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*A Word from the Board*

The board would like to thank the unit owners of Laurel Oaks for their continued support in the 2<sup>nd</sup> term year in office. We like to encourage more owners to become involved in the management of Laurel Oaks. Next year we would hope that a new group of residents would want to participate on the board or on a committee.



This year the board's focus is going to be on enforcing some of the most commonly broken rules and regulations. We have heard from the residents **time and time again** they want our rules enforced! Since this is the clear consensus of the unit owners here in Laurel Oaks we will make it our goal. The biggest problem is the overnight parking in the streets, and we have begun ticketing cars that have been parked in the

streets and the problem has improved noticeably. Cars parked in the street overnight will be given 2 warnings and if the non compliance continues to a 3<sup>rd</sup> incident at any time after the 2<sup>nd</sup> violation the car may be towed from the property. Refer to your rules and regulations for all the parking restrictions.

Ameri-Tech and board members have also received numerous complaints about people using the Jacuzzi in the middle of the night. The perpetrators have on several occasions made so much noise several residents were woken up.



**The pool, Jacuzzi, and tennis courts close at 10pm, anyone using these after hours will be considered trespassing and the board encourages residents living in that vicinity to notify the police at once.**

In January of this year the board also made a commitment to meet with all new prospective unit owners and renters prior to application approval. This is the right of the Association and we as representative of our total community need to know who is living here. This is to ensure everyone considering living or purchasing in our community understands and will abide by the rules and regulations which will govern them. In order to carry out this face-to-face interview process the board has elected to make a slight change in the following rule below.

Section 18. LEASING

- D. The Association shall have ~~(5)~~ (15) business days from the submission of the proposed lease and the required application fee within which to approve or disapprove the lease by written notice. If disapproved, the proposed lease shall not be made. In the event the Association fails to give written notice of its disapproval of such lease with the said ~~(5)~~ (15) business day period, then the lease shall be deemed approved without the necessity of further action by the Association.

The complete Rules and Regulation can be obtained from our website.

*Numbers to Know*

**Maintenance**

Ameri-Tech 726-8000

**Termite**

Couches 725-4757

**Trash / Waste**

City of Dunedin  
298-3215

**Security**

Brinks 800-371-5180

**Cable**

Bright House 324-1009

**Pinellas County Sheriff**

582-6200



# REMINDERS



**Trash** - Residents are reminded that trash is picked up Monday and Thursday mornings. Trash should not be set out curbside until 7:30 PM or later the night before. Emptied trash containers should be removed from the curb as soon as possible, but preferably, no later than 8 PM the day of pick up.

**Pets** - Dog owners/walkers are reminded that they are responsible for picking up after their pets. Recently, it's been observed that dog deposits have not been removed. Also, please note that all pets are to be leashed when outside.



**Exterior Improvements** - While many garage doors have recently been painted, for consistency and the enhanced appearance of the community, all unit owners are urged to paint their garage door with the new paint available thru Shannon, our on-site maintenance man. Front doors needing painting can use this same paint.

Additionally, the Architectural Committee has determined that any paving additions to the front or rear of units must utilize the same pavers as used on the pool deck.

**Exterior of your Unit** - Residents are reminded that they are responsible for keeping the rear of their units clean and free of trash and other debris and also for repairing torn screens on their patio enclosures.

**Speed Limits** - 15 mph speed limit signs are posted in the community for good reason. All residents and guests are expected to adhere to this speed.

**Wanted:** Residents to serve on the Laurel Oaks Hurricane Preparedness Committee. If interested, contact Rosanne rmobile@tampabay.rr.com. or Ed eheitov@tampabay.rr.com or 738-1566.



## Spring Fling

You're Invited! Mark your calendars. Come and join your neighbors at Laurel Oaks, for a simple, informal, "Spring Fling" gathering. Everyone is invited to bring a snack and beverage.

Paper products, plastic cups and ice will be provided.

**The Date:** Sunday April 23rd.

**The Time:** 3:00PM

**The Place:** The Pool

## Please Note

**TREES** - Trees marked with yellow tape are scheduled to be trimmed April 3-5. For the safety of your vehicle, cars parked in the vicinity of these trees should be moved during those days.



**SPRINKLERS** - It has come to the attention of the Board from both our old and new sprinkler maintenance companies that the timers, power supply and water supply are being tampered with repeatedly which is causing our irrigation system to fail to run at designated watering times. At their request we have authorized the entire system to be under lock and key. Please be reminded that the irrigation system, pool equipment, tools and power equipment in maintenance building are not to be adjusted or used by any unit owners. If anyone observes an individual attempting to alter/damage or use any of the Association's equipment without expressed written consent please notify a board member immediately. If one observes the malfunction of pool equipment or sprinkler heads please notify Shannon (On-site Maintenance) or Ameri-Tech.

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