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EQUITY LIFESTYLE PROPERTIES, INC.  
Manager - Kristen Pruett - 727-531-9105  
Kristen Pruett Cell: 727-282-9642  
Maintenance Emergency: 727-638-4844

# EAST BAY OAKS

• E X P R E S S •



**June • 2026**      **Issue 4**  
**50<sup>th</sup> Year**

*Jean of Eldorado Village  
Celebrated her 100th Birthday  
on April 19th!  
Happy Birthday, Jean!*



**Monthly Mania Winner!**  
**\$100 • Donna Miller**  
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# East Bay Oaks Monthly Media

Mich Emond EastBayOaksHOA@gmail.com

## Community Board of Directors, 2026/2027

---

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

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

### Directors

Dom Danieli  
Ernie Ranger, Social Director  
Flo Brown

**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**

## 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

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**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).

## Borrowing of Tables

---

**T**he tables and chairs in the Clubhouse are NOT available for loan. Any loaner tables that were available for loan have never been returned, thus there are NO loaner tables or chairs available. Tables and chairs are NOT for outside use.

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

## Notice to Association Members of Meetings of the Board of Directors 2026 – 2027 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.

October 31, 2026	9am	January 30, 2027	9am
November 28, 2026	9am	February 27, 2027	9am
January 2, 2027	9am	April 3, 2027	9am

### 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 4, 2026	7pm	February 3, 2027	7pm
December 2, 2026	7pm	March 3, 2027	7pm (AGM)
January 6, 2026	7pm	April 7, 2027	7pm

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

**Meeting dates subject to change.**

April 6, 2027            1 pm

## East Bay Oaks Clubhouse Activities

**H**AND AND FOOT: played weekly on Tuesday 1-3 pm.  
**P**OKER: played weekly on Tuesday night at 6:00 pm  
**C**ARDS: 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!

## 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.



the  
**Social**  
Committee

**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)**



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# 2026/20267Activity Schedule EBO & Eldorado

<b>BINGO</b> .....	<b>EVERY TUESDAY NIGHT @ ELDORADO</b> <b>EVERY THURSDAY NIGHT @ East Bay Oaks</b> <b>(card sales at both parks from 5:15 - 6:00 pm START at 6:15)</b>
October 31, 2026.....	Halloween Nostalgic Bingo @ Eldorado 6:00 pm - 8:00 pm
<b>November 5, 2026</b> .....	<b>Bingo returns @ East Bay Oaks</b>
<b>November 11, 2026</b> .....	<b>Veteran’s Day Breakfast @ East Bay Oaks</b> <b>Veterans eat free 8:30 am - 10:00 am</b>
<b>November 26, 2026</b> .....	<b>Thanksgiving Dinner Potluck @ East Bay Oaks</b> <b>4:00 pm Social Dinner @ 5:00 pm</b>
December 1, 2026 .....	Children’s Christmas Fund Presentation @ Eldorado Time to be posted
December 2, 2026 .....	Motor Bike Parade @ Eldorado Time to be posted
<b>December 5, 2026</b> .....	<b>Craft and Bake Sale @ East Bay Oaks</b> <b>8:00 am - 2:00pm</b>
December 5, 2026 .....	Welcome/Holiday Gathering with music @ Eldorado
<b>December 6-8, 2026</b> .....	<b>St. Augustine Nights of Lights Bus Trip</b>
December 12, 2026 .....	Christmas PJ Party @ Eldorado 6:00 pm
<b>December 13, 2026</b> .....	<b>Annual Christmas Dinner @ East Bay Oaks</b> <b>Social 4:00 pm / Dinner 5:00 pm</b>
<b>December 24, 2026</b> .....	<b>Annual Christmas Eve Parade @ East Bay Oaks</b> <b>Luminaries ( guiding light) at 5:00 pm, Parade to follow</b>
December 31, 2026 .....	New Years Eve Party @ Eldorado Time to be posted
<b>January 3, 2027</b> .....	<b>Baked apple pancake breakfast @ East Bay Oaks</b> <b>8:30 am - 10:00 am</b>
<b>January 17, 2027</b> .....	<b>Italian Dinner @ East Bay Oaks</b> <b>Social Hour 4:00 pm / Dinner 5:00 pm</b>
January 24, 2027 .....	Breakfast and Cornhole @ Eldorado 8:30 am - 10:00 am Cornhole at Noon
<b>February 6, 2027</b> .....	<b>Annual Carport Sale East Bay Oaks and Eldorado</b> <b>8:00 am - 2:00 pm</b>
February 14, 2027 .....	SOUPer Bowl @ Eldorado 1:00 pm
<b>February 28, 2027</b> .....	<b>Chilli Cook-off @ East Bay Oaks</b> <b>Social 4:00 pm / Dinner 5:00 pm</b>
<b>March 7, 2027</b> .....	<b>Mothers Day Breakfast @ East Bay Oaks</b> <b>8:30 am / 10:00 am</b>
<b>March 14, 2027</b> .....	<b>Corned beef and cabbage dinner @ East Bay Oaks</b> <b>Social 4:00 pm / Dinner 5:00 pm</b>
March 19, 2027 .....	Nostalgic Bingo Fundraiser @ Eldorado Card Sales 6:00 pm
<b>March 28, 2027</b> .....	<b>LGBTQ+ Potluck and meat bingo @ East Bay Oaks</b> <b>5:00 pm - 6:15 pm Meat bingo 6:30 pm</b>
<b>April 8, 2027</b> .....	<b>Volunteer Appreciation Luncheon</b> <b>Hibachi Buffet @ 1:00 pm</b>



# St. AUGUSTINE

## NIGHTS OF LIGHTS CELEBRATION



**December  
6-8th  
2026**



**Please Contact**

**Ernie Ranger  
727-251-7561**

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At Sign Up**

**Balance Due By  
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*and*

*1 On/Off Daytime  
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**4th of July**  
**CHICKEN and DINNER**  
*Pool Party*  
*1:00 - 3:00*  
*East Bay Oaks*

**Rotisserie chicken,  
pasta salad, potato  
salad, baked beans  
and garden salad  
and ice cream for  
dessert**

**Tickets \$10  
in ADVANCE**

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# **Ice Cream Social** **Eldorado** **Clubhouse**

**JUNE 12TH**

**JULY 17TH**

**AUG 21ST**

**SEPT 18TH**

**OCT 9TH**

**TIME: 6:30 PM**

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**December 5th, 2026.**

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Liz at [lizzy1958@gmail.com](mailto:lizzy1958@gmail.com)  
(630) 730- 3297**

(if you have not completed and returned your  
application and table fee, do so now to secure you  
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# Eldorado Village



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Aug 30th



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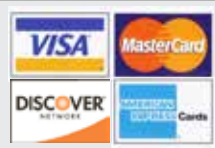


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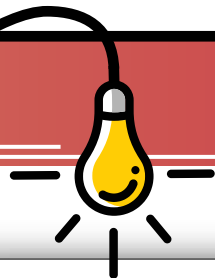


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## RESTAURANT

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 AMS Advanced MH Systems ..... 727-471-0820  
 Community Roofing of Florida, Inc ..... 727-536-9999

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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


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 Precision Vapor Barriers ..... 727-237-6772  
 Underhome Armor ..... 727-282-2045

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 ASC Aluminum Specialty Contr. .... 727-547-8300  
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Sunday	Monday	Tuesday
	1 Power Water Aerobics 8:00am Water Aerobics 9:30am Pinochle 6:30pm	1 Trash Pick Power Wa 8:00am Water Ae Hand & F Poker 6:0 Eldorado - Card Sa - Game S
7	8 Power Water Aerobics 8:00am Water Aerobics 9:30am Pinochle 6:30pm	8 Trash Pick Power Wa 8:00am Water Ae Hand & F Poker 6:0 Eldorado - Card Sa - Game S
14	15 Power Water Aerobics 8:00am Water Aerobics 9:30am Pinochle 6:30pm	15 Trash Pick Power Wa 8:00am Water Ae Hand & F Poker 6:0 Eldorado - Card Sa - Game S
21	22 Power Water Aerobics 8:00am Water Aerobics 9:30am Pinochle 6:30pm  First Day of Summer Father's Day	22 Trash Pick Power Wa 8:00am Water Ae Hand & F Poker 6:0 Eldorado - Card Sa - Game S
Karaoke at Eldorado 5:00- 8:00pm	28 Power Water Aerobics 8:00am Water Aerobics 9:30am Pinochle 6:30pm	29 Trash Pick Power Wa 8:00am Water Ae Hand & F Poker 6:0 Eldorado - Card Sa - Game S

# East Bay Oaks

Tuesday	Wednesday	Thursday	Friday	Saturday
Pickup 8:30am Water Aerobics 2  Aerobics 9:30am Foot 1:00pm 0pm Bingo Les 5:15-6:00pm Starts 6:30pm	3  Power Water Aerobics 8:00am Water Aerobics 9:30am	4  Power Aerobics 8:00am Water Aerobics 9:30am Bingo - Card Sales 5:15pm- 6:00pm	5  Trash Pickup 8:30am Power Water Aerobics 8:00am Water Aerobics 9:30am Poker 6:00pm	6  Coffee Social 8:30am
Pickup 8:30am Water Aerobics 9  Aerobics 9:30am Foot 1:00pm 0pm Bingo Les 5:15-6:00pm Starts 6:30pm	10  Power Water Aerobics 8:00am Water Aerobics 9:30am Neighborhood Watch Meeting 7:00pm	11  Power Aerobics 8:00am Water Aerobics 9:30am Bingo - Card Sales 5:15pm- 6:00pm	12  Trash Pickup 8:30am Power Water Aerobics 8:00am Water Aerobics 9:30am Poker 6:00pm Ice Cream Social at Eldorado 6:30pm	13  Coffee Social 8:30am
Pickup 8:30am Water Aerobics 16  Aerobics 9:30am Foot 1:00pm 0pm Bingo Les 5:15-6:00pm Starts 6:30pm	17  Power Water Aerobics 8:00am Water Aerobics 9:30am	18  Power Aerobics 8:00am Water Aerobics 9:30am Bingo - Card Sales 5:15pm- 6:00pm	19  Trash Pickup 8:30am Power Water Aerobics 8:00am Water Aerobics 9:30am Poker 6:00pm	20  Coffee Social 8:30am
Pickup 8:30am Water Aerobics 23  Aerobics 9:30am Foot 1:00pm 0pm Bingo Les 5:15-6:00pm Starts 6:30pm	24  Power Water Aerobics 8:00am Water Aerobics 9:30am	25  Power Aerobics 8:00am Water Aerobics 9:30am Bingo - Card Sales 5:15pm- 6:00pm	26  Trash Pickup 8:30am Power Water Aerobics 8:00am Water Aerobics 9:30am Poker 6:00pm	27  Coffee Social 8:30am
Pickup 8:30am Water Aerobics 30  Aerobics 9:30am Foot 1:00pm 0pm Bingo Les 5:15-6:00pm Starts 6:30pm				JULY S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31



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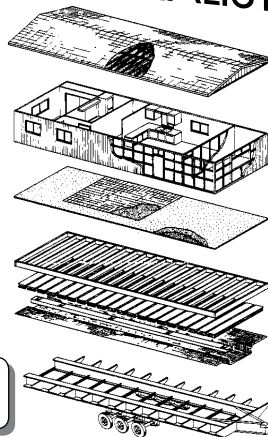
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#### PLUS Great Day Trips Too!

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- JUNE 20, SAT. – SHOPPING with WENDY Tampa Thrift Madness!...\$59
- JUNE 24, WED. – MYSTERY TOUR Lunch is included...\$129
- JUNE 27, SAT. – "WIZARD of OZ" at the Broadway Palm...\$179

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# EAST BAY OAKS HOMEOWNERS ASSOCIATION

**D**o 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 but may be suffering, either financially or emotionally? The Sunshine Fund might provide just enough help to brighten their day.

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.

In 2025 we were able to provide 11 tickets to 4 different functions at EBO from your nominations.

You can make nominations in writing, using the form below or verbally to anyone on the committee - Michele Boyle, Flo Brown, Sara Spanos, Elaine Mihara, Colleen Hensley Huckins or myself, Jeryl Danieli.

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

We hope to brighten more residents with a little sunshine in 2026.

## The Sunshine Fund

**T**his 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 member of our EBO HOA or attend one of our dinners or social events? We would love to see more residents take part in meetings, activities and events. Money given to recipients by the fund will strengthen and grow new and different experiences for everyone in our community to enjoy. Please make your donations or nominations - written using the form below or verbally - to Michele Boyle, Flo Brown, Sara Spanos, Elaine Mihara, Colleen Hensley Huckins or myself, Jeryl Danieli. All nominations will be considered. Recipients will remain anonymous.

### 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*



## Helping our Community

- Collecting Teddy Bears for the Rough Riders. Ongoing. See Anne Emond at Lot 270. We collected 388 Teddy Bears in 2025 that were donated to the Rough Riders. A new record. Thank you very much to all who donated to this worthy cause.
- Toys for Tots received 189 toys 2025.
- 15 lbs of Aluminum Can tabs for Shriners were collected in 2025. Leave in container located in Club House
- Match Box cars for Largo Police Department. Ongoing. Leave in box in Club House. 46 Match Box cars and 25 pairs of socks and underwear were collected in 2025 for the Largo Police Department.
- Food box in Club House. Take what you need, leave what you can.

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

## Shuffleboard

**W**e have started Saturday evening shuffleboard just for fun. Join us at 6PM every Saturday. No experience needed and come prepared to have fun.



## June Fun EBO Style

**J**oin Your neighbors this June for a variety of fun social events.



**East Bay Oaks Residents Inc.  
Membership Application Form**

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ Lot # \_\_\_\_\_

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

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.

Signature: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Card Given: \_\_\_\_\_

(Return completed form to HOA OFFICE)

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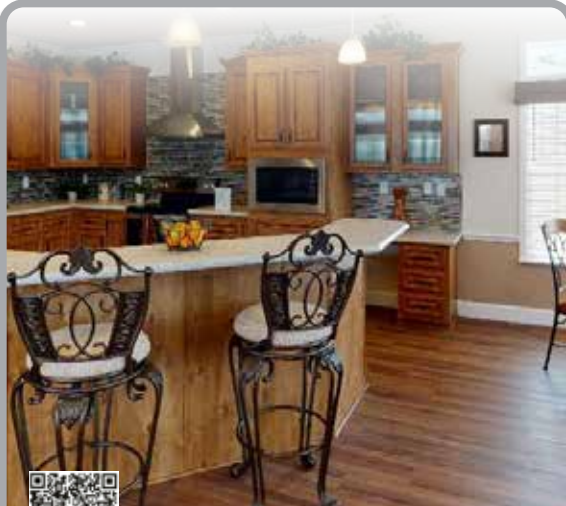
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## Robo Call

---

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.
6. Parking on the grass at any time is strictly prohibited, including between homes.
7. Please refrain from parking on the sidewalks. It causes them to crack and also hinders safe passage for people with walkers and scooters.



## Board Meeting

---

There are many benefits to joining the Home Owner's Association aside from voting rights. Community Board of Directors Meetings are official meetings of the Community 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

**BOARD MEETING**

*...continued on page 32*



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 Community Board of Directors 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 for our premier event “Christmas Dinner”. It pays to join!

## Ducks/Wildlife



**P**lease 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.

## PET Rules and Regulations



**A**ll 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.

## Coffee and Donuts \$1.50

**J**oin 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.



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## 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!



To Helga for sponsoring donuts for Walter's birthday  
To Betty for sponsoring donuts for end of snowbird season

## 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. Deadline to return completed form is June 20 for this years' directory.

## Mowing Schedule (typically on Thursday)

Jan – 1 time a month	Oct, Nov – 2 times a month
Feb, Mar, Apr – 2 times a month	Dec - 1 time a month
May, Jun, Jul, Aug, Sep – 4 times a month	



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# 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: \_\_\_\_\_



## Birthdays in June

*(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)*

Date	Name	Lot #
4	Brenda Thomas	239
5	Dawn Mechem	250
6	Paula Herbers	145
8	Diane Germscheid	320
12	Brigitte Schlinkhoff	9
12	Judy DeMarre	19
12	David MacAskil	313
19	Sylvia Sue Kauffman	310
27	Bob Fisher	328
28	David Gillie	64
29	Bill Finn	319
30	Matthew Wyman	70



## Anniversaries in June

Date	Names	Lot #
9	Nic & Pat Tymchuk	11
20	Jim & Judy Tilley	271
26	Bob & Sarajane Kiker	292

## 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

*...continued on page 40*



# Family Fun Starts with Sun Safety

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*New Patients Only | Offer Expires 9/30/26 | Code - MM*

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6020 Park Blvd., Pinellas Park, FL 33781

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## **AVOID FLORIDA PROBATE COURT** **ATTENTION: OUT-OF-STATE RESIDENTS, CANADIAN CITIZENS, AND FLORIDA RESIDENTS**

**Steps should be taken to avoid Florida  
Probate Court on your Florida Home, your  
Lease and your Park Share.**

**Don't leave your family with a legal mess!**

CALL 727-587-0009 for your  
FREE CONSULTATION or if you just have questions.

**Living Trust  
\$250**

Attorney Paul Herzfeld  
1715 East Bay Drive, Suite C  
Largo, FL 33771  
email: [paul@herzfeld.net](mailto:paul@herzfeld.net)  
visit: [noflprobate.com](http://noflprobate.com)

**Last Will &  
Testament  
\$125**

36



7



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.

## **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.

# EMPORIUM

10 WORDS for \$8.55 – Each additional word is 80¢

Your Ad Will Appear in 60 Mobile Home Park Newsletters  
**NO ADS ACCEPTED BY PHONE OR EMAIL**

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FURNITURE, good clean, pre-owned.  
Top dollar paid. Charles, 727-657-7021

### ATTENTION RESIDENTS!

Did you know this Emporium/Classified listing reaches over 21,500 homes in Pinellas County? It goes into 60 community newsletters (just like this one) from Dunedin to St. Petersburg.

This is a great market to sell items, advertise your next event, try and get help for a function, and many other things. Remember to think about this the next time you're planning something.

-Monthly Media Staff

## ARTICLES FOR SALE

## JULY AD DEADLINE - JUNE 10, 2026

Advertise EVENTS, 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. Envelope must be postmarked by 10th of the month to meet deadline. **SORRY: No ads accepted by phone or email.**



## Attention Residents

**A**ttention Residents, this is a refresher on the rules and regulations of this park that apply to everyone. We have already begun issuing violations for things on this list. Please take the necessary action to remain in compliance so you can avoid this. If you see something, say something. Let us know if there is someone not in compliance so we can address it. If you need help, we can provide some resources. If you have any questions, please let us know.

### Key Rules for Residents of East Bay Oaks (Must Know)

#### Home & Lot Rules

- **Management approval is required before:**
  - Selling your home
  - Adding occupants to your home
  - Making exterior changes
  - Adding porches, carports, sheds, skirting, or landscaping
- **Skirting and tie downs required in good repair**
- Carports must be clean
- Flower beds free of weeds
- Homes must be kept clean, safe, and attractive at all times(wash exterior yearly).

#### Vehicles & Parking (Very Strict)

- **2 vehicles per home only-violators will be towed without warning**
- Vehicles must be:
  - Registered
  - Working
  - Have current license plates
- **✗ No lawn parking**
- **✗ No overnight street parking**
- **✗ No RVs, campers, motorhomes, commercial vans, or construction equipment**
- Oil leaking vehicles must be fixed immediately
- Illegally parked vehicles will be towed at your expense

#### Pets (Common Violation Area)

- No new or replacement pets without written approval
- Maximum 2 pets per home
- Each pet must be:
  - Under **18 inches tall**
  - Under **20 pounds (the exception to this would be verifiable service or emotional support animals)**
- Certain dog breeds not allowed
- Pets must:
  - Be leashed (max 6 ft)
  - Be picked up after immediately
  - NOT be tied outside
  - NOT roam freely



- **✗** No pets in recreation areas
- **✗** No guests' pets are permitted on the property
- Repeated complaints = **pet must be removed (Including service or emotional support animals)**

### **Safety Rules**

- **✗** No open fires
- **✓** Charcoal grills allowed **outside only**
  - Must be **5 feet from the home**
- **✗** No fireworks
- **✗** No candles or unsafe exterior materials

### **Noise & Behavior**

- Keep TVs, radios, and music low enough to not disturb neighbors
- **✗** No loud parties, disorderly behavior, or harassment
- Vehicle radios must be **barely audible outside the car**
- No smoking in the clubhouse
- Alcohol only allowed **inside your home** (unless pre approved)

### **Common Areas (Pool & Clubhouse)**

- Use is a **privilege**, not a right
- Follow posted rules at all times
- All guests must be accompanied by a resident of the home at all times.
- Children under 18:
  - Must be **supervised**
- **✗** No glass near the pool
- **✗** No pets in recreation areas
- Violations can result in:
  - Suspension of privileges
  - **Eviction on repeat violations**

### **Guests & Visitors**

- You are **fully responsible** for guest behavior
- Guests **cannot live in your home longer than 15 day**

### **Age Restricted Community (Very Important)**

- This is a **55+ community**
- Proof of age is required for approval
- All residents must be **approved by Management**
- **✗** No subleasing or assigning the rental agreement without written approval from Management

### **What Is NOT Allowed**

- **✗** Fences (unless approved)
- **✗** Only outdoor furniture is allowed outside. (sofas, tables, refridgerators)
- **✗** Businesses without written approval

*...continued on page 44*



- ~~X~~ Yard sales without approval
- ~~X~~ Clotheslines
- ~~X~~ Sleeping in vehicles
- ~~X~~ Window coverings like foil or cardboard



**Trash & Cleanliness**

- Trash must stay **out of sight**
- Large items = **your responsibility**
- Trash pickup:
  - Tuesday and Friday
  - Do not put trash out before 6 am.



**Bottom Line**

- You are responsible for:
  - Your home
  - Your pets
  - Your vehicles

Your guests

- Repeated rule violations can lead to **fees, loss of privileges, or eviction**

**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



**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: \_\_\_\_\_

\_\_\_\_\_



# East Bay Oaks/Eldorado Village 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.**

## Seeking: Neighborhood Watch Committee Supervisor

The [East Bay Oaks/Eldorado Village] Neighborhood Watch Committee is actively seeking a dedicated and proactive individual to serve as our Neighborhood Watch Committee Supervisor.

This is a vital leadership position responsible for organizing, coordinating, and promoting safety efforts within our community.

### Key Responsibilities:

- Leadership: Serve as the primary point of contact for the committee, residents, and the local Police Department (Non-Emergency Liaison).
- Organization: Schedule, plan, and lead regular committee meetings and training sessions.
- Communication: Maintain open communication channels (e.g., email list, social media group) to share crime prevention tips and alerts.
- Recruitment: Actively seek new volunteers to expand the watch's effectiveness.
- Reporting: Maintain basic records of committee activities, patrol schedules, and reported non-emergency neighborhood issues.

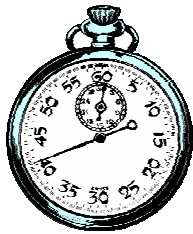
### Qualifications We're Looking For:

- A committed resident of [East Bay Oaks /Eldorado Village].
- Strong organizational and communication skills.
- Ability to motivate volunteers and manage a small group.
- A minimum of [e.g., 5 hours] per week commitment.
- A passion for community safety and well-being.

Ready to Lead?

*If you are interested in making a significant, positive impact on the safety of our neighborhood, please contact*

**Colleen Huckins  
727-587-6730**



# 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 Moth

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.



## 2026/2027 Activities Chairpersons

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

## 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



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