

THE LAURELS

Laurel Oaks at Countrywoods

Dec.'05 - Jan. '06

Volume 1 Issue 4

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A Word from the Board

It's hard to believe 2005 is almost over and we still don't feel that we have accomplished all we had hoped to do at Laurel Oaks this year.



All of the capital special assessment projects have now been completed concluding with the **resurfacing of the tennis courts**. Just to recap these projects, the **trees were trimmed in**

February 2005 and the **spa heater was replaced with a heat pump** in the early part of this year. The former board of directors did the aforementioned projects and some shrub plantings, while the current board completed the **pool paver project** and tennis courts. The **bathhouse roof was also redone** with the GE Silicone sealant to match the rest of the community. We were able to negotiate this capital project for no charge.

Beginning December 1st we will have a **new pest control / fertilizer company**. Nutra-Lawn will be taking on the contract from Control-a-Pest, due to lack of satisfactory results. Regrettably, the deterioration of the lawns in areas due to chinch bugs and other grubs got out of hand while we were evaluating proposals from various companies. In order for the board to enter into new contracts the process is about 90 days. This time is used to obtain at least three bids, evaluate and further negotiate bids and finally to accept and provide 30 days notification to terminate contracts with prior providers.

Our current **security-monitoring** contract with ADT will be expiring in June of 2006. The Board is currently evaluating proposals from Brinks and we have also asked ADT to provide us with a quote, which has not yet been received. The homeowners that attended the budget meeting in November indicated that they wanted to keep the security monitoring as a part of the Laurel Oaks maintenance fees so the board is acting on the consensus of the homeowners' wishes that were present at the meeting. Brinks has provided a proposal that includes new and updated equipment for a lower cost than we are currently paying ADT, so we are confident we can reduce costs based on the information we now have. As the details are worked out we will be forwarding that information.

Just a quick recap of the budget meeting that took place on November 16th since many of you did not attend. **The board was asked by the homeowners who were present to reduce the fees to \$395.00 per month and do one special assessment for the difference.** This was agreed upon by the board and information regarding the exact amount of the special assessment is still being worked out. We have met with the insurance agent, but there are still loose ends we are working through at this time. I must point out that the **original budget for insurance was estimated at \$102,000, now we have a proposal in hand which is in the amount of \$126,000.** All the details of the final budget, including insurance renewal costs and the amount of the special assessment will be sent via Ameri-Tech in the next few weeks.

Numbers to Know

Maintenance

Ameri-Tech 726-8000

Termite

Couches 725-4757

Trash/Waste

City of Dunedin
298-3215

Security

ADT 736-5677

Cable

BrightHouse 324-1009

Pinellas County Sheriff

582-6200

*For questions or comments regarding this newsletter,
please contact Ed Heitov at ehitov@tampabay.rr.com.*

Special thanks...

...and appreciation to the following homeowners who have been active this year with various projects:

Barbara Mascoto – Landscape
Debra Tedesco – Landscape
Andy Barnes – Landscape
Jodi Ball – Landscape
Cynthia Daniel – Website & Newsletter
Don Daniels – Insurance Renewal



Free firewood ...

Firewood is available for the taking. At the end of Sequoia straight back behind the circle there is a stack of firewood logs along the fence line. Please feel free to take some. What is left at the end of the fireplace season

will be removed from the property.

Katrina victims still need help. Give to the Red Cross
1-800-HELP-NOW or give online at www.redcross.org

Reminders

Front doors, garage doors, screens on porches and windows are the responsibility of each homeowner to maintain. The property management company and board members have observed on weekly property walk throughs that several front doors are rusty and screens are torn and need replacement. If this applies to your home please plan to make the necessary repairs. Thanks!

Laurel Oaks is on the web at
www.LaurelOaksatCountrywoods.org



Seasons Greetings

from the Board and Management of Laurel Oaks.

You'll notice that the Board has completed the annual mounting of festive red bows throughout the neighborhood. As more and more homeowners put up lights, take a walk around the community to enjoy your neighbors' decorations.

We wish you a very wonderful holiday season and hope the new year will be rewarding for you, your family and our community.

Our apologies for not getting this newsletter out sooner, but the editor was traveling for a couple of months when the newsletter was due out.

From Mike's Perspective

Ameri-tech Property Management continues to receive calls and act as quickly as possible to resolve problems. My name is George Cook. I work closely with Mike Perez to manage Laurel Oaks. My cell phone is 234-5028, or we can be reached at our office 726-8000. Mike Perez or myself, or both, are on the property at least once per week. In the meantime we are available – some times my cell phone (above) is the fastest way to report a problem.



We have recently noticed pest problems, chinch bugs and grubs, and have notified our pest control service. Also, we are getting calls for trimming of trees, and that will probably be an ongoing thing. We're getting to these calls as quickly as possible. Most of the calls we receive are routine, but every once in a while a bee or squirrel problem pops up. The Tennis court is now complete, except for one or two minor things which we are touching up.

Dont forget that maintenance payments are due on the first of each month.

We, as your management company feel that we are making progress, and that the property is looking better (hope you agree). Thanks for all of your help!! – *Mike and George, Ameri-tech*