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# EAST BAY OAKS

• E X P R E S S •

October • 2025

Issue 8  
49<sup>th</sup> Year

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# East Bay Oaks Monthly Media

Mich Emond EastBayOaksHOA@gmail.com

## East Bay Oaks Residents', Inc. Officers, 2025/2026

President.....Sheila Siretz  
Vice President .....Steve Germscheid

Secretary .....David MacAskill  
Treasurer .....Mich Emond

### Board of Directors: To March 2026

David MacAskill  
Steve Germscheid  
Dom Danieli  
Ernie Ranger, Social Director  
Sheila Siretz  
Mich Emond  
Colleen Huckins

**EBO MONTHLY MEDIA**  
*Mich Emond*  
*EastBayOaksHOA@gmail.com*

**MANAGER: Kristen Pruett 727-531-9105**  
**EDITOR: Mich Emond EastBayOaksHOA@gmail.com**

**DEADLINE FOR SUBMISSION TO MONTHLY MEDIA IS THE 7TH OF EACH MONTH**

**Clubhouse Booking**  
Please note that all Clubhouse bookings (requests to use the Clubhouse for private events) are being handled by the Park Management Office (727-531-9105).

## Emergency Notification (Call-Em-All \* Robo-Call)

**E**LS has implemented an automatic messaging service (Call-Em-All) to notify you in the event of a critical or routine event such as loss of water, electricity, etc. This will be the only method used to contact you should you need to be notified of a critical or routine event. If you do not receive a call, please contact the Office.

## Clubhouse Booking

**P**lease note that all Clubhouse bookings (requests to use the Clubhouse for private events) are being handled by the Park Management Office (727-531-9105).

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36

**ASK about financing**



32



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# East Bay Oaks Residents' Inc. Homeowner's Association

## Notice to Association Members of Meetings of the Board of Directors 2025 – 2026 Schedule

Notice is hereby given that the meetings of the Board of Directors of the East Bay Oaks Residents Inc. will be held at the Clubhouse on the following dates and times:

Location: All meetings will be held at the Clubhouse

### Meeting to set agenda for Board Meeting on the Saturday before the Board Meeting.

November 1, 2025	9 am	January 31, 2026	9 am
November 29, 2025	9 am	February 28, 2026	9 am
January 3, 2026	9 am	March 28, 2026	9 am

### Meeting to conduct ordinary business of the Home Owner's Association on first Wednesday of the month. Annual General Meeting, first Wednesday of March.

November 5, 2025	7 pm	February 4, 2026	7 pm
December 3, 2025	7 pm	March 4, 2026	7 pm (AGM)
January 7, 2026	7 pm	April 1, 2026	7 pm

### Board of Director's Planning Meeting on the first Tuesday of April.

Meeting dates subject to change.

April 7, 2026 1 pm

## HOA President



Happy October,

It is that time of year again. Every year, the Rough Ridders collect, sort and distribute thousands of unused Teddy Bears to hospital patients, cancer survivors and their families, centers for abused woman and children, community health centers, special need day care and foster children. "Teddy Bears" can be any form of a stuffed animal.

As many of you know Helga and Walter Kelly have collected "Teddy Bears" from EBO and El Dorado residents for the Rough Riders for many years. In the past few years they have been assisted by Mich and Annie Emond in collecting these stuffed animals. Last year there were 272 collected and each year we try to exceed the year before. This can't happen without the help of all the residents' donations.

This year Annie and Mich will be leading the collections and would like to dedicate the donations to Helga and Walter for all their years of hard work and dedication to helping children and Families in need.

So please help us this year and donate. Donations can be dropped off to Mich and Annie at

*...continued on page 6*



Lot 270 in EBO or brought to any event happening at the Clubhouse. Annie or Mich will also pick them up if you let them know where you are located

We will also be collecting children’s socks and underwear for The Largo Police Department. Officer Bowling is our Liaisons and is here in the park every 2nd Wednesday of the month for the neighborhood watch meetings. Those can also be dropped off with Annie and Mich.

Lastly for those of you who attend, the Food Pantries for October will be held at Noon on October 3rd and 17th. We hope to see you there.

EBO HOA President  
Sheila M Siretz

## East Bay Oaks Clubhouse Activities

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**H**AND AND FOOT: played weekly on Tuesday 1-3 pm.  
POKER: played weekly on Tuesday night at 6:00 pm  
CARDS: played weekly on Friday night at 6:00 pm



## Puzzle Table

---

**T**he puzzle table is in the Continental Room and we have plenty of puzzles in stock to keep you occupied for months!



## Sick Bay and Condolences

---

**W**e are looking for a volunteer to process sick day and condolences on behalf of the HOA. Please let any member of the HOA board know should you be interested.

Card donation – For any resident wishing to donate extra cards, get-well cards, sympathy cards, encouragement cards or blank note cards.

## Library

---

**W**hen returning books to the Library, please DO NOT place your books back on the shelf. Place them in the “BOOK DROP OFF” slot provided for that purpose.

Please drop off any magazine donations at the Laundry Room as the library is not able to handle magazines. Thank you for your cooperation.



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Testament  
\$125**

35 ★ 6



## Ducks/Wildlife

Please do not feed or put out feeders accessible to ducks or other wildlife. It is illegal in the State of Florida to feed wildlife and you could be charged a \$100 fine for the first infraction.



## Activities/Social Events

*Ernie Ranger*

It won't be long before the snowbirds start rolling and your calendar fills up. Many joint events are planned for the fall/winter months with our friends at Eldorado Village this year.

Bingo at East Bay Oaks will be kicking off on October 30th with our Halloween bingo. Prizes will be given out for the top 3 costumes so don't wait, starting planning now.

I look forward to getting back and into the swing of things and meeting the many new residents that have moved in over the summer.

If you are interested in volunteering for any events or maybe even hosting an upcoming event.

Please feel free to reach out to me anytime. My phone number and email are listed in the monthly media or in our park directory.

Stay safe and see you soon.



Your Ideas and Suggestions

are always

**WELCOME**

If you have any ideas or suggestions for events or activities, or if you would like to host an event

Please contact

Ernie Ranger, Lot 313

or

email: [ebo.socialdirector@gmail.com](mailto:ebo.socialdirector@gmail.com)

## Fun EBO Style

Join Your neighbors this October for a variety of fun social events.

## Shout Outs

No shout out's in September



Annual HOA membership of \$10 is due and payable to any HOA Board Members listed on page 2 of this Media



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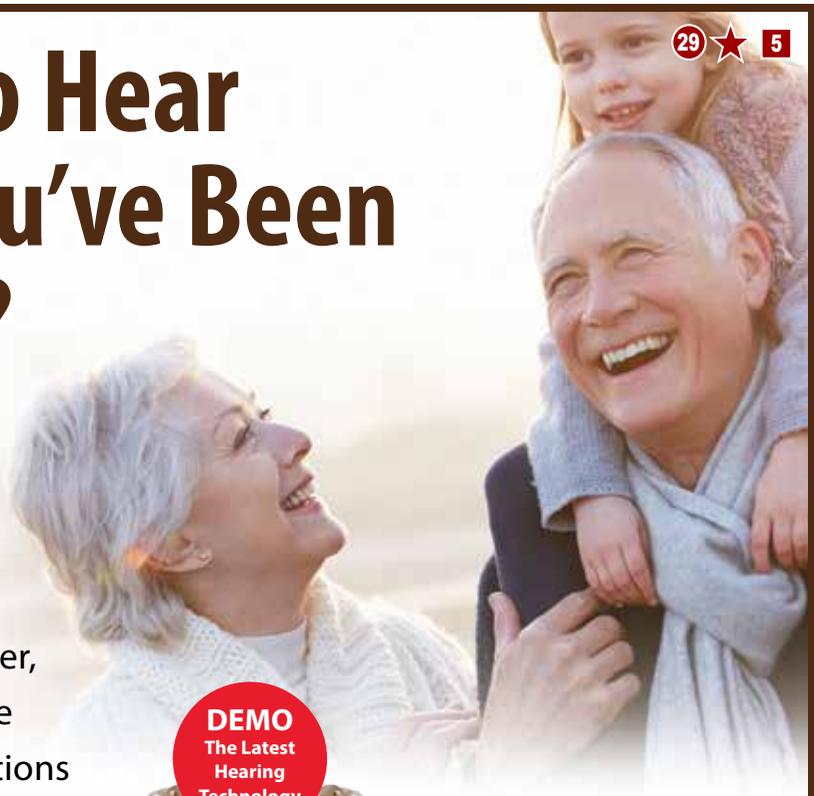
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CCC-A, ABAC, F-AAA  
Board Certified  
Doctor of Audiology



# Helping our Community

- Collecting Teddy Bears for the Rough Riders. Ongoing. See Helga Kelly at Lot 228 or Anne Emond at Lot 270. We collected 272 Teddy Bears in 2024 that were donated to the Rough Riders. A new record.
- Toys for Tots received 193 toys and \$71.23 in cash in 2024.
- 14 lbs of Aluminum Can tabs for Shriners were collected in 2024. Ongoing. Leave in container located in Club House
- Match Box cars for Largo Police Department. Ongoing. Leave in box in Club House. 52 Match Box cars and 50 pairs of socks and underwear were collected in 2024 for the Largo Police Department.
- Food box in Club House. Take what you need, leave what you can.



# October Sudoku

7	3				6			
		4		9				
			8					4
		6				7		
				1		3		
1	4		2				5	
		8		5	1			
5	9			8		2		
				6			7	



8	7	5	2	6	9	3	1	4
1	6	4	8	3	7	9	5	2
3	9	4	1	5	7	8	2	6
6	5	8	7	2	3	9	4	1
9	3	8	1	6	5	7	2	4
4	9	3	8	1	6	5	7	2
2	7	5	6	1	8	3	4	9
3	8	6	5	4	9	7	1	2
9	6	2	8	7	5	1	3	4
8	5	4	1	9	3	6	2	7
7	3	1	4	2	6	9	8	5



# Eldorado Bingo Every Tuesday Night

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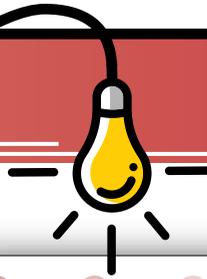
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- 2. Don't accept friend requests from people you don't know**  
Scammers may create fake accounts in an attempt to friend and manipulate people.
- 3. Watch out for suspicious links and malicious software**  
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## INSURANCE: HEALTH

Dawn-Rae Crutchfield ..... 727-499-8461

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 Ron's Handyman Services ..... 727-657-2491

## HEARING AIDS

MedRx Hearing Center ..... 727-584-9696

## HOME HEALTH CARE

Bayada Home Health Care ..... 727-450-0767

## KITCHEN CABINET REFACING

Swales Re-Face It, LLC ..... 727-804-1689

## MANUFACTURED HOME SALES/NEW

Citrus Homes/Meadowood Homes ..... 727-535-5262

## MOBILE HOME SUPPLIES - RETAIL

Mobile Home Depot, Inc. .... 727-535-1100

## MOBILE HOME WASH/WAX

Royal Enterprises ..... 727-394-7351  
 Wyngarden Mobile Home Wash ..... 727-587-0876

## MOBILE HOME WINDOW FILM

Royal Enterprises ..... 727-394-7351

## PAINTING/INSIDE & OUTSIDE

Payless Painting Services ..... 727-470-5876

## PEST CONTROL

Buggin Out Termite & Pest Control ..... 727-535-2629  
 Coby's Tentless Termite & Pest ..... 727-462-0400  
 FL Termite & Pest Experts ..... 727-785-2552

## PLUMBING SERVICE

Denny's Plumbing, Inc ..... 727-530-1391  
 Jones & Sons Plumbing, Inc ..... 727-799-0287  
 Largo Plumbing Co ..... 727-596-0525

## REMODELING/INTERIOR

Veterans Mobile Home Services ..... 727-435-0747

## ROOF REPLACEMENT

All Weather Roofing ..... 1-800-297-3758  
 AMS Advanced MH Systems ..... 727-471-0820  
 Community Roofing of Florida, Inc ..... 727-536-9999

## ROOM ADDITIONS

ASC Aluminum Specialty Contr. .... 727-547-8300  
 Bay Area Aluminum Services, Inc ..... 727-585-4442  
 Keenan Construction ..... 727-455-0778

## TIE DOWNS/MOBILE HOMES

Florida Anchor & Barrier Co. .... 727-237-6772  
 Underhome Armor ..... 727-282-2045

## TRAVEL/TOURS

Travel Is Fun ..... 727-347-1600

## VAPOR BARRIER

Florida Anchor & Barrier Co. .... 727-330-7821  
 Precision Vapor Barriers ..... 727-237-6772  
 Underhome Armor ..... 727-282-2045

## VINYL SIDING

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 ASC Aluminum Specialty Contr. .... 727-547-8300  
 Mitchell Siding ..... 727-586-6315

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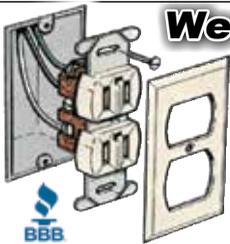
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 with this ad\*  
\*DISCOUNT DOES NOT APPLY TO ESTIMATED WORK ONLY SERVICE CALLS, CAN'T BE COMBINED

Sunday	Monday	Tu
5	6 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm	Trash Pick Power Aer Water Aer Hand & Fo Poker 6:00 Eldorado E Card Sal 6:00 pm Game St
12	13 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm <i>Columbus Day</i>	Trash Pick Power Aer Water Aer Hand & Fo Poker 6:00 Eldorado E Card Sal 6:00 pm Game St
19	20 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm	Trash Pick Power Aer Water Aer Hand & Fo Poker 6:00 Eldorado E Card Sal 6:00 pm Game St
26	27 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm	Trash Pick Power Aer Water Aer Hand & Fo Poker 6:00 Eldorado E Card Sal 6:00 pm Game St

# East Bay Oaks

Monday	Wednesday	Thursday	Friday	Saturday
	1 Power Aerobics 8:00 am Water Aerobics 9:30 am	2 Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo (card sales 5:30-6:15 pm)	3 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm	4 Coffee Social 8:30 am
7 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo 1:00 pm Poker 6:30 pm	8 Power Aerobics 8:00 am Water Aerobics 9:30 am Neighborhood Watch Meeting 7:00 pm	9 Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo (card sales 5:30-6:15 pm)	10 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm	11 Coffee Social 8:30 am
14 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo 1:00 pm Poker 6:30 pm	15 Power Aerobics 8:00 am Water Aerobics 9:30 am	16 Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo (card sales 5:30-6:15 pm)	17 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm	18 Coffee Social 8:30 am
21 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo 1:00 pm Poker 6:30 pm	22 Power Aerobics 8:00 am Water Aerobics 9:30 am	23 Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo (card sales 5:30-6:15 pm)	24 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm	25 Coffee Social 8:30 am
28 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo 1:00 pm Poker 6:30 pm	29 Power Aerobics 8:00 am Water Aerobics 9:30 am	30 Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo (card sales 5:30- 6:15 pm) Halloween Bingo 6:30 pm	31 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm <b>Halloween</b>	

**For Advertising Info Call or email:**

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Medical Payments.....\$5,000 Each Person  
Comprehensive .....ACV - \$500 Deductible  
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Additional Exp.....\$40 Per Day / \$1,200 Each Occurrence  
**Annual Paid In Full Premium.....\$1,652.92\***



### We Also Offer Mobile Home Insurance

Quote Details: -67 married male, vehicle driven for pleasure use, superior credit, 5 year clean driving record on all licensed household operators -2022 Ford Edge, garaged in Pinellas County zip code 33771, equipped with Air-Bags, ABS and Anti-Theft device  
\*NOTICE: Acceptability of all proposed applicants subject to underwriting approval, premium rates are subject to change. Rates will vary based on age of operator, driving record, credit history, garaging address and type of vehicle.

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### AND MORE GREAT MULTI DAY TRIPS COMING!

- OCT. 9, 4 DAY - **CHARLESTON SOUTH CAROLINA**...\$755\*/\$987
- NOV 2, 3 DAY - **FLORIDA KEYS & KEY WEST**...\$529\*/\$705
- NOV 16, 6 DAY - **MYRTLE BEACH & SAVANNAH**...\$1269\*/\$1599

### PLUS Great Day Trips Too!

- OCT. 11, SAT. - **"RAT PACK LOUNGE"** in Ft. Myers River District...\$159
- OCT. 12, SUN. - **WINTER PARK - AUTUMN ART FEST**.....\$89
- OCT. 14, TUES. - **MAY STRINGER HAUNTED HOUSE & Lunch**...\$119
- OCT. 16, THURS. - **LUNCH BUNCH with TODD at OZONA BLUE**...\$79

### PLUS Lots More on our Website or call for a list!

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**\$95<sup>00</sup>**  
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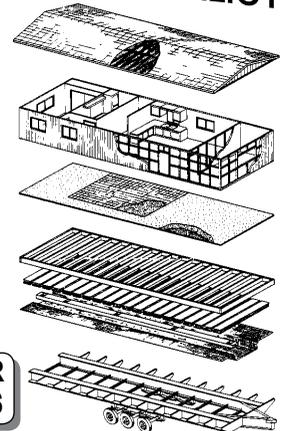
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# East Bay Oaks HOA - The Sunshine Fund

This is a fund to help EBO residents with HOA expenses or to attend park events that they may not be able to afford. Donations are accepted for a specific resident or event, or your donation will be added to the general fund. The HOA donates a portion of money brought in by our events/activities to The Sunshine Fund.

Do you know of someone who would like to participate in being an active, involved member of our HOA or attend one of our functions, dinners or other social events? The Sunshine Fund provides help for those that may be struggling financially or emotionally - often or occasionally - a lot or a little.

Tickets/money given to the recipients will strengthen and grow new and different experiences for everyone in our community to enjoy.

The funds are distributed from your nominations. Requests and nominations always remain anonymous. All nominations will be considered.

The Sunshine Fund used \$155 in 2024 to benefit a handful of your friends and neighbors. We gifted tickets/money for a pool party in March, Christmas Dinners and a Snowman Hat Craft Day in December, as well as HOA memberships.

Please make written nominations using the form below or verbally to Flo Brown, Sara Spanos, Elaine Mihara, Colleen Hensley Huckins or myself, Jeryl Danieli. Please try to get your nominations to us at least 2 weeks prior to the event you're thinking of.

Any of us would be happy to accept donations to grow this fund.

We hope to brighten more residents with a little sunshine in 2025.



## Sunshine Fund Nomination Form East Bay Oaks HOA

Thanks to the generosity of numerous EBO residents, a fund has been set up to help neighbors attend a variety of the park's events and activities.

All nominations will be considered. Recipients will remain anonymous. Nomination forms may be given to Jeryl Danieli, Flo Brown, Sara Spanos, Elaine Mihara or Colleen Huckins.

I would like to nominate for the fund: \_\_\_\_\_

The activity I'd like them (or I) to attend: \_\_\_\_\_

Cost of Activity \_\_\_\_\_

*Please nominate at least 2 weeks prior to deadline for event*



**Annual HOA membership of \$10 is due and payable to any HOA Board Members listed on page 2 of this Media**

# LOOKED UNDER YOUR MOBILE HOME LATELY?



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**BEFORE**



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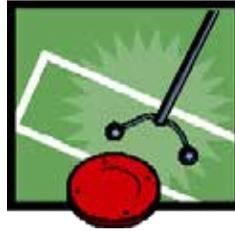


## A note from the Shuffleboard coordinators

---

I'm sad to announce that this year there will be no shuffle team. The courts are nowhere near playable and we have lost at least three of our main players, so we only have seven. I will try to keep my eye on tournaments for anybody that wants to play please let me know I will put a schedule here. I'm very sorry that I've let you down as your captain I really tried to pull a team and the season together this year.

Thank You,  
Colleen Hensly Huckins



## Robo Call

---

In the event that we need to quickly communicate emergencies or incidents to the entire community (i.e., water shut off; power disruption; etc.), we would like for you to enroll in our free Robo Call Program. Below are the instructions to opt-in to the program:

Have each interested party send a text from their cell phone to **(727) 304-4552** with the following message (as indicated) in the body of the text: **Join EBO Res**

Resident will then get a reply asking them to respond with their name and lot number, and once done, the registration is complete.

## Parking Rules

---

This is a reminder RE: the parking rules as well as a few changes to occur effective Jan 1st.  
**\*\*Each home is allowed TWO cars per home, any extras must be removed from the property right away.\*\***

You will be towed for the following:

1. Parking in any space around the clubhouse, office or mailboxes between the hours of 8 am and 10 pm, unless you are using the amenities. (900-530 for the office)
2. Parking in any space around the clubhouse, office or mailboxes between the hours of 10 pm and 8 am without a RED hang tag or a YELLOW dated guest pass. (530-900 for the office) You can register for either at the office.
3. Parking on the street anytime between 1 am and 6 am.
4. Parking anywhere on the property without a general parking sticker.
5. Parking a commercial vehicle, anywhere on property. This would be any vehicle with any advertising on it. Or any vehicle that is used for commercial rather than personal use.



## HOA Board Meetings

---

There are many benefits to joining the Home Owner's Association aside from voting rights. HOA Board Meetings are official meetings of the Board of Directors and meeting are open to all HOA members and all residents are encouraged to attend but only HOA members can speak and only to agenda items. There is a sign in sheet at every meeting so that the Secretary can determine who is in attendance, to determine HOA members present, and if quorums are met. HOA members can also have an agenda item presented for consideration by contacting the Secretary or attending an agenda meeting. A number of agenda items for meetings between the Board and Park management have come from our HOA members. A number of events throughout the year also come with discounts for HOA members. Most recently, HOA members were given a coupon for a discount on January's breakfast and HOA members were given a reduced price on the ice cream social held in February. It pays to join!



BOARD MEETING

## Coffee and Donuts \$1.50

---

Join us every Saturday morning between 8:30 - 9:00 for coffee and a donut, Donuts are \$1.50 each. Bring your favorite coffee mug, enjoy some tantalizing conversation with your neighbors and get updates on what's happening in your Community.



## Sponsor Saturday AM Donut

---

Did you know that you can sponsor Saturday morning donuts in memory of a loved one, a birthday, anniversary, or any occasion you choose, or just because? The cost to sponsor a Saturday morning donuts is \$25. Please see Chris Lowe if you would like to sponsor donuts and we'll give you a Shout Out in the Monthly Media. If you'd rather just donate any amount to the donut fund, we thank you. Only amounts of \$25 or more get a special shout out!



## PET Rules and Regulations

---



All pets must be approved by MANAGEMENT in writing before the pet's owner moves into the COMMUNITY, or before RESIDENT obtains a pet after move-in.  
No more than two (2) pets per household.

All pets must be on a leash no longer than six (6) feet at any time the pet is outside of RESIDENT'S homesite.



Pets may not be tied unattended outside of RESIDENT'S manufactured home at any time. Pets may not be walked on the lawns of any homesite in the COMMUNITY, other than RESIDENT'S homesite.

No pet enclosures, including, but not limited to dog houses, are allowed. Pets must be kept inside RESIDENT'S manufactured home if unattended.

Excessive noise is not allowed, and pets must not annoy RESIDENT'S neighbors. Pets must not be left alone if they bark, cry or whine when by themselves.

No pets are allowed in the COMMUNITY recreation areas at any time.

Guests' pets are not permitted in the COMMUNITY.

## Introducing The East Bay Oaks and Eldorado Village Talent Bank!!

**A**re you a skilled baker, auto mechanic, accountant, hairdresser/barber, computer repair person, house cleaner, financial planner, painter, decorator, seamstress, mechanically inclined, or someone with a truck willing to pick up a piece of furniture, or haul something off to the dump, etc? What did/do you excel at when in the workforce?

The community is looking to tap into the vast skills and expertise of our residents. Everyone has a value and worth.

The opportunities are endless.

There is a commonality among all of the residents simply by virtue of your address. As we are all aware, word of mouth is very impactful. It's more likely that residents will receive a higher response rate AND quality of work solely based on the camaraderie that exists.

If you would like to be added to a growing listing of residents willing to offer their services for a fee, as a courtesy, or to barter CALL US TODAY!! Please direct all feedback or inquiries to the office via email at [eastbayoaks@equitylifestyle.com](mailto:eastbayoaks@equitylifestyle.com) or call us at (727) 531-9105.

		<b>East Bay Oaks Residents Inc. Membership Application Form</b>
Last Name: _____		First Name: _____
		Lot # _____
Email: _____		
<small>Unless waived, notice of the Annual General Meeting (AGM) shall be mailed, hand delivered, or electronically transmitted to each member, and shall constitute notice. FSS723 4(c)11(d). Your notice of AGM is located on your membership card and shall constitute notice. I agree to be contacted by the email address given for any Homeowner's Association business.</small>		
Signature: _____		Fee Paid: _____
		Card Given: _____
(Return completed form to HOA OFFICE)		

**Kristen Pruett**

Resort Manager | Eldorado Village and East Bay Oaks

601 Starkey Rd Lot #78 Largo, FL 33771

P: 727.531.9105 | C: 727.282.9642





# 360 Home Inspection

🔍\*\* 360 Exterior Home Inspections Resumed September 15th\*\*

**W**e are announcing that **360 exterior home inspections officially resumed on September 15th.** These inspections are a proactive way to ensure the exterior of each home remains safe, well-maintained, visually appealing, and not in violation of the governing prospectus. Our goal is to identify any issues early and keep our community looking its best, which in turn maintains your homes value.

## 🔧 **What Are 360s?**

360s are **comprehensive exterior inspections** that involve a full walk-around of each home. Our maintenance and management teams will assess the condition of all visible exterior elements, document any concerns, and notify you if there are any violations, repairs or improvements needed.

## 🔍 **What Will Be Inspected?**

During the 360s, inspectors will evaluate:

### **Gutters & Downspouts**

Checking for clogs, leaks, proper drainage, and secure attachment to the structure.

### **Siding & Exterior Walls**

Inspecting for cracks, warping, mold, mildew, or fading paint.

### **Windows & Screens**

Ensuring windows are intact, screens are free of tears, and frames are sealed properly.

### **Doors & Entryways**

Verifying that doors are intact, and thresholds are in good condition.

### **Driveways, & Patios**

Checking for neat appearance, if you have anything stored, it is out of plain sight, driveways are clean or painted.

### **Landscaping & Yard Maintenance**

Evaluating weeds in the flower beds, overgrown shrubs, tree limbs near structures, and general curb appeal.

### **Fencing & Gates**

Ensuring that there are no fences as per the prospectus unless you have written approval and they are in good, clean condition.

## ☑ **What Happens After the Inspection?**

Each home that has violations or repairs needed will receive a **360 Inspection Report** outlining any findings. Our team will schedule a follow-up inspection, usually within 30 days, to verify compliance.

## 📝 **What You Can Do**

**Get a head start** use the list above as a checklist

**Report known issues** to the office ahead of time so they can be prioritized.

Thank you for your cooperation and commitment to keeping our community in excellent condition. If you have questions about the inspection process or your home's report, please contact the management office at (727) 531-9105.

**Hurricane Season is June 1st to November 30th**

# HURRICANE PREPAREDNESS TIP

## ASSEMBLE A DISASTER SUPPLY KIT

Plenty of batteries and a battery-powered radio



Food and water for at least 7 days



Copies of important documents such as:

- Photo ID
- Birth Certificates
- Social Security Cards



Enough supplies for your pets for at least 7 days



2 weeks' supply of medications and a detailed list of required medical devices



Find a full disaster supply kit checklist at [FloridaDisaster.org/Kit](http://FloridaDisaster.org/Kit)



# AJ's Beds & Furniture

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# Directory Update



There are many homes listed as vacant in the directory which are not actually vacant. These residents either do not want their information listed or have not completed and turned in a resident form. If you would like to be listed in next year's directory, please fill out the New Resident Form and return it to any HOA Board Member or directly to Anne or myself at Lot 270.

## Homeowner's Association Park Directory/Monthly Media Information

I give consent to have the following information given to the Homeowner's association for the purpose of allowing them to publish my information in the Park Resident Directory/Monthly Media. This information will not be distributed to other entities for any purposes. Please contact the office to have your telephone number added to the Robocall list in the event of a critical or routine event such as a water shut off.

Name: \_\_\_\_\_ Lot # \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Birthday: Month \_\_\_\_\_ Day \_\_\_\_\_

Anniversary: Month \_\_\_\_\_ Day \_\_\_\_\_

Name: \_\_\_\_\_ Lot # \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Birthday: Month \_\_\_\_\_ Day \_\_\_\_\_

Anniversary: Month \_\_\_\_\_ Day \_\_\_\_\_



I give consent to the HOA to publish my/our telephone number in the Park Resident Directory.

I give consent to the HOA to publish my/our email address in the Park Resident Directory.

I give consent to the HOA to publish my/our birthday and anniversary in the monthly media.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



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## Birthdays in October

I am using the lists from last year’s Media for birthdays and anniversaries – please let me know of any necessary additions, corrections or deletions

2.....	Sheri.....	Latner .....	18
4.....	Karen .....	White.....	108
5.....	Louise .....	Twyman-Long.....	38
11.....	Krissy.....	Leitzel .....	249
12.....	Richard.....	Dawson .....	41
16.....	Patricia.....	Heiser .....	95
22.....	Sandy .....	Crockett.....	57
22.....	Christine....	Lowe .....	202
23.....	Carolyn .....	Vandenburg .....	41
25.....	Elizabeth ...	Sheeley .....	39
28.....	Diana.....	Becker .....	137
28.....	Wendy .....	Bowyer.....	326
29.....	Theresa.....	Boken .....	322
31.....	Nikki.....	Vasquez .....	144

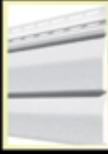


## Anniversaries in October

5.....	Stephen & Christine	Lowe .....	202
7.....	Steve & Patty	Thomas .....	211
10.....	Mich & Anne	Emond.....	270
10.....	Bill & Rosie	Finn.....	319
10.....	Dawn & Ron	Hays.....	13
11.....	Drew & Cathy	Fry .....	101
15.....	Bill & Mary Ellen	Fox.....	240
27.....	Joseph & Sylvia	Kaufman .....	310
31.....	Joseph & Rosie	Tilley.....	191



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## Reminder on Trash Policies



The dump will be open 8-3 on Tues and Friday, and 8-11 on Saturday. We are going to try this to see if we can keep the illegal dumping under control but still giving you all access. A reminder/the rule, if it wont fit in a large size trash can, it does not belong in the dump area. No furniture, chemicals of any kind, propane tanks, paint, electronics, construction debris, grills, etc...ever. The compactor is for your regular bagged up household trash, the big dumpster is for yard waste and the blue container is for recyclables. ANYTHING ELSE IS THE RESIDENTS RESPONSIBILITY TO HAVE HAULED OFF THE PROPERTY because Valet Living won't pick it up either. If you are caught dumping anything else, that is actually a crime, you will be fined by the county, get a violation letter from us, and we will close the area back up. (we don't want that)

Beginning 8/22, the maintenance staff will no longer be going around to pick up trash or yard waste. Valet Living will still pick up your trash, but all of the same policies above apply pertaining to what is allowed in the dump area and what they will and won't pick up. Everything bagged in trash bags and boxes broken down should be it. It doesn't make sense to have them go back and do the same thing we already pay a vendor for and use up man hours when there are so many other things that need attention on the property. This does include yard waste, you will have to take that to the dumpster because Valet Living does not pick that up. I have faith that this will be a smooth transition, if you have any questions, please call us at (727) 531-9105. Thank you.

Boxes MUST be broken down and put into the Recycling container. • No bags whatsoever should be placed in the roll off container. This container is for unbagged yard waste, and other household trash. If you have bagged yard waste, you can put it into the compactor or open the bag and dump the contents into the roll off. • The roll off container is not for bulky furniture or construction material...if it doesn't fit into an outside type of garbage can, it does not belong in the dump area. Just as the park is not responsible for you getting to work on time, paying your cell phone bill, or getting your oil changed, we must follow Pinellas County Solid Waste Ordinances and are not responsible for taking your old mattresses, tires, appliances, TVs, large bulky furniture, paint, batteries, solvents, construction debris, etc. Again, the roll off and compactor is for "household" trash only. Therefore, you will need to arrange to have prohibited items hauled away or you can take it to the landfill which we believe costs approximately \$11 for a load. The Pinellas County Solid Waste landfill is located at 3095 114th Ave. N., St. Petersburg, FL 33716, about 10 miles away. Their phone number is 727-464-7500. There are several junk removal companies, and we know of one junk hauler, Tampa Bay Junk Pros, who may be offering \$50 off for junk/furniture/ appliance removal. Their number is 727-404-5100. • Do not fill the roll off container past the fill line, otherwise it will not be emptied resulting in having to lockdown the dumpster area which is inconvenient for all. If it is full, you may place your items to the side of the container so maintenance can put it in for you once the container is emptied.

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EVENTS & PROGRAMS	EVENTS & PROGRAMS	EVENTS & PROGRAMS
<p>Bingo!! Bingo!! Island in the Sun Mobile home park. 100 Hampton Rd, Clearwater, FL 33759. Every Monday night starting 9/22/25. Doors open at 6:00 bingo starts at 7:00.</p>	<p>HOLIDAY BAZAAR. Saturday, November 8th, 2025 from 9am - 2pm. First Lutheran Church, 1644 Nursery Rd., Clearwater. All indoor craft show. Free admission. 217-251-4382 or jayneb1227@gmail.com</p>	<p>Vendors Wanted: Annual Holiday Market at Pointe West Clubhouse, December 6th, 2025. 9am - 2pm. \$20/ table or \$30/2 tables. Contact Susan Barnard 317-402-7904</p>
<p>2 Day Park Wide Sale. Friday and Saturday, October 3 and 4, 2025. 8am - 1pm. Vendors in the clubhouse on Friday ONLY. Semiannual Bake Sale and Refreshments available Friday ONLY in the Clubhouse. La Plaza MHP 6700 150th Ave. N. Clearwater</p>	<p>November 8th. 9am-2pm. Craft &amp; Bake Fair - Island in the Sun. Multiple vendors with multiple wares. Held in the clubhouse. 100 Hampton Rd, Clearwater, FL 33759. Come check us out!</p>	<p>Carpport Sale - Oak Crest Acorn, 9925 Ulmerton in Largo, Nov 1st, 8am-2pm</p>
<p>Community flea market. Paradise Island, 1001 Starkey Rd. Largo. Saturday, October 4th, 9-2. Early bird entry 8am for \$1. Bake sale, hot dogs, golf cart taxi service. Follow signs to the clubhouse.</p>	<p>FALL BAZAAR Rancho Village 7100 Ulmerton Road, Hacienda Clubhouse. Sunday 11/9/25 from 11am-3pm. Crafts, baked goods, raffle baskets &amp; more. Vendors: Rent a table for \$15. Contact: Donna Dahmm 309-263-2640</p>	<p><b>OTHER</b></p>
<p>BINGO at Pointe West MHP starting Tues. October 14th. Doors open at 4:30pm. Bingo starts at 6:30pm. 12651 Seminole Blvd, Largo.</p>	<p><b>Crafters Wanted</b> Fair Nov 15th at Palm Hill Country Club 401 8th Ave, Largo. 8am - 1pm. Email Tom for more information at brendas76@verizon.net</p>	<p>Attention shufflers! Friendly League is looking for additional teams to join our league or a smaller league to merge with ours. Our teams are located within 10 miles of East Bay Drive in Largo and play our games on Thursday. Please contact John Halliday, Embassy Park, johnhalliday3@aol.com, 508-360-3875</p>
<p>Annual Craft Fair Saturday November 1st 9-3pm Paradise Island Clubhouse 1001 Starkey Rd. Largo. 80 plus Tables, Handmade items &amp; Bake Sale</p>	<p><b>Community Bazar</b> Nov 29th at Palm Hill Country Club 401 8th Ave, Largo. 8am - 1pm. Christmas Decorations, Household Items, Bake Sale, Hot Dogs.</p>	<p>Sell Rickey's Jerky!  Join our team—locally or see the country. Full time or part time.  Have fun while you cover your expenses or make some money!  We're hiring now through the end of the year!  Contact Ryan:  Info@RickeysJerky.com  or 503-475-5613  <a href="https://rickeysjerky.com/pages/opportunities">https://rickeysjerky.com/pages/opportunities</a> has more info.</p>
<p><b>WANTED TO BUY</b> </p>	<p>FURNITURE, good clean, pre-owned. Top dollar paid. Charles, 727-657-7021</p>	

## NOVEMBER AD DEADLINE - OCTOBER 10, 2025

Advertise BUY, SELL, TRADE ITEMS by sending copy & check to Monthly Media at 220 Bahama St, Venice, FL 34285. Ads over 10 words must be accompanied by \$.80 per extra word or publisher will edit. Each new word indicated by a space, numbers included. No mobile home sales, no professional products or services. SORRY: No ads accepted by phone or email.

### Do you want to see your Picture on the Cover of Monthly Media??

Send us your Photos!

Every month we select a new photo from residents just like you!



Park Activities, Fun Events, Holiday Parties, Wildlife...  
Please include a description of the image and a brief release allowing us to reprint the picture, along with what community you live in.  
If your photo is selected your photo will be seen by 21,000 homes across Pinellas County.

Email us at [info@monthly-media.com](mailto:info@monthly-media.com)

You may also mail in your submission:

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### Comment Form

Property Name \_\_\_\_\_

What Type Of Comment Do You Have?  Compliment  Suggestion  Concern

Your Contact Information

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_ Site: \_\_\_\_\_

Email Address: \_\_\_\_\_

**If your concern is about a particular resident or address, fill out the below information.**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Details (be specific, date, time and place)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sign here: \_\_\_\_\_ Today's Date: \_\_\_\_\_

Management Notes: \_\_\_\_\_  
\_\_\_\_\_

## Your Community Listens

Thank you for making East Bay Oaks your home!

We strive to deliver the high level of customer service you have come to expect and promptly address the needs of all our residents. In order to deliver on this goal, we are highlighting a process to help us address any questions or concerns that may arise during your residency.

**STEP 1:** Please visit the community office or call (727) 531-9105 to discuss any questions or concerns with your community manager. Please allow appropriate time for a response or action from your community manager, and feel free to follow up as necessary.

**STEP 2:** If, after allowing appropriate time for your community manager to respond or initiate action, you feel the need to further address your questions or concerns, you may contact the regional manager for your community at (813) 282-6754.

**STEP 3:** After allowing appropriate time for a response or action from the community's regional manager, if you find it necessary, you may take the additional step of contacting our corporate customer service representative at (312) 279-1400.

We appreciate that you have chosen to call East Bay Oaks your home and look forward to continuing to serve you for many years to come.

Sincerely, Your management team at East Bay Oaks



# GOT A MINUTE?

# YOU COULD STOP A CRIME



**...AND HELP TO BUILD A BETTER NEIGHBORHOOD.**

Dear Neighbor,

This is an invitation to you to help deter crime in our neighborhood.

We are getting together to talk about Neighborhood Watch, a simple neighbors-helping-neighbors program that has helped other communities reduce crime by as much as 65%. Many watch groups have not only seen crime go down, but have discovered a new feeling of security and belonging among neighbors.

All of us are concerned about becoming the victim of a crime, but no one of us can fight crime alone. Not even the police can do it without our help. And isolating ourselves behind locked door and not knowing our neighbors, actually makes it easier for burglars and other criminals to take advantage of our neighborhood.

At the meeting you will learn about the activities of a neighborhood watcher. What's asked is really quite simple, such as picking up the newspapers and mail when your neighbor is away on vacation. Or keeping an eye out for unusual activity like a strange person snooping around a house, then alerting the police and your neighbors.

A Crime Prevention Specialist from the Police Department will be here to talk about the best ways to protect our neighborhood. Tell us what your concerns are. Please be sure to attend. Many thanks.

Let's Talk About Neighborhood Watch.

Time 7:00 pm Date Second Wednesday of the Month

Place East Bay Oaks Club House

Contact for more information Colleen Huckins

Telephone Number 727-550-6379

### Why Should I Participate?

- Because crime - and the distrust and isolation it creates - hurts each of us, our neighbors and children.
- Because areas with active Neighborhood Watches have reported dramatic reductions in crime and fear of crime.
- Because our community effort needs you to make it work!

Please join in.



# East Bay Oaks Neighborhood Watch

EAST BAY OAKS



NEIGHBORHOOD WATCH

## Mission Statement

The goal of the Neighborhood Watch program is to enhance neighborhood security, heighten the community’s power of observation and to encourage mutual assistance and concern among neighbors. The main objective is to improve citizen awareness of burglaries and provide information to reduce their occurrence.

The Neighborhood Watch program trains citizens in regard to better property security, develops a neighborhood action program where neighbors help watch each other’s properties and report suspicious persons and activities to law enforcement agencies and enlist each resident’s help in helping our community.

**Monthly meetings are held the 2nd Wednesday of the month at 7PM in the clubhouse. Everyone is encouraged and welcome to attend.**

## 2025/2026 Activities Chairpersons

Activities/Social Director.....Ernie Ranger	Library.....TBA
Activities Bulletin Board .....Ernie Ranger	Lock-Up .....Park Management
Water Aerobics.....Sandy Crockett	Memorial.....TBA
Power Aerobics.....Michele Roberts	Monthly Media.....Mich Emond
Bingo Coordinator .....Ernie Ranger	Monthly Media Deliveries ....Anne Emond/Volunteers
Budget.....Mich Emond	Neighborhood Watch .....Colleen Huckins
Chaplain .....TBA	Outings and Travel.....Ernie Ranger
Clubhouse Reservations.....Park Management	Social Committee.....Ernie Ranger/Volunteers
.....727-531-9105	Shuffleboard .....Colleen Huckins
Coffee Hour.....Chris Lowe/Volunteers	Shuffleboard Courts Keeper...Colleen Huckins
Entertainment Coordinator.....Ernie Ranger	Sick Bay/Condolences .....TBA
Keeper of the Wreath .....Brownie	Sunshine Fund.....Jeryl Danieli
Kitchen Supplies .....Ernie Ranger	Welcoming Committee .....Mel Baumgart

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3. Mail it back to us at: **Monthly Media | 220 Bahama St. Venice, FL 34285**
4. Every month we draw new tickets for **CASH PRIZES** and mail winners a check! **Every month is a new chance to win!**



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John Hunter..... \$10.00 ..... Battleline Pest Control	Patricia Schmitz..... \$10.00 .....Jones & Sons
Michelle Obrien..... \$10.00 ..... Battleline Pest Control	Roy Martin..... \$10.00 .....Jones & Sons
Louise Anderson..... \$10.00 ..... Battleline Pest Control	Patricia Ryks..... \$10.00 .....Jones & Sons
Elaine Griswold..... \$10.00 ..... Battleline Pest Control	James Grant..... \$10.00 .....Jones & Sons
Judith Flowers..... \$10.00 .....Air Masters	Martha Blake..... \$10.00 .....Jones & Sons
Chris Eckhart..... \$10.00 .....Air Masters	Daryle King..... \$10.00 .....Denny's Plumbing
Ronald Cirincione..... \$10.00 .....Air Masters	Dave Hepler..... \$10.00 .....Air Masters
Carol McClure..... \$10.00 .....Royal	Mike Hendrixson..... \$10.00 .....Buggin Out
Jessie Owens..... \$10.00 .....Royal	Kathy Sweetman..... \$5.00 ..... Battleline Pest Control
Tiffany Luby..... \$10.00 .....Buggin Out	Sheila Lyons..... \$5.00 .....Air Masters

**Not enough qualifying winners for the September drawing!  
Mail in your tickets or paid receipt for your chance to win!**



• Limit of one ticket per visit • Advertiser may have up to 5 winners per month • Advertiser must have bill paid current to qualify • Allow 8-12 weeks for mailing of check • No purchase necessary • Contest void where prohibited by law • Tickets available at participating Monthly Media advertisers •



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