the home you're buying? Consider these factors, which Realtor.com identified by analyzing millions of sales nationwide.

HOMES WITH A VIEW

Homes overlooking a park increased 7.9% annually. Those with mountain views 5.1% and those with lake views 4.9%.

TWO-CAR GARAGES

Homes with space for two cars appreciated by 6.4% annually, vs. those with one-car garages (6%) and those with three-car garages (just 3.8%).

OPEN FLOOR PLAN

Having an open floor plan led to an average 7.4% appreciation per year. Less desirable? Granite countertops (2.5% annual appreciation) and stainless steel appliances (3% annual appreciation).

MODERN/ CONTEMPORARY STYLE

Newer trumps older in architectural style, with modern/contemporary homes rising in value by 7.7% per year, followed by bungalows (6.5%), traditional (5.6%), ranch (4.5%), Craftsman (3.7%) and Victorian (2.2%).

SMALL SIZE

Over the last five years, homes under 1,200 sq. ft.—favorites of retiring boomers and first-time buyers—have appreciated by an average of 7.5% per year, while homes 2,400 sq. ft. or larger have risen just 3.8% per year.

FEWER BEDROOMS

The more bedrooms a home had, the less it appreciated since 2012. Homes with one bedroom increased by 7.2% per year; those with two bedrooms (6.6%); three (6.3%), and four bedrooms (4.9%).

THE RIGHT AMENITIES

Homes with patios increased in value by 6.8% annually, while those with hardwood floors grew 5.7% and those with fireplaces 5.3%.

LOCATION

Homes in urban areas near mass transportation grew 8.4% in value per year. Those near good schools increased by 7.2%, and those near shopping by 6.5%.

Source: Realtor.com



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Placido Bayou Real Estate Market is Strong!



JEAN SCHRAMM
727-452-3629
jeanschramm@yahoo.com

WE KNOW PLACIDO!

- *Jean serves on Neighborhood J and Master Board
- *Jean is a 25-year Placido resident and investor
- *Jean has more than 25 years selling Placido homes
- *Judy is a UF grad and Snell Isle resident
- *Judy has 10 years real estate experience



JUDY ANDERSON
727-692-3415
judyanews@gmail.com

Under Contract:

5005 Windmill Palm Terr_
Listed: \$550,000

Happy Valentine's Day





Available Properties

**Call Jean 727-452-3629 or
Judy 727-692-3415
for more information!**



Preserve Townhome!

5114 White Pine Cir NE
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- 🔑 Neighborhood G Board Member
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Tammy Boldt

Branch Manager

Licensed Mortgage Professional

NMLS#659559

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MEETING CALENDAR

FEBRUARY 2019

2/6/2019	NH - A Board Meeting	6:00 PM
2/11/2019	NH - B Board Meeting	6:00 PM
2/18/2019	NH - D Board Meeting	7:00 PM
2/19/2019	PBCA Board Meeting	6:30 PM
2/21/2019	NH - F Board Meeting	6:00 PM
2/21/2019	NH - J Annual Meeting	7:00 PM
2/25/2019	NH - CI Board Meeting	6:30 PM

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