



A Word from the Board

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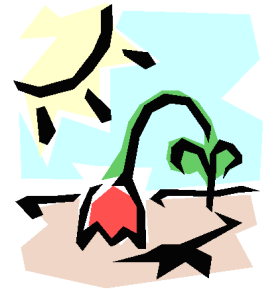
Ed Heitov

Director

Roberto Sanchez

We are well into our 2nd term in office and the job does not become easier as new challenges are always surfacing.

With this year's drought (still in progress), our irrigation system has been challenged since it is operating from only one well for the limited time allowed by county water restrictions. We have one quote to repair the 2nd well and bring it back on line and a quote from the City of Dunedin to hook up to reclaimed water. However both these options cost several thousand dollars and we are challenged with a way to fund these repairs. Currently no decisions have been made but this will be on the meeting agenda until a decision is made.



Effective June 1st we are experimenting with a change in personnel. Shannon will be working another one of Ameri-tech's properties and also taking some well-deserved vacation time. He will be replaced with a part-time maintenance person Mary, who works for Ameri-tech at other properties. She will be here, Monday, Wednesday and Friday mornings only. This will enable us to offset some monies we had to spend so far this year on items that were beyond the skills or physical capabilities of Shannon. If we do not make this temporary change the Board was afraid we would go over budget for Repairs & Maintenance.

The conversion of security monitoring systems from ADT to Brinks is now complete. It appears that all but 10 units changed out their alarm system hardware, which constitutes a success! As a result of this conversion many of us learned that our systems were faulty. We also became aware that the hard-wired smoke detectors were NOT part of the security system and could not be hooked up as a result. We recommend in light of this revelation that everyone be sure to have battery operated smoke detectors in your homes since the hard wired ones may not work especially if you have never tested it. Going forward, for all Security System problems, requests for service, additional features such as smoke detectors, call 1-800-371-5180 this number is noted on your keypad. Brinks will repair all their equipment should it become defective at no charge. Laurel Oaks Condo Association is responsible for the monthly monitoring expense and the individual unit owners are responsible for additional sensors and other wireless devices as needed due to failed or non-existent wiring. Acts of God such as lightning that damages individual security systems is the responsibility of the unit owners. The board has consulted with the association attorney on the above and we will be amending our documents in the future for enhanced clarification on the "security" since the current documents are somewhat ambiguous. One final note, regarding Brinks in case you have not heard if you set off your panic button or the button on the face of the keypad for police etc, even if you immediately enter your code and disarm the alarm the police will still be dispatched! It is equivalent to a 911 call and they will come out and inspect your home to be sure everything is ok.

Other items and projects the Board is working on can be also found in this newsletter. Ed is working with the City of Dunedin on a Trash program that could save us some money down the road. Elizabeth and Roberto are exploring a roof loan payoff. See attachment to this. Your response is requested if you are interested. We have said this before, community interest and involvement is needed to make Laurel Oaks a great place to live. We are requesting that some more residents step up and be ready to take a board or committee position next year as we want our board to change by a few members every couple years to keep things fresh! Come to poolside meetings and find out what's going on and how you can become more involved!

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

THANKS...

To the thirty six Laurel Oaks residents who gave me the opportunity to paint their garage door in exchange for a donation to the National Multiple Sclerosis Society and the MS 150 Bike Tour. This project alone raised over \$1700 and helped me to raise \$3200 in total toward the event held April 29-30. – Ed Heitov



TENNIS ANYONE?

As you know, our tennis court was resurfaced a few months ago and is now in excellent condition. If you play and would like to hit with others in Laurel Oaks, a sign up sheet

has been posted at the pool for this purpose.



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, and perform other minor maintenance as needed.

A Reminder....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

Please welcome new owners since September 2005

Richard Romero – 1450 Mahogany – Nov 2005
Roger Murphy & Michael Ogilvie – 2668 Walnut – Jan 2006
James McGauley – 1469 Mahogany – January 2006
James & Judy Chapman – 2665 Sequoia – March 2006
John & Nancy Moore – 1463 Mahogany – April 2006
Scott & Diane Hood – 1448 Mahogany – April 2006



Trash Talk

The City of Dunedin has informed us that Laurel Oaks has been added to the city's fully Automated Solid Waste Collection Program. In this program each household will be provided with a free 60-gallon container on wheels, designed to hold all your

trash, with a hinged lid to keep water and animals out.

Collection will continue to be on Mondays and Thursdays. As is the current policy, for yard and bulk debris that will not fit in the barrel, the Dunedin Solid Waste Division should be contacted to arrange for pick-up.

We are currently paying \$15.35/month/household for trash collection. With the fully automated system, that fee is reduced to \$7.68/month. Additionally, for a fee of only \$2.50/month/household, we can also include a collection container and once a week recycling in the community.

This program is not yet written in stone. Additional information on this program will be provided in the near future.

Questions related to the program should be directed to Ed Heitov at 738-1566 or eheitov@tampabay.rr.com.

WANTED...

Residents to serve on the Laurel Oaks Hurricane Preparedness Committee. If interested, contact Rosanne rmobile@tampabay.rr.com.

or Ed Heitov at eheitov@tampabay.rr.com or 738-1566.



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

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