



A Word from the Board

Board of Directors

President

Rosanne Nobile

Vice-President

Elizabeth Galvin

Secretary

Karen Zachar

Treasurer

Linda Domian

Director

Jim Chapman

Director

Ed Heitov

Director

Roberto Sanchez

The Board of Directors is delighted by the support and participation from the community to pull together a **Hurricane Preparedness** team. There are many residents who have volunteered to become building captains in the event of a hurricane and a special flyer was distributed last month from the committee. It is all of our hopes that this team of proactive residents will never be called to action but it is wonderful to see our community behave in a proactive way.

As many of you can't help but notice we continue to have problems with our **irrigation system**. It seems that it runs properly for a week or so then a valve will get stuck and a zone will run non-stop. When this happens we have to shut down the entire system and wait for the irrigation company to come back out, which can be a week or two. This continues to frustrate and challenge the Board. We changed irrigation companies several months ago and are still not happy with the service we are receiving. The Board plans to evaluate some other irrigation companies in hopes we can get with a certified irrigation specialist who will be able to help us work towards upgrading our system and keeping what we have operable as we go. If there are any residents with expertise in this area, their input would be welcome.



We have observed that most residents have been making an effort to follow the **parking guidelines** by parking overnight in parking spaces as opposed to on the streets. Many thanks to those following the rules, the community looks better and it is easier for vehicles to maneuver the roads.

Welcome New Board Member

We are very pleased to announce that Jim Chapman at 2665 Sequoia Terrace, formerly a renter here, now an owner, has agreed to serve on the Board as a Director to fill the vacancy left by David Cibulas who recently moved to Sarasota. Welcome Jim!

Legal Ruling Regarding Skylights

In response to several inquiries, our attorney has provided the following ruling:

"The owner is responsible for the skylight because the unit owner is responsible for the windows. (Article XXI, Section 1, (b) (1)--owner shall maintain, repair, and replace all of the items listed in that section---including windows. There is an arbitration decision from 2003 on this point: Pope v Rough Creek Condominium held that where the owner is responsible for the windows, the owner is responsible for the skylights."

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

Monthly Maintenance Late Fee

The Board and management company have agreed on the following:

Effective January 2007, a \$25 late fee will be assessed to residents whose monthly maintenance payment is more than 15 days late arriving in the Ameri-tech office.

New Patios & Patio Standards

Policies and standards for the construction of new patios (front and rear) have been established. They are limited to 8 feet out from the rear of the property; pavers are to match the pool deck finish; the Architectural Committee approves on a case by case



Newly completed patios in the approved style can be viewed at the following addresses:

1464 Mahogany - front, John and Rebecca Hallstrom
2654 Sequoia - front, Karen Zachar
1450 Mahogany - rear, Scott and Diane Hood
2678 Sequoia - rear, Linda Domian
1482 Buckeye - rear, Cynthia Daniel (after mid-August)

A very attractive cost arrangement has been worked out with the contractors for the installation of new patios. For questions regarding the above policy or to discuss a new installation or replacement patio, contact Roberto Sanchez at 734-0078 or rsanchezaia@hotmail.com.



Management's Perspective

Now that a major portion of the maintenance projects are complete for Laurel Oaks, Shannon (onsite maintenance man) will no longer be on the property on a daily basis.

Instead, Mary Fontana will be working Monday, Wednesday, and Friday 2-3 hrs a day in the mornings. She will insure the pool area is clean; tennis court is blown off including ant hills, change light bulbs, do some power washing and perform other minor maintenance as needed.

All **maintenance concerns** should be directed to Scott Vignery with Ameri-Tech Property management. Office number 726-8000 ext: 222 / cell phone 224-4676. Email: Scott@amer-tec.com

Reminders & Updates

- As previously announced, Laurel Oaks will be going to **fully automated trash collection** and recycling in the near future, saving the association approximately \$7000 per year. Detailed information on these services will be distributed to you as soon as the exact date is provided by the city.



- We are still attempting to determine the level of interest in the **roof loan option** agreed to by Colonial Bank and provided to you in detail as an attachment to the last newsletter. If you think you might want to take advantage of this option, please contact either Elizabeth Galvin at elizabethandtrety@aol.com or Roberto Sanchez at rsanchezaia@hotmail.com In this regard, a meeting has been scheduled for Wednesday, Sept. 6 at 6:00 PM at the Dunedin Library Room B, with a representative of the bank to address any questions or issues you might have regarding this payment option.



- As you know, a **hurricane preparedness** document "We're All In This Together" was recently distributed to all Laurel Oaks residents. Please refer to that paper and contact Roberto Sanchez at 734-0078 or rsanchezaia@hotmail.com

if you have a generator, chain saw and/or gas grill to be shared with fellow residents if needed in case of emergency.

- The second \$250 installment of the \$500 **insurance assessment** fee required this year will be due on Oct. 1. A reminder notice will be mailed to residents from Ameri-tech several weeks prior to this date.

- There are extra Brinks **security yard signs** available in the maintenance shed. If you would like one for your property please leave Mary a note taped to the shed door with your address and she can drop it off.

Social

The next community social event is tentatively being scheduled as an Octoberfest (date TBA). See the next newsletter for more info on this event..

Visit our community web site at:
www.LaurelOaksatCountrywoods.org

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