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EAST BAY OAKS

• E X P R E S S •

May • 2024

Issue 3 48th Year

Twin Lakes Book Club Special Visitor!

The Twin Lakes Book Club was honored to have the author of *Charlie's Story* - Ann McNicol join them at their book discussion group.



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East Bay Oaks Monthly Media

Mich Emond EastBayOaksHOA@gmail.com

East Bay Oaks Residents', Inc. Officers, 2024/2025

President.....Sheila Siretz
Vice PresidentSteve Germscheid

SecretaryDavid MacAskill
TreasurerMich Emond
Social DirectorErnie Ranger

Board of Directors: To March 2025

- David MacAskill
- Steve Germscheid
- Dom Danieli
- Ernie Ranger
- 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

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

ELS 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

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).

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John 3:16

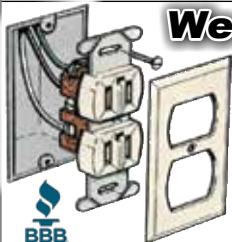
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Borrowing of Tables

The 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.

East Bay Oaks Residents’ Inc. Homeowner’s Association

Notice to Association Members of Meetings of the Board of Directors 2024 – 2025 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 2, 2024	9 am	February 1, 2025	9 am
November 30, 2024	9 am	March 1, 2025	9 am
November 30, 2024	9 am	March 29, 2025	9 am
January 4, 2025	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 6, 2024	7 pm	February 5, 2025	7 pm
December 4, 2024	7 pm	March 5, 2025	7 pm (AGM)
January 8, 2025	7 pm	April 2, 2025	7 pm

Board of Director’s Planning Meeting on the first Tuesday of April. Meeting dates subject to change.

April 1, 2025	1 pm
---------------	------

**A Complete Listing of Resident Services
can be found on the page before your calendar**



HOA President

Sheila M Siretz

Welcome to the Month of May. By now most of our Northern friends have left us to head to cooler weather and out of Florida's scorching heat. For those of us left behind in the park, it is much quieter and less is happening, so here are a few things to look forward to in May.

May 1st is May Day, the return of Summer. May 1st was originally referred to as International Workers Day and Labor Day. This happened because on the first of May 1886 workers around the world went on strike demanding better working conditions and an eight-hour workday. Since then, we in the US and Canada celebrate Labor Day on the first Monday of September, and May Day is celebrated in the European fashion of Raising the May Pole and dancing around to celebrate the beginning of summer.

May 5th is Cinco de Mayo ("The Fifth of May"). This day celebrates the victory of the Mexican army over the French army at The Battle of Puebla in 1862. Now we celebrate it by eating Mexican Food and drinking Tequila.

May 12 is Mother's Day—don't forget! Chocolate, Flowers & Diamonds. Not necessarily in that order.

May 20 is Victoria Day in Canada. This holiday celebrates the birthday of Queen Victoria, who was born on May 24, 1819. The holiday is observed on the next to last Monday in May.

May 22 is National Maritime Day. Created in commemoration of the first transoceanic voyage via steamboat (completed by the U.S.S. Savannah in 1819), this holiday recognizes the efforts of the U.S. merchant marine during both war and peace.

May 27 is Memorial Day— This US holiday is observed on the last Monday of May to honor the men and women who have died while serving in the military. It was formerly known as Decoration Day.

May 28 is Armed Forces Day, which honors those who serve in all branches of the United States military.

Now I would like to end this month's media with a clear distinction.

1. Memorial Day: To remember and honor all those who have died serving in the Armed Forces.
2. Veterans Day: Honoring all who have served in the Armed Forces
3. Armed Forces Day: Honoring all who are currently serving in the Armed Forces.

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12 ★ 8

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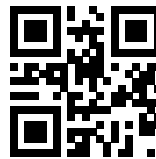


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East Bay Oaks Clubhouse Activities

- ❖ HAND AND FOOT: played weekly on Tuesday 1-3 pm.
- ❖ POKER: played weekly on Tuesday night at 6:00 pm
- ❖ QUARTER BINGO: played weekly on Wednesday 1:30 - 3:30
- ❖ CARDS: played weekly on Friday night at 6:00 pm



Puzzle Table

The 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

Sandy Crockett

Please contact Sandy Crockett with news of any illness and/or passing. She can be reached at 603-781-6987 or sandy.crockett@yahoo.com (Lot #57). Please try and contact her as soon as possible so that she can get a card sent out.



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

Library

When 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.



Activities/Social Director

Ernie Ranger

The heat of summer is fast approaching so we must get out of Dodge. I would like to thank everyone who supported our events this year and I look forward to keeping you all busy in the fall.

...continued on page 10

My amazing dream team have several events planned for the summer so keep your eyes and ears open so that you don't miss anything.

I would also like to remind everyone that it is YOUR responsibility to ensure that your home is ready for the hurricane season when you leave.

Closing Down Your Winter Home

Whether you own your home away from home, or you rented or borrowed a property for the season, here are a few things to consider when it's time to leave:

- Have you stripped the beds, done the laundry, and gotten the furniture ready for the off-season?
- Have you cleaned out the fridge of anything that might go bad?
- Have you unplugged all of the TVs, computers, and other electronics?
- If the house will be sitting empty, have you suspended phone, internet, or cable service?
- Have you locked all of the windows and doors?
- If possible, have you made arrangements with a property manager, neighbour, or professional service to keep an eye on your home after you leave?
- Have you updated your forwarding address for bills, mail, packages, and other notifications?
- Have you put away ALL outdoor furniture or objects that could become projectiles during a storm?
- Have you made arrangement with a friend or neighbour to weed, trim and maintain the outside of your home?
- Notify management office of your departure and return dates in addition to providing your forwarding address.

If anyone has any questions or would like to be part of the Social Committee please feel free to reach out to me.

Have a safe and happy summer!



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

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EAST BAY OAKS HOMEOWNERS ASSOCIATION



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 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 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 social events from luncheons, to dances or socials or trips. Donations are still being accepted for a specific person or event or general donation. We are also looking to distribute the funds. Nominations will be kept anonymous and may be given to Jerri Danieli at Lot 16 (603-252-1093).

I would like to nominate for the fund: _____

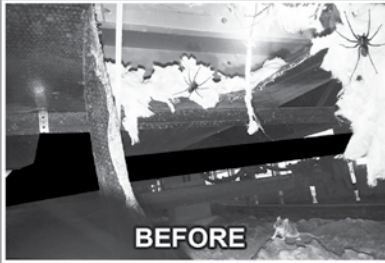
The activity I'd like them (or I) to attend: _____

Cost of Activity _____

Please nominate at least 2 weeks prior to deadline for event



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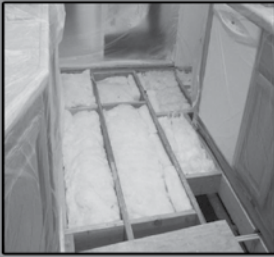
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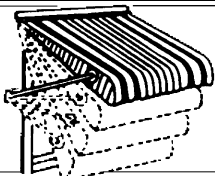
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Helping our Community

- Collecting Teddy Bears for the Rough Riders. Ongoing. See Helga Kelly at Lot 228 or Anne Emond at Lot 270. We collected 271 Teddy Bears in 2023 that were donated to the Rough Riders. A new record.
- Aluminum Can tabs for Shriners. Ongoing. Leave in container located in Club House
- Match Box cars for Largo Police Department. Ongoing. Leave in box in Club House. 118 Match Box cars and 12 Dolls were collected in 2023 for the Largo Police Department.
- Food box in Club House. Take what you need, leave what you can.

A note from the Shuffleboard coordinators

The EBO/EV shuffle team is still looking for shuffleboard players. Must be available Wednesday at 10 AM for practice. Thursday from 10 to 3:00 p.m. approximately for games. All levels are encouraged and welcome. Please call me at 727-550-6397.

Thank You,
Colleen Hensly Huckins



HOA

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



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

Last Name: _____ First Name: _____ Lot # _____

Phone: _____ Email: _____

Unless waived, the notice of the Annual General Meeting shall be mailed, hand delivered, or electronically transmitted to each member, and shall constitute notice. FSS723 4(c)11(d)

Waive Notice: _____ Mail: _____ Email: _____ Hand Deliver: _____

Signature: _____ Fee Paid: _____ Card Given: _____

(Return completed form to HOA OFFICE)



East Bay Oaks

Memorial

★ ★ Day Service ★ ★

May 27th, 2024
at 10:00 am

Hosted by Flo Brown, Sara Spanos and
Annie Emond

MC: Mike Mahoney

Light refreshments to follow

Made with PosterMyWall.com

Fun EBO Style

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



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.



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Board Meeting

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 meetings 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!



Free Shredding Event

Free document shredding and recycling event at the Starkey Road Recycling Center, 1551 Starkey Road from 9 am to noon on April 13 and October 19, 2024.



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.



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 favourite coffee mug, enjoy some tantalizing conversation with your neighbours and get updates on what's happening in your Community.



**View this Newsletter in full color at www.monthly-media.com
right click with mouse to download to your computer**

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.



Birthdays and Anniversaries in May

(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)

Birthdays

1	Judy Tilley	271
5	Carol Mong	316
6	Lucy Dent	294
9	Joe LaFrance	158
13	Sara Spanos	99
15	Pat Hopkins	14
15	Tammy Huckins	93
16	Sandra Gutshall	18
20	Debbie Myers	15
21	Dan McKeag	167
24	Barbara Slazas	151
26	Jim Heidinger	67
26	James Materano	134
28	Dennis Elkins	62
29	Troy Spanos	99

Anniversaries

8	Daniel & Pattie Campailla	119
13	Jonathan & Lori Hicks	302
19	Dom & Jerri Danieli	16
26	Bob & Laurie Fisher	328
27	Richard & Pat Heiser	95



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John 3:16

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Carol Zapiecki, Clearwater, FL



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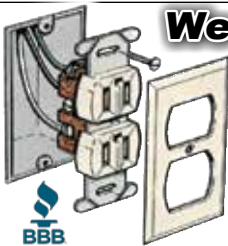
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MAY • 2024

Sunday							Monday							T	
JUNE															
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							Power Aerobics 8:00 am Water Aerobics 9:30 am Memorial Day Service 10 am Pinochle 6:30 pm <i>Memorial Day</i>						Trash Pic Power Ae Water Ae Hand & F Poker 6:0 Eldorado Card Sale Game Sta		

East Bay Oaks

Tuesday	Wednesday	Thursday	Friday	Saturday
	<p style="text-align: right;">1</p> Power Aerobics 8:00 am Water Aerobics 9:30 am Quarter Bingo 1:30 pm	<p style="text-align: right;">2</p> Power Aerobics 8:00 am Water Aerobics 9:30 am	<p style="text-align: right;">3</p> Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm	<p style="text-align: right;">4</p> Coffee Social 8:30 am
<p style="text-align: right;">7</p> Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Foot 1:00 pm 0 pm Bingo s 5:15 to 6:00 pm rts 6:30 pm	<p style="text-align: right;">8</p> Power Aerobics 8:00 am Water Aerobics 9:30 am Quarter Bingo 1:30 pm Neighborhood Watch Meeting 7:00 pm	<p style="text-align: right;">9</p> Power Aerobics 8:00 am Water Aerobics 9:30 am	<p style="text-align: right;">10</p> Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm	<p style="text-align: right;">11</p> Coffee Social 8:30 am
<p style="text-align: right;">14</p> Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Foot 1:00 pm 0 pm Bingo s 5:15 to 6:00 pm rts 6:30 pm	<p style="text-align: right;">15</p> Power Aerobics 8:00 am Water Aerobics 9:30 am Quarter Bingo 1:30 pm	<p style="text-align: right;">16</p> Power Aerobics 8:00 am Water Aerobics 9:30 am	<p style="text-align: right;">17</p> Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm	<p style="text-align: right;">18</p> Coffee Social 8:30 am
<p style="text-align: right;">21</p> Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Foot 1:00 pm 0 pm Bingo s 5:15 to 6:00 pm rts 6:30 pm	<p style="text-align: right;">22</p> Power Aerobics 8:00 am Water Aerobics 9:30 am Quarter Bingo 1:30 pm	<p style="text-align: right;">23</p> Power Aerobics 8:00 am Water Aerobics 9:30 am	<p style="text-align: right;">24</p> Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm	<p style="text-align: right;">25</p> Coffee Social 8:30 am
<p style="text-align: right;">28</p> Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Foot 1:00 pm 0 pm Bingo s 5:15 to 6:00 pm rts 6:30 pm	<p style="text-align: right;">29</p> Power Aerobics 8:00 am Water Aerobics 9:30 am Quarter Bingo 1:30 pm	<p style="text-align: right;">30</p> Power Aerobics 8:00 am Water Aerobics 9:30 am	<p style="text-align: right;">31</p> Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm	<p style="text-align: right;">32</p> Coffee Social 8:30 am

Sponsor Saturday AM Coffee

Did you know that you can sponsor Saturday morning coffee in memory of a loved one, a birthday, anniversary, or any occasion you choose, or just because? The cost to sponsor a Saturday morning coffee is \$25. Please see Chris Lowe if you would like to sponsor coffee or just donate to the coffee fund and we'll give you a Shout Out!



Shout Out to Liz Jacobson for sponsoring Saturday morning coffee on April 13th. Everyone was treated to a free donut! Thanks Liz.



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 won't 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

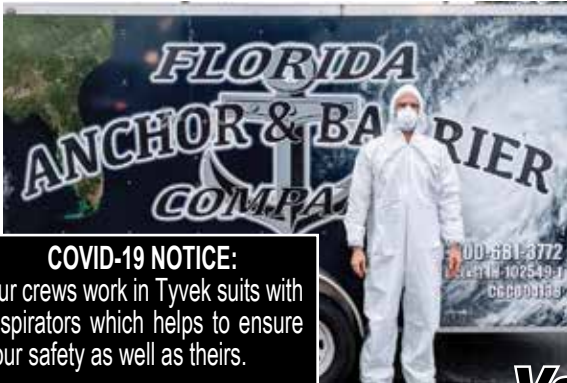
...continued on page 29

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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!!

Are 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 or call us at (727) 531-9105.



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.



New Resident Information

I (We) give consent to have the following information given to the Homeowners Association for the purpose of allowing them to contact me (us). This information will not be distributed to other entities for any purposes.

East Bay Oaks Lot # _____ El Dorado Village Lot # _____

1) _____	_____	_____	_____
Name (Please Print)	Telephone Number	Date of Birth Month/Day	Anniversary Month/Day
2) _____	_____	_____	_____
Name (Please Print)	Telephone Number	Date of Birth Month/Day	Anniversary Month/Day
3) _____	_____	_____	_____
Name (Please Print)	Telephone Number	Date of Birth Month/Day	Anniversary Month/Day

- I (we) give consent to the HOA to publish my (our) telephone number in the Park Resident Directory.
- I (we) give consent to the HOA to publish my (our) email address in the Park Resident Directory.
- I (we) give consent to the HOA to add my telephone number to the automatic messaging service to notify me in the event of a critical or routine event such as water shut off.
- I (we) give consent to the HOA to publish my (our) birthday and anniversary in the monthly media.

1) _____	2) _____	3) _____
Signature	Signature	Signature
_____	_____	_____
Date	Date	Date
_____	_____	_____
Email Address	Email Address	Email Address

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MANAGER'S CORNER – May 2024



As you are aware, **all** residents and occupants must have a background check done prior to living in our communities. We have been made aware of a few unauthorized residents/occupants and were able to remedy the situation. If someone is living on property and you suspect that they have not been properly screened, please check with us. More often than not, most have undergone a background check. If in doubt, please call the office. Although privacy laws prohibit us from giving out residents'/occupants' names, we can confirm if a background check was conducted.



Although mentioned a few months ago, we need to restate that guests may not bring their pets on property. Only pets registered with the office, showing that shots are current, are allowed in the park. Again, no visiting of pets or pet sitting of unregistered pets is permitted. Further, all pets must be on a leash when outside of the home and they may not be left unattended or tethered outside.



The after-hours Emergency number for staff is 727-638-4844. To identify true emergencies, apply the “blood, flood or fire” test. Any issue that involves blood or injury, flood or fire should be treated as an emergency; all other matters can likely wait until the next business day.

Wishing you and yours a very happy Memorial Day!!

EXTERIOR COMPLIANCE




To maintain the integrity of the community, we have stepped up our efforts to ensure that the exterior of homes is in compliance with the community standards as laid out in the prospectus.

It is what every resident signed up for when approved to live in this community. The original charm that initially brought many people into the community should be reestablished.

Below is what we look at when conducting our 360° inspections. **CURB APPEAL IS KEY:**

- Exterior of the home is mildew-free and clean (pressure washed and repainted if required). This includes skirting, trim, awnings, shutters, etc.
- Bushes/shrubs are trimmed, and garden beds are free of weeds (recommend installing new or refreshed mulch*/stones/shells).

- 
- Fences and/or enclosures are removed (unless previously approved by management).
 - Driveway is clean (pressure washed and repainted if necessary).
 - Gutters are clean and free of weeds.
 - Screens and/or window treatments are not torn or broken.
 - Skirting, windows, shutters, awnings, trim, etc. are not broken or in disarray.
 - Items stored around the home are removed.
 - Obstacles in the yard, preventing landscapers' passage, are removed.
 - Satellite dishes are out of street view.
 - Cars must be operable, have current registration and not leaking fluids on the ground/driveway.
 - Registration sticker is current and affixed for visibility.
 - House numbers are visible.
 - No hot tubs, fire pits, trampolines, etc.

***Free mulch is available at the Pinellas County Recycling center on Starkey Road**

All violations must be cured before a home is sold since violations cannot transfer to new owners. We ask that you be proactive and take a critical look at the exterior of your homes and address issues noted above.

For those on a budget, the Pinellas County Solid Waste Department has a Household Hazardous Waste (HHW) program. From that, they have created a "Swap Shop," for household chemical products such as paint, cleaners, and automotive fluids. It is free for Pinellas County residents. Availability can change, and quantities may be limited. Despite the name, there is no need to swap. When using the Swap Shop, your government-issued ID will be required. Visit: <https://pinellas.gov/household-hazardous-waste-hhw-collection/> for more information.

Another source for inexpensive paint may be at the Habitat for Humanity Re-Store on the corner of Ulmerton Road and 49th Street. Contractors have been known to bring in excess paint and the savings may be substantial.

Please be advised that if you will be changing the color of your home, you must first submit an Architectural Modification Request form. Forms are available through the office or can be emailed upon request.

For window screen or vinyl window film repairs or replacement, you may want to check with Ace Hardware.

If you need assistance with some tasks, we have names of residents who may be able to assist with pressure washing, gutter cleaning, weeding, reseating of skirting, and painting. Please give the office a call at 727-531-9105 if you would like their contact information or if you would like to be added to our list of resources. Thank you.

Kristen Pruett

Resort Manager | Eldorado Village and East Bay Oaks

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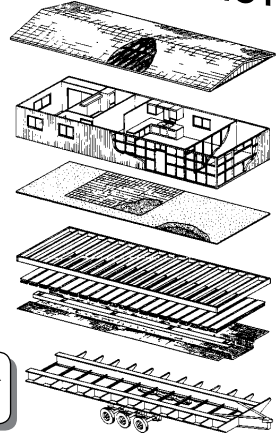
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Comment Form

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)

Signhere: _____ Today's Date: _____

Management Notes: _____

**View this Newsletter in full color at www.monthly-media.com
right click with mouse to download to your computer**

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.

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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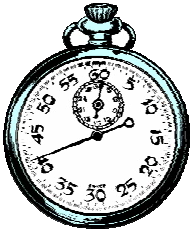
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GOT A MINUTE?

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!

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-Monthly Media Staff



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Kemp Home.....	\$10	Air Masters of Pinellas	David Trenkemp.....	\$5	Royal Enterprise
Steven Tatro	\$10	Jones & Sons Plumbing	John Hunter.....	\$5	Air Masters of Pinellas
Jacki Wilson.....	\$10	Med RX	Laurie Kestler.....	\$5	Community Roofing
Dixie Brown.....	\$10	Bill the Carpet Guy	Elizabeth Bowman	\$5	Royal Enterprise
Alice Jarvis.....	\$10	Rod Runners	John Sessa.....	\$5	Battleline Termite & Pest Control
Jane Gardella.....	\$10	Battleline Termite & Pest Control	Vic Bartlett.....	\$5	E & E Gliddon Air
Jeanne Glasheen.....	\$10	Clear Vue	Tom Miller.....	\$5	The Plumbing Patrol
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Activities Bulletin Board	Ernie Ranger
Water Aerobics.....	Sandy Crockett
Power Aerobics.....	Lydia Messina
Bingo Coordinator	Ernie Ranger
Budget.....	Mich Emond
Chaplain.....	TBA
Clubhouse Reservations.....	Park Management 727-531-9105
Coffee Hour.....	Chris Lowe/Volunteers
Entertainment Coordinator.....	Ernie Ranger
Keeper of the Wreath	Brownie
Kitchen Supplies	Ernie Ranger
Library.....	TBA
Lock-Up.....	Park Management
Memorial.....	TBA
Monthly Media.....	Mich Emond
Monthly Media Deliveries	Anne Emond/Volunteers
Neighborhood Watch	Colleen Huckins
Outings and Travel.....	Ernie Ranger
Social Committee.....	Ernie Ranger/Volunteers
Shuffleboard	Colleen Huckins
Shuffleboard Courts Keeper.....	Colleen Huckins
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