



THE LAURELS

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A Word from the Board

The board has been busy and we continue to have regularly scheduled board meetings that are open to all community members. If you would like to add an item to the agenda please email or drop a note to a board member at least 14 days before the next scheduled meeting. In order to facilitate the board meetings in a timely manner we ask that during the board session comments or questions from the general members be limited to 2 minutes. At the end of the meeting, if time permits, we will open the meet-ing to general discussion. If you're unable to attend a meeting but would like to know what has been discussed, please check out the minutes that are posted on our website.

The exciting news is the pool deck pavers have been ordered and the work on the pool area is scheduled to begin on July 18th. The contractor, Florida Pavers, estimates that the job will take Monday through Saturday to complete. During this time, the Pool and Tennis Court area will be closed. Remember, we are in the rainy season so if weather is unfavorable that week it may cause a delay in completion.

We will post signs by the pool area to keep everyone everyone informed or feel free to observe the progress that week first hand! To save money, some of the board members and residents will apply a sealant purchased from the Florida Pavers to the pavers in order to protect them from stains that may be caused by leaves and other elements. We plan to do this Saturday July 23 if the job stays on schedule. Once this project is completed our landscape committee is going to come up with a plan to re-landscape the interior of the pool area and the board will execute a contract to resurface the tennis courts that was part of the special assessment.

All of the Sentricon termite traps were inspected in late May by Couch's Pest control. They did not find active termites in any traps and therefore did not feel the need to check any interior units. However, if you have suspect any insects that may be termites please contact Mike Perez at Ameri-tech and he will contact Couch's to do an investigation

Where do my Monthly Homeowner's Fees Go?

Each unit owner in Laurel Oaks pays the same sizeable \$342 fee each month to the Homeowners Association. You're not alone if you don't know where that fee goes of how it is allocated. Hopefully, this chart, based on the approved 2005 budget, will give you a better idea of how your homeowners payment is being used.

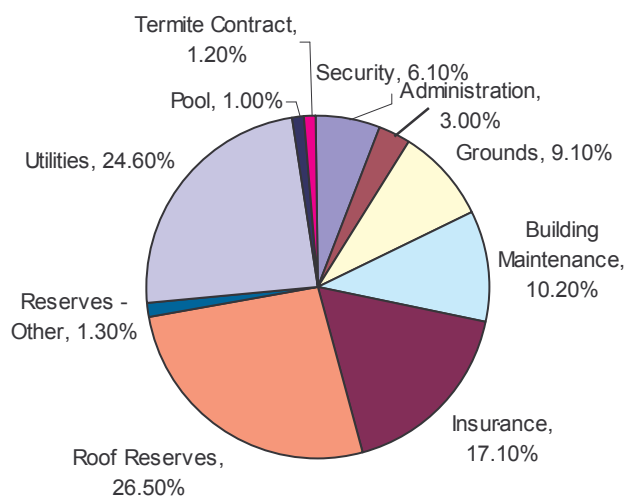
NOTE: This breakdown does not include special assessment fees paid in 2005.

GROUNDS includes lawn/grounds contract, pest control/fertilizer, equipment, sprinklers, and maintenance payroll

UTILITIES includes electric, sewer, water, trash, and cable

ADMINISTRATION includes property management, legal/professional, and administrative expenses

BUILDING MAINTENANCE includes building repair and maintenance, plumbing repairs, etc.




As you know, hurricane season is upon us again. Hopefully, it won't be a repeat of last year. However, in order to be better prepared in Laurel Oaks this season, we would like to put together a hurricane preparedness team to establish both pre and post-hurricane procedures for the community. Should you be interested in serving on such a team, please call or email Ed Heitov at 738-1566 or ehetov@tampabay.rr.com



Community Directory

We are currently planning on putting together a Laurel Oaks Community Directory. The directory will be issued in booklet format and will include the names, addresses, home phone numbers, and email addresses of all residents listed both alphabetically and by street address. (Residents will have the option to keep their phone numbers and/or email addresses unlisted). In addition, various other important numbers (e.g., Ameri-tech, Progress Energy, Animal Control, Poison info Center, etc.), will also be provided. To facilitate the preparation of this community director)¹, we ask that you please complete the attached form and return it by mail within two weeks to Ed Heitov at 1446 Mahogany Lane or simply drop it off in the box at his front door. Thanks for your cooperation.

Welcome Neighbor

Welcome Lili Cook, one of Laurel Oak's newest residents. She moved into her new home at 1479 Mahogany the last week of May from her previous residence in Dunedin and is still getting settled and unpacking boxes. A native of New York City, Lili spent her formative years in New Hampshire and Maine before moving to Florida about eight years ago. She now shares her new home with her cat Petey and his friend, Bubbie the goldfish. As a customer service representative for Progress Energy, she makes the daily commute to their Bayside offices in Largo. You may run into her on the Pinellas Trail as cycling is one of her passions or you may find her doing volunteer work at one of the many Dunedin city events—say Hello if you do. Welcome to Laurel Oaks, Lili—we think you'll enjoy your new community.



Trash Reminder

All trash must be placed in city-approved trash cans or approved plastic bags, tied or otherwise secured, and put on curb no earlier than 7:30pm the night before pickup (Monday and Thursday). After collection, all trash cans must be brought inside by 8pm the day of pickup. Dunedin will pick up used appliances upon special request.

Social Happenings

Over twenty five Laurel Oaks residents and guests enjoyed the recent Memorial Day cookout and picnic - the "Meet and Meat". Look for posted announcements in the community for the next Laurel Oaks social event following completion of the new pool deck.

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

From Mike's Perspective

Following are a few observations and comments from Mike Perez, Laurel Oaks Property Manager:

- The property is looking better as the weeks progress. Shannon, the maintenance man, is making good progress pressure washing the buildings and the landscaping is looking much better.
- As promised, the Board is working hard to make the property look its best. Please remember, Board meetings are held poolside at 7pm the 3rd Wednesday of each month. I look forward to meeting residents at the monthly Board meeting—please try to attend.
- If you have a maintenance request, please call the Ameri-Tech office at 726-8000 x228 and work orders will be dispatched to the maintenance man.
- We greatly appreciate your cooperation in paying your maintenance fees in a timely fashion.

Laurel Oaks Newsletter



The Laurel Oaks newsletter will be issued approximately every two months. Please direct any questions, comments, or suggestions for the newsletter to Ed Heitov at 738-1566 or at ehetov@tampabay.rr.com

Numbers to Know

Maintenance: Ameri-Tech 726-8000

Termite: Couches 725-4757

Trash/Waste: City of Dunedin 298-3215

Security: ADT 786-5677

Cable: BrightHouse 324-1009

Pinellas County Sheriff's Office: 582-6200