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A Word from the Board



Mark your calendar. The next annual homeowner's meeting is scheduled for Wednesday, March 21, at the Dunedin Public Library. You should have recently received official notification from Ameri-Tech. The primary purpose of this meeting is to elect the board which, in conjunction with Ameri-Tech, will oversee the running of the Laurel Oaks community for the next year. If you are interested in maintaining the property and the quality of life we enjoy here and would like to have an active role in the process, you are encouraged to submit your bio and to run for the board. Your new ideas and perspectives will help to keep Laurel Oaks a viable and desirable place to live.

In that regard, as we're sure you're aware, all of the traffic islands in the community are in need of some upgrading and enhancement. To help achieve this end, a team of volunteers has made a thorough evaluation and analysis of each of the islands to determine how best to correct the existing problems. We are going out for bid on this job. We anticipate that some of the work will be done under contract. However, in order to save funds, we expect that much work can and will be done by community volunteers. More to come.

A recent incident suggests strongly that every resident learn where and how to turn off their main water source in the event of an internal water break accident. In the incident referred to, the unit owner was turning off a water valve in his unit which broke in the process and, consequently, allowed water, under full pressure, to run into his second floor unit for several minutes, flooding his unit and the downstairs unit, before the main cut off valve could be located and the water turned off. Be aware. Be prepared.

New Property Manager on Board

As of Jan. 1, the new Property Manager for Laurel Oaks is Larry Worley who has taken over for Scott Vignery. Larry is a Licensed Community Association Manager (LCAM) and a Licensed Mortgage Broker who joined Mike Perez and Ameri-Tech as a partner in Sept. 2001. Prior to joining the Ameri-Tech team, Larry served in the Air Force and then for a number of years as Vice President, Sales and Marketing for a large manufacturing enterprise.

Since property management is the core of Ameri-Tech's business, his background experience lends itself to managing the varied and diversified needs of our community, from administrative through maintenance. We welcome Larry and trust he will serve us well. He can be contacted at Ameri-Tech at 727-723-8000 Ext. 224 or on his cell phone at 727-639-4733.

New Dunedin Community Center

For those who may not be aware, the new Dunedin Community Center (DCC) is now open at 1920 Pinehurst Road (Pinehurst and Michigan Ave.). This beautiful new 42,600 sq. ft. facility is a tremendous addition to the city of Dunedin. The building houses a fully-equipped fitness center, various meeting rooms, a large multi-purpose room and stage, etc. A wide variety of classes and workshops are being offered. As residents of Dunedin, annual membership for use of the facility is only \$5. Take the time to visit the DCC. You'll be impressed. 727-812-4533.

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

Dunedin Community Garage Sale



Dunedin's Community Garage Sale is Saturday, March 10, at the new Dunedin Community Center (DCC).

Register at the DCC for a 10' x 10' space for a \$13 fee and plan to get rid of a lot of that "stuff" that's keeping you from parking in your

garage.

Also, or anyone who has ever done a garage sale alone, it can be challenging when you need a quick break for the restroom or food. You can contact Cynthia Daniel at 727-738-1688 regarding coordinating Laurel Oaks tables being adjacent or, if this does not interest you, contact the Dunedin Recreation Division directly at 727-812-4530.

Assessment Announcement Error

Please disregard the letter you received recently from Ameri-tech regarding the due date for the first of two \$475 special assessment payments. The letter was sent in error. In fact, this payment is not due until March 1. The second payment will be due Oct. 1.

Cynthia's List

Anyone wanting to use this column should provide all necessary information to the newsletter editor at: eheitov@tampabay.rr.com. Our website also contains valuable vendor information under "Homeowner's Exchange."

HOUSEKEEPER - Debbie Dato 727-698-0936

Debbie is a thorough, reliable and energetic person and I've loved having her as my housekeeper. She also does pet sitting and some elderly companionship. —Cynthia Daniel 727-738-1688 or cynthia@portraitartist.com

GARAGE DOOR REINFORCEMENT AGAINST STORMS

Precision Overhead Door 727-524-0001

—Barbara Epstein 733-0754

All the following submitted by Roberto Sanchez
rsanchezaia@hotmail.com

PAVERS MATCHING OUR POOL DECK

Rory Summers Landscaping 727-501-5283

Has delivered on time and a good price ALL the patios (14)

PAVER INSTALLATION

Daniel at Pavers Systems 813-239-4073

Has installed ALL pavers on ALL new patios

REPAIRS

(drain, concrete sidewalk repair, wood trim, leak repairs)

John Dekievit 727-542-6472

Resolved ALL of the above at: 1510 Mahogany, 2674 Walnut Drive and 1508 Mahogany plus ALL soffit repairs on all dog-house roofs)

Reminders & Updates

- A late fee of \$25 will be assessed if your monthly homeowner's association dues are received more than fifteen days late by Ameri-Tech.

- Once again, recycling is only picked up on Mondays. Do not place recycling bins out on Thursdays. All trash must be placed in the city-provided containers. Trash left outside the containers will not be picked up.



- Residents and guest vehicles may not be parked on the street overnight. They must be parked in designated parking areas only.

Community Lights...

If you should notice that the walkway lights are out around the pool area, please contact our Property Manager, Larry Worley at 639-4733 or 726-8000, as soon as possible. Hopefully, this on-going problem has been resolved.



Management's Perspective

On-site maintenance in the community is being performed by Mary Fontana who works Monday, Wednesday, and Friday 2-3 hours per day

in the mornings. Her job is to ensure the pool deck and restrooms are cleaned, light bulbs are replaced, the tennis court is blown off, necessary power washing is performed, and other minor maintenance is completed as needed.

All maintenance concerns should be directed to our property manager, Larry Worley with Ameri-tech. The office number is Ameri-Tech at 727-723-8000 Ext. 224 or on his cell phone at 727-639-4733.

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.