



*Board of Directors*

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Ed Heitov  
eheitov@tampabay.rr.com

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rsanchezaia@hotmail.com

**Director**

Barbara Epstein  
barbeps@msn.com

**Director**

Barbara Moscato  
barbmoscato@msn.com

*Numbers to Know*

**Maintenance**

Qualified Property  
Management, Inc. (QPM)  
(727) 869-9700

**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

*A Word from the Board*

A happy, healthy and prosperous 2008 to all Laurel Oaks residents and family. The board is looking forward to another productive year on behalf of the Laurel Oaks community.

Have you noticed this seems to have been the Year of the Acorn. This is my fourth fall season as a Laurel Oaks resident but the first as a witness to the downpour of acorns that occurred.

In addition to the deluge of acorns you may have noticed other things going on here as well. Most notably has been a change in our landscape services. This was done for several reasons. Specifically, previously, landscape, irrigation, and fertilization and pest control were being handled by several different vendors who may or may not have communicated with each other. By going with one company, Design Landscape, all of these services are now under one umbrella, which facilitates communications and which also saved us close to \$8000 annually. (Look for more information on Design Landscape in this newsletter).

As most folks know, the irrigation system has been an ongoing challenge here. We've been informed that all the issues with the irrigation have now been resolved and the sprinklers are operating on a regular schedule (one hour per week per zone), sod has been added in several areas where needed and the islands can now be addressed. Additionally, three large oaks on the property have died recently and will be removed in the near future.

If you have not had the pleasure of meeting our maintenance man, Jacob, as yet, try to do so any Tuesday or Thursday when he's on property. He seems to be a miracle worker and virtually able

to fix any problem. We are very fortunate to have him here to deal with the myriad of problems that crop up here. To get Jacob to correct an association related problem for you, contact QPM at 727-860-9700 to establish a work order.

Further, at the Dec. 27 meeting, the board approved and passed the 2008 budget for Laurel Oaks. The fully funded budget calls for a maintenance fee of \$424 per month. Given the \$950 special assessment fee imposed in 2007, this actually represents a \$51/month fee reduction for 2008. There will be no special assessments in the new budget year.

Finally, as many residents know, for several months there has been a faction of vocal and discontented residents apparently displeased with the board and leadership of Laurel Oaks. As a result, Karen Zachar who had been serving as President decided to step down from that position. Ed Heitov at 1446 Mahogany, who had been serving as Vice-President has assumed that role for the remainder of this Board term (into March). He can be reached at 738-1566 or eheitov@tampabay.rr.com. Hopefully, this change in leadership will preclude further negative and divisive actions in the community.

*Ed Heitov*

## Design Landscape

As mentioned in the "Word from the Board" our new landscape company is Design Landscape out of New Port Richey. They were chosen after a bidding and evaluation process with two other landscapers. The advantage of selecting this

company was the fact that all landscape services (mowing, trimming, blowing, edging, weed control, irrigation, fertilization and pest control) have now been brought under one umbrella, thus facilitating communication among the components.

This move is also saving us substantial fees from what we paid the several



vendors previously doing this work.

The schedule for Design Landscape will vary depending on the season and the month. During the winter we'll only see them here twice a month. Three or four times a month in the Spring and Fall and five times a month in the Summer. It is our intent to ensure Design Landscape not only maintains a high standard during their regular visits to Laurel Oaks but also brings the property up to a higher quality level.

The manager for Design Landscape is Frank Saccone at 727-859-9119. However, if you notice a problem or observe something landscape related needing attention, please contact Ed Heitov initially at 738-1566 who maintains liaison with Design Landscape.

## Our Property Manager

For those of you who have not met me as of yet; my name is Omar El Hassan and I am your community association manager. I studied for two years at Rutgers University. My work experience is primarily in the hospitality industry. I worked for 8 years as a general manager of several hotels including Holiday Inn, Comfort Inn and Best Western. I have been working in the association management industry for 2 years and have had my CAM license for 6 months. Being a portfolio manager I manage 12 other properties in the area but of course Laurel Oaks is my favorite. Although I will not always have the answer or the solution I will always work hard at helping any member of the community with any issue they may face. Please feel free to email me at [omar@qualifiedproperty.com](mailto:omar@qualifiedproperty.com) or call me at the office at 727-869-9700 with any questions or concerns you may have.

## Reminders & Updates

- All trash must be placed in the city-provided containers for pick up Monday and Thursday mornings. Again, trash left outside the container will not be picked up. Trash containers should not be placed on the street until 7 PM the night before collection. 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.

- Resident and guest vehicles may not be parked on the street overnight. Resident vehicles should be parked in the garage or driveway whenever possible. Guests should park in designated guest parking areas.

- Laurel Oaks residents are generally conscientious about this, but dog owners/walkers are reminded that they are responsible for always cleaning up after their pets. Recently, it has been observed that dog deposits have not been removed.



## Cynthia's List

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

GARAGE DOOR REINFORCEMENT AGAINST STORMS  
Precision Overhead Door 727-524-0001  
—Barbara Epstein 733-0754

WATERLESS CAR DETAILING AT YOUR RESIDENCE  
Justin Wallen 727-415-1518 —Cynthia Daniel 727-738-1688

CANDLELIGHT KITCHEN DESIGNS for new or refaced  
Kktchen cabinets 944-3150  
—Ed Heitov 738-1566

The next regularly scheduled Board meeting is at Unity Church of Palm Harbor,  
1960 Tampa Road  
on January 23 at 6:30 pm

Visit our community web site at:  
[www.LaurelOaksatCountrywoods.org](http://www.LaurelOaksatCountrywoods.org)

For questions or comments regarding this newsletter, please contact Ed Heitov at  
[ehaitov@tampabay.rr.com](mailto:ehaitov@tampabay.rr.com)