

## Homeowners Association (HOA)

[epperson.breezehome.com](http://epperson.breezehome.com)

The Homeowners Association is the recognized entity that sets and enforces the rules and regulations in a master planned community. By becoming a community member, you are also a member of the HOA and therefore, must follow the established bylaws and guidelines.

### Community Ambassador - Maria Elia



813-565-HOME (4663)



[Epperson@BreezeHome.com](mailto:Epperson@BreezeHome.com)

Your Community Ambassador is designed to bring ease, simplicity and immediate responsiveness by providing world class service and a single-touchpoint communications process to residents. Ambassadors are assigned to support each community at a personalized level, resolving issues, responding to requests, and uniting our residents through a sense of community. Feel free to reach out to your Community Ambassador Maria anytime, even just to say hi!

## Community Development District (CDD)

*Epperson Ranch: [eppersonranchcdd.org](http://eppersonranchcdd.org)*

*Epperson Ranch II: [eppersonranch2cdd.org](http://eppersonranch2cdd.org)*

*Epperson North: [eppersonnorthcdd.org](http://eppersonnorthcdd.org)*

The CDD is a legal entity through the state of Florida that can levy taxes on a property within the district; an advantage of this is that these taxes help pay for the upkeep of community beautification and longevity. The property within the districts include: common areas, ponds, amenities and entry gates.

### District Manager - Ray Lotito



904-775-9482 Ext. 747



[RLotito@dpgmc.com](mailto:RLotito@dpgmc.com)

## LAGOON



813-527-0775



[TheEppersonLagoon.com](http://TheEppersonLagoon.com)

## UTILITIES INFORMATION



### Internet Service and TV

Spectrum Bulk Care Center  
Phone: 833-697-7328  
For more information visit:  
[MyULTRAFi.com](http://MyULTRAFi.com)



### Electric

Withlacoochee River Electric  
Phone: 352-588-5115  
For more information visit:  
[Wrec.net](http://Wrec.net)



### Water

Pasco County  
Phone: 727-847-8131  
For more information visit:  
[PascoCountyFL.net](http://PascoCountyFL.net)



### Trash Collection

Waste Connections  
Phone: 727-849-3333  
[WasteConnections.com](http://WasteConnections.com)

SUN	MON	TUE	WED	THUR	FRI	SAT
	Trash & Yard Debris		Recycle	Trash & Yard Debris		