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September • 2025

Issue 7 49th 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 PresidentSteve Germscheid

SecretaryDavid MacAskill
TreasurerMich 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)

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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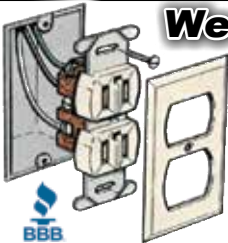


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East Bay Oaks Residents’ Inc. Homeowner’s Association

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
---------------	------

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
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.





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Ernie Ranger, Lot 313

or

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- NOV 2, 3 DAY— **FLORIDA KEYS & KEY WEST!**...\$529*/\$705
- NOV 16, 6 DAY— **MYRTLE BEACH & SAVANNAH**...\$1269*/\$1599

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- SEPT. 17, WED. — **TB RAYS vs JAYS** - Cabana Seats with Buffet...\$144
- SEPT. 18, THURS. — **LUNCH BUNCH** with **TODD at JACK WILLIE'S**...\$74
- SEPT. 20, SAT. — **WEEK! WACHEE** Mermaid Show...\$69

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Activities/Social Events

Ernie Ranger

As summer draws to a close, I hope everyone had a safe and enjoyable time with family and friends near and far. Although summer is coming to an end, it doesn't mean we have to pack up and hibernate for the winter. East Bay Oaks and Eldorado Village have a fantastic schedule of events planned for the 2025/2026 season from November to May to keep you busy.

Eldorado Village will be hosting a Pre-Labor Day Potluck on August 31st, 2025.

Every Tuesday night, join your friends and neighbours at Eldorado for a fun night of bingo. Card sales start at 5:15 until 6:00pm with games starting at approximately 6:30.

East Bay Oaks will be having their first bingo of the season on October 30th so dig out your Halloween costume and join us for a fun night of bingo, food and prizes for the best costumes.

Additional events are posted at the EBO Clubhouse and will be

I look forward to seeing old friends and family and meeting all the new residents who chose EBO as their new home.

Let's not forget we are at the mid point of hurricane season and I want to remind everyone that living in a mobile or manufactured home means you **MUST** evacuate during any evacuation order.

Accu Weather is predicting 2025 could be a year with "volatile hurricanes" and warns storms could rapidly intensify shortly before making landfall.

Named Storms: 13 - 19

Hurricanes: 6 - 10

Major Hurricanes: 3 - 5



BE PREPARED

Pay attention to updates from weather stations and news sources to stay informed. Follow advice from local authorities and take action when advised to do so.

Gather enough food, water and emergency supplies to last you several days. Keep in mind each person's specific needs, including medications. Don't forget the needs of pets.

Keep important documents in a dry safe place such as a fireproof and waterproof box.

Save phone calls for emergencies. Use text messaging or social media to communicate with family and friends.

Stay away from floodwater. Floodwater can contain a variety of hazards including sharp objects, downed power lines, sewage, bacteria, chemicals and wild or stray animals.

Stay safe and enjoy the remainder summer.



Vendors wanted for our
Annual Christmas Craft Fair
at East Bay Oaks
December 6th, 2025.
For information, contact
Liz @ lizzyy1958@gmail.com
(630) 730- 3297

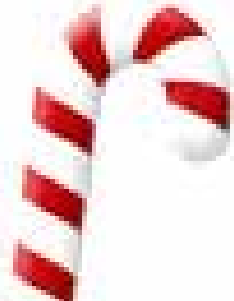


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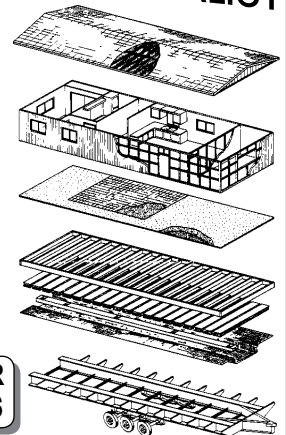
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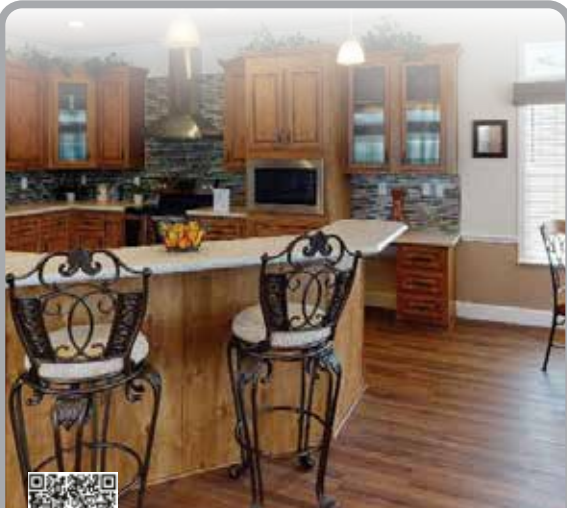
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EAST BAY OAKS HOMEOWNERS ASSOCIATION

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



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.

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



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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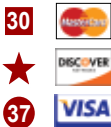
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Robo Call



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.

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

Did You Know?

More babies are born on September 9th than any other day out of the year, and babies born in September supposedly excel more in school and sports when compared to others. The later birthday leads to them being considerably older, giving them a slight competitive, and scholarly edge against their peers



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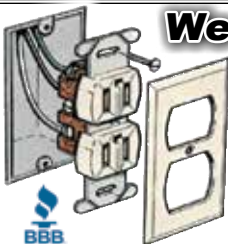
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SEPTEMBER • 2025

Sunday	Monday	Tuesday
	1 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm Labor Day	Trash Pick Power Ae Water Ae Hand & F Poker 6:0 Eldorado Card Sale Game Sta
7	8 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm	Trash Pick Power Ae Water Ae Hand & F Poker 6:0 Eldorado Card Sale Game Sta
14	15 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm	Trash Pick Power Ae Water Ae Hand & F Poker 6:0 Eldorado Card Sale Game Sta
21	22 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm First Day of Autumn	Trash Pick Power Ae Water Ae Hand & F Poker 6:0 Eldorado Card Sale Game Sta
28	29 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm	Trash Pick Power Ae Water Ae Hand & F Poker 6:0 Eldorado Card Sale Game Sta

East Bay Oaks

Tuesday	Wednesday	Thursday	Friday	Saturday
<p>2</p> <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>	<p>3</p> <p>Power Aerobics 8:00 am Water Aerobics 9:30 am</p>	<p>4</p> <p>Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo (card sales 5:30-6:15 pm)</p>	<p>5</p> <p>Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm</p>	<p>6</p> <p>Coffee Social 8:30 am</p>
<p>9</p> <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>	<p>10</p> <p>Power Aerobics 8:00 am Water Aerobics 9:30 am Neighborhood Watch Meeting 7:00 pm</p>	<p>11</p> <p>Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo (card sales 5:30-6:15 pm)</p> <p>Patriot Day</p>	<p>12</p> <p>Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm</p>	<p>13</p> <p>Coffee Social 8:30 am</p>
<p>16</p> <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>	<p>17</p> <p>Power Aerobics 8:00 am Water Aerobics 9:30 am</p>	<p>18</p> <p>Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo (card sales 5:30-6:15 pm)</p>	<p>19</p> <p>Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm</p>	<p>20</p> <p>Coffee Social 8:30 am</p>
<p>23</p> <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>	<p>24</p> <p>Power Aerobics 8:00 am Water Aerobics 9:30 am</p>	<p>25</p> <p>Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo (card sales 5:30-6:15 pm)</p>	<p>26</p> <p>Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm</p>	<p>27</p> <p>Coffee Social 8:30 am</p>
<p>30</p> <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>				

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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 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!

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.

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.



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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!



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.

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





September Media:

I would like to remind you since we had extreme weather with the past storms and flooding there are actions that need to be taken to ensure the safety and care for your mobile home. Here's some very helpful information I would like to share with you.

1. High water and electric bills


- Leaks: Leaky pipes or running toilets are a common culprit for unexpectedly high water bills.
- Inefficient Appliances: Older appliances or a poorly functioning HVAC system can significantly drive up electricity consumption.
- Poor Insulation and Air Leaks: Gaps in insulation, especially in the crawl space, can lead to increased energy use for heating and cooling.

2. Moisture barrier (crawl space encapsulation)

- A crawl space vapor barrier is a crucial component of mobile home maintenance, blocking moisture from the ground and protecting the underside of the house from humidity.
- High moisture levels in the crawl space can cause mold, wood rot, and poor indoor air quality, which can further impact the structural integrity of your home.
- Installing or repairing a vapor barrier can cost between \$1,200 and \$4,000, depending on the size of the crawl space and the quality of materials used.

3. Releveling your mobile home

- Uneven Floors, Doors & Windows: If your mobile home is unlevel, you might notice uneven floors, doors and windows that stick or don't close properly.
- Structural Strain: An unlevel home can put a strain on its structure, leading to cracks in the walls, ceiling, and even siding.
- Foundation Problems: The primary cause of an unlevel mobile home is often environmental factors, such as shifting soil due to moisture or ground heave.
- Cost of Releveling: Leveling a mobile home typically costs between \$450 and \$900, with single-wide homes being less expensive than double or triple-wide homes.
- DIY vs. Professional: While some minor adjustments can be made by a homeowner, major leveling issues are best left to professionals to ensure proper alignment and avoid further damage.
- In summary, these issues are often interconnected. A lack of a proper moisture barrier in the crawl space can lead to a damp environment, potentially causing shifting soil and resulting in an unlevel mobile home. The unleveling can then lead to structural issues and potentially affect the functioning of your plumbing and electrical systems, ultimately contributing to higher utility bills.
- If you suspect you're experiencing any of these problems, it's recommended to **consult with qualified professionals** to assess the situation and determine the appropriate course of action. Addressing these concerns early can prevent more costly repairs and ensure the safety and longevity of your mobile home.



Reminder of Pool Rules

We have had a few complaints about inappropriate behavior at the pool.

Excessive noise, abusive language and drunkenness are extremely prohibited.

We want all out residents and guest to enjoy the amenities, no one should have to feel uncomfortable with inappropriate behavior by you or your guests.

Your guests are your responsibility!! Make sure you have wrist bands for them and that you are present with them at the pool when visiting. No smoking, glass containers or alcoholic beverages allowed in the pool. Not only is this a rule with the park, but it's a state law that can and will be enforced.

Pool privileges will be revoked if you are reported for any of the above violations mentioned.

DO NOT LEAVE CHILDREN UNDER 18 UNSUPERVISED AT ANY TIME

We've also had complaints of some pool hoppers taking advantage. Not sure if they're residents or outsiders, but if you suspect people using the pool during normal hours or after hours that don't belong on property call the office immediately. If the office is closed or this is happening on the weekends call the police to have them removed. Reminder pool hours are 9am-10p.

If you see something say something. We're only here at the office during normal business hours. We can't foresee all of the shenanigans that occur when we're not on property to get them addressed. I encourage you to email or fill out a complaint form. When we have it in writing we are able to take action to getting problems resolved the best we can. Your complaint is always kept confidential and the office would never expose any resident who reports any concern that happens on property.

We are aware of the exercise room treadmills are not working. We want you to know that we have budgeted for January to have that room completely redone from top to bottom with new equipment. We thank you for your patience while the room will not be functional. Once it's done it will be beautiful!

I still have a bunch of Plan of Action Hurricanes booklets in the office. Please stop by and pick one up. We all hope and pray that we don't have a season like last year, however it's always better to be prepared and not need it than needing it and not having the correct information and tools to be prepared.

Lastly, I hope you all have a wonderful Labor Day weekend. Be safe and responsible. Our office will be closed Monday September 1st, and resume normal business hours on the 2nd.

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





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- ☐ Extra cell phone battery or charger
- ☐ Battery-powered or hand crank radio that can receive NOAA Weather Radio tone alerts and extra batteries
- ☐ Flashlight and extra batteries
- ☐ First aid kit
- ☐ Dust mask, to help filter contaminated air and plastic sheeting and duct tape to shelter-in-place
- ☐ Whistle to signal for help
- ☐ Moist towelettes, garbage bags and plastic ties for personal sanitation Non-sparking wrench or pliers to turn off utilities
- ☐ Can opener (if kit contains canned food)
- ☐ Local maps



FEMA
www.ready.gov/kit

Additional Items to Consider Adding to an Emergency Supply Kit:

- ☐ Prescription medications and glasses
- ☐ Infant formula and diapers
- ☐ Pet food, water and supplies for your pet
- ☐ Important family documents such as copies of insurance policies, identification and bank account records in a portable waterproof container
- ☐ Cash and change
- ☐ Emergency reference material such as a first aid book or information from www.ready.gov
- ☐ Sleeping bag or warm blanket for each person.
- ☐ Complete change of clothing including a long sleeved shirt, long pants and sturdy shoes.
- ☐ Fire Extinguisher Matches in a waterproof container
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- ☐ Mess kits, Paper cups, plates and disposable utensils, paper towels
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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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17



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Birthdays in September

(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 #
1	Tim Maloney	218
1	Karen Flores	250
1	Janice Dwyer	213
1	Marcia Smith	43
2	Cathy Fry	101
4	Mike Mayer	179
10	John Visco	42
11	Dianne Gendelman	295
15	Barbara McDonald	115
15	Peggy Gordon	28
16	Lori Hicks	302
20	Diane Arvin	170
21	Stephen Lowe	202
21	Colleen Huckins	93
21	Mary Ellen Fox	140
22	Dick Highton	246



Anniversaries in September

Date	Name	Lot #
1	Brigitte & Ed Schlinkhoff	9
3	Richard & Noreen Zakreski	150
9	David & Mary Gillie	64
10	Tammy & Colleen Huckins	93
19	Mike & Cassie Mayer	179



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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.

EMPORIUM

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EVENTS & PROGRAMS

CRAFTERS WANTED. Fair Oct. 18
 at Oakcrest/Acorn Clubhouse 9925
 Ulmerton Rd Largo. 9am to 2pm.
 Email Bunnie for more info c.bunnie@
 yahoo.com

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.

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 or 503-475-5613

[https://rickeysjerky.com/pages/
 opportunities](https://rickeysjerky.com/pages/opportunities) has more info.

ARTICLES FOR SALE

Free console TV, 143 Silk Oak (Oak
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Three piece office furniture, great
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 by Fraser. Kennedy Rocking Chair by
 Larry Arata, with authentic paperwork.
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FOR SALE



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

OCTOBER AD DEADLINE - SEPTEMBER 10, 2025

Advertise BUY, SELL, TRADE ITEMS by sending copy & check to Monthly Media at 220 Bahama St, Venice, FL 34285. Ads
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 numbers included. No mobile home sales, no professional products or services. SORRY: No ads accepted by phone or email.



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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.

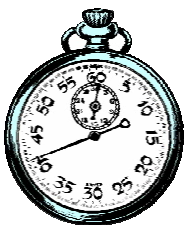
STEP 1: Please visit the community office or call (727) 531-9105 to discuss any questions or concerns with your community manager. Please allow appropriate time for a response or action from your community manager, and feel free to follow up as necessary.

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



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 BoardErnie Ranger	Lock-Up.....Park Management
Water Aerobics.....Sandy Crockett	Memorial.....TBA
Power AerobicsTBA	Monthly Media.....Mich Emond
Bingo CoordinatorErnie Ranger	Monthly Media DeliveriesAnne Emond/Volunteers
Budget.....Mich Emond	Neighborhood WatchColleen Huckins
ChaplainTBA	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/CondolencesSandy Crockett
Keeper of the WreathBrownie	Sunshine Fund.....Jeryl Danieli
Kitchen Supplies.....Ernie Ranger	Welcoming CommitteeMel Baumgart

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.

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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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<small>City/State/Zip</small>	<small>Phone</small>
<small>Business Name (if not home address)</small>	
<small>Business Address</small>	

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 Marge Taylor..... \$10 Air Masters of Pinellas
 Kathleen Rogers..... \$10 Air Masters of Pinellas
 Greg Goodman..... \$10 Air Masters of Pinellas
 Theresa Leonowicz \$10 Battleline Termite & Pest Control
 Constance Rockwell..... \$10 Boss Electric
 Karen Rose..... \$10 Buggin Out Termite & Pest Control
 Andrea Wislowsky..... \$10 Buggin Out Termite & Pest Control
 Richard Lesson..... \$10 FI Termite Pest Experts
 Wayne Scott \$10 Gulf Coast Powerwashing
 Carol Lynn Harbour \$10 Haseney Electrical Services
 Helen Coar \$10 Jones & Sons Plumbing
 Karen Guion..... \$10 Jones & Sons Plumbing

Lona Britt..... \$10 Jones & Sons Plumbing
 Terry Helopoulos..... \$10 Largo Plumbing
 Kelly David..... \$10 Perfect Repair and Construction
 Lloyd Holbrook..... \$10 Red Royal Electric
 Carol Mai..... \$10 Ron Wyngarden Mobile Wash
 Dot Bourdon..... \$10 Royal
 Joseph Roache..... \$10 Royal
 Deborah Creighton..... \$10 Royal
 Elaine Lantz Winegar..... \$5 Battleline Termite & Pest Control
 MaryAnn Malgieri \$5 Battleline Termite & Pest Control
 Bert Reyes..... \$5 Battleline Termite & Pest Control
 David Crosman \$5 Air Masters of Pinellas
 Robert Schick..... \$5 Jones & Sons Plumbing

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EAST BAY OAKS EXPRESS SEPTEMBER, 2025 E



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