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EAST BAY OAKS



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December • 2025

Issue 10
49th Year

Ernie's Dream Team from East Bay Oaks MHP

Photo: Jeryl Danieli, Dominic Danieli, Elaine Mihara, Ernie Ranger, Anne Emond, Florence Brown, Sara Spanos and Mich Emond / Photo Credit: David MacAskill



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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



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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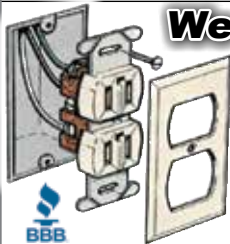


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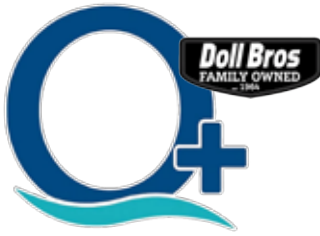
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East Bay Oaks Residents' Inc. Homeowner's Association

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

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



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

Library

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.



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



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Ernie Ranger



The holidays are quickly approaching and we have a busy schedule for the month of December between the two parks. Check your monthly media flyers for more info.

If you know of anyone who may be having a hard time right now and they may want to attend a function or a dinner and simply cannot afford it, please let a member of the Sunshine Fund or Board Member know. All requests are confidential.

The EBO Teddy Bear campaign is underway for the Rough Riders. We are looking to surpass last years donations of 272 new stuffed animals for this great cause. Contact Anne or Mich Emond at lot #270 or drop off donations at Thursday night bingo or Saturday morning coffee.

Toys For Tots is another charity that we support. Unwrapped toys for boys, girls and teens can be dropped off at LOT 7 or LOT 313 in EBO. Toys can also be dropped off at Thursday night bingo or Saturday morning coffee. Cash donations are also welcomed and we can do the shopping for you.

December 1st Eldorado Village will be having a check presentation to the Largo Police for the children's fund. Presentation will be at 6:30 pm with refreshments to follow.

December 6th is our annual Craft and Bake Sale at the EBO Clubhouse from 8:00 am until 2:00 p.m. with approximately 24 Vendors selling everything from soap to diamond art. The canteen will be open for you to enjoy a hot dog, chips and a soda for \$5.

December 7th EBO will be hosting an All You can eat pancake and sausage breakfast for \$8.00 which will be pay at the door. Bring an unwrapped toy for a boy or girl and pay \$5.00 for your breakfast. Donations for teenagers are also very much needed.

December 13th Eldorado bingo will be hosting the annual PJ Party with games, food and a ton of fun for everyone.

December 14th Annual Christmas Dinner at East Bay Oaks. Your choice of prime rib or salmon with all the fixings and dessert to follow. Tickets are on sale now. \$15 for HOA members and \$20 for all residents and guests.

December 24th Luminaries and Annual Christmas Eve Parade

December 31st Eldorado will be hosting a New Years Eve Party with music provided by DJ Kevin Perry. Hors d'oeuvres and snacks provided but feel free to bring something to share.

Doors open at 7:30 pm. \$10 at the door. Share the wealth tickets will also be available.

On behalf of myself and my Dream Team. We wish each and everyone a Merry Christmas and a Safe and Happy New Year.

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2026 Activity Schedule EBO & Eldorado

Jan. 4th All you can eat Pizza @ EBO
Jan. 25th Italian Dinner @ EBO
Jan. 31st - Feb.6th EBO/Eldorado Cruise
Feb. 7th Annual Carport Sale EBO and Eldorado
Feb. 15th All you can eat omelettes @EBO
Feb.18-20 Key West Bus Trip
Feb. 22nd Potluck and meat bingo @ EBO
Mar. 1st French Toast and Bacon Breakfast @ EBC
Mar. 17th Corned beef and cabbage dinner @ EBO
Mar. 20th Drag Queen Bingo @ EBO (now tentative)
April 11th Potluck and meat bingo @ EBO



Eldorado Bingo Every Tuesday Night

CARD SALES: 5:15- 6:00

Pull tabs * 50/50 * Progressive Jackpot



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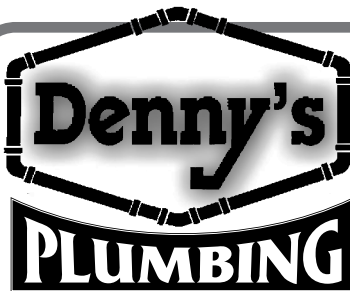


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SCAM ! ALERT

Romance Scams

www.fti.gov/how-we-can-help-you/scams-and-safety/common-scams-and-crimes

Romance scams occur when a criminal adopts a fake online identity to gain a victim's affection and trust. The scammer then uses the illusion of a romantic or close relationship to manipulate and/or steal from the victim.

The scammer's intention is to establish a relationship as quickly as possible, endear himself to the victim, and gain trust. Scammers may propose marriage and make plans to meet in person, but that will never happen. Eventually, they will ask for money.

If someone you meet online needs your bank account information to deposit money, they are most likely using your account to carry out other theft and fraud schemes.

Tips for Avoiding Romance Scams:

- **Be careful what you post** and make public online. Scammers can use details shared on social media and dating sites to better understand and target you.
- **Research the person's photo and profile** using online searches to see if the **image, name, or details have been used elsewhere.**
- Go slowly and ask lots of questions.
- Beware if the individual **seems too perfect** or quickly asks you to leave a dating service or social media site to communicate directly.
- Beware if the individual attempts to isolate you from friends and family or requests inappropriate photos or financial information that could later be used to extort you.
- Beware if the individual **promises to meet in person** but then **always comes up with an excuse why he or she can't.** If you haven't met the person after a few months, for whatever reason, you have good reason to be suspicious.
- **Never send money to anyone you have only communicated with online or by phone.**

ReportFraud.ftc.gov

**Report Imposter Scams Online to
the Federal Trade Commission**

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SCAM



ALERT



Family Scams

Scammers are good at **pretending to be someone that they're not**. They try to trick you into thinking **a loved one is in trouble**.

Once the scammer makes you think they're your grandson and in trouble, they pressure you to quickly send them money. **But it's all a scam.**

Your family member was never in trouble.

- The scammer will say it's **urgent** and that you're the only one who can help.
- The scammer might tell you it's **important to keep it secret**. They don't want you talking to other family members and friends and realizing it's a scam.
- The scammers will **play with your emotions**. They're counting on you to act quickly to help your family or friend. And they're counting on you to pay without stopping to check out whether there's really an emergency. If you get a call like this, you can be sure this is a scam.

Slow down. Verify.

Example of a Family Emergency Scam Call

Hi Grandpa, it's me.



Sebastian? Is that you?



Yes, it's me, Sebastian. Grandpa, I'm in trouble, and I need money for bail.

What happened?

Please don't tell Mom or Dad. I'll get in so much trouble.

Please help me!

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EBO Christmas Dinner
December 14th
5:00 pm

Menu:
Prime Rib or Salmon
Mashed potato's
Roasted Brussel Sprouts
Fresh Rolls
Christmas Roll for Dessert

HOA Members: \$15

All others: \$20

Tickets will be available at
Thursday night bingo and
Saturday morning coffee
or Contact:

Mich or Annie Emond Lot
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Christmas Eve Light Parade



*Light up your bike, scooter or golf cart
and join us for a ride around the park*

**Meet at EBO Clubhouse at 4:30 to help
fill and light luminaries prior to parade.**

All EBO AND EV residents welcome.
Parade starts around 6:00

Prizes will be awarded for best decorated ride.
*Hot chocolate and cookies to follow in the
clubhouse*

Image with Permission of EBO.com

MERRY
Christmas
—AND HAPPY NEW YEAR—





NEW YEARS EVE

Party

Eldorado Village Clubhouse

Music By DJ Kevin Perry

WEDNESDAY, DECEMBER 31

7:30PM-12:30AM

TICKETS \$10 AT THE DOOR

DOORS OPEN AT 7:00

**Hors d'oeuvres and snacks provided but
feel free to bring something to share..**

"share the pot" tickets will be available

BYOB



Teddy Bear Drive

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

As many of you know, Helga and Walter Kelly have collected Teddy Bears from EBO and Eldorado residents for the Rough Riders for many years. Over the last couple of years, Anne and I have assisted them in supporting the Rough Riders by collecting hundreds of unused Teddy Bears. This can't happen without all the residents' donations.

Anne and I would like to dedicate this year's donations to Helga and Walter for the many years of work that they put into collecting the hundreds and hundreds of Teddy Bears over the years.

Please drop off unused Teddy Bears to lot 270 or drop us a note and we will pick them up. They can also be dropped off during Saturday morning coffee or Thursday night Bingo.



East Bay Oaks HOA The Sunshine Fund

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

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

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

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

Please make written nominations using the form on page 18 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.



Did You Know?

Christmas was originally celebrated by the Greeks on January 7th of every year, until Pope Julius I marked December 25th the official date for Christmas celebration in 350 A.D., and is still celebrated on that date to this day, nearly 1700 years later.



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Lake Seminole Square 727-392-3932

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Law Offices of Paul Herzfeld 727-587-0009

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Stingrays Inc (CASH NOW) 727-798-2921

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Bay Area Aluminum Services, Inc. 727-585-4442
Century Awnings Co. 727-559-8811

BLINDS & DRAPERIES

Rod Runners 727-394-9534

CARPET CLEANING

Quality Care Plus/Doll Brothers 727-761-8222

DENTIST

Hila Dental - Dr. Virginia M. Melmed 727-443-7353

DERMATOLOGIST

Florida Dermatology & Skin Cancer 727-548-9196

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Suncoast Family Medical Assoc. 727-588-9572

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Haseney Electrical Services, Inc. 727-441-8434
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Royal Enterprises 727-394-7351
Wyngarden Mobile Home Wash 727-587-0876

MOBILE HOME WINDOW FILM

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PAINTING/INSIDE & OUTSIDE

Payless Painting Services 727-470-5876

PEST CONTROL

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

PLUMBING SERVICE

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

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Veterans Mobile Home Services 727-435-0747

ROOF REPLACEMENT

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

ROOM ADDITIONS

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Bay Area Aluminum Services, Inc. 727-585-4442
Keenan Construction 727-455-0778

TIE DOWNS/MOBILE HOMES

Atlas Mobile Home Services 727-515-0511
Florida Anchor & Barrier Co. 727-237-6772
Underhome Armor 727-282-2045

TRAVEL/TOURS

Travel Is Fun 727-347-1600

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Precision Vapor Barriers 727-237-6772
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Mitchell Siding 727-586-6315

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25



25

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23     Lic. EC13005834 Bonded & Insured 16

Sunday	Monday	Tuesday
	1 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm	Trash Pick-up Power Aerobics 8:00 am Water Aerobics 9:30 am Hand & Foot Massage Poker 6:00 pm Eldorado Bazaar Card Sales Game Star
7 All you can eat Breakfast 8:30-10am Pearl Harbor Remembrance Day	8 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm	Trash Pick-up Power Aerobics 8:00 am Water Aerobics 9:30 am Hand & Foot Massage Poker 6:00 pm Eldorado Bazaar Card Sales Game Star
14 Christmas Dinner 5pm	15 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm	Trash Pick-up Power Aerobics 8:00 am Water Aerobics 9:30 am Hand & Foot Massage Poker 6:00 pm Eldorado Bazaar Card Sales Game Star
21 First Day of Winter	22 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm	Trash Pick-up Power Aerobics 8:00 am Water Aerobics 9:30 am Hand & Foot Massage Poker 6:00 pm Eldorado Bazaar Card Sales Game Star
28	29 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm	Trash Pick-up Power Aerobics 8:00 am Water Aerobics 9:30 am Hand & Foot Massage Poker 6:00 pm Eldorado Bazaar Card Sales Game Star

East Bay Oaks

Tuesday	Wednesday	Thursday	Friday	Saturday
2 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo 1:00 pm Bingo 5:15 to 6:00 pm Poker 6:30 pm	3 Power Aerobics 8:00 am Water Aerobics 9:30 am	4 Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo (card sales 5:30-6:15 pm)	5 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm	6 Coffee Social 8:30 am Craft Fair 8am-2pm
9 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo 1:00 pm Bingo 5:15 to 6:00 pm Poker 6:30 pm	10 Power Aerobics 8:00 am Water Aerobics 9:30 am Neighborhood Watch Meeting 7:00 pm	11 Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo (card sales 5:30-6:15 pm)	12 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm	13 Coffee Social 8:30 am PJ Party at Eldorado
16 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo 1:00 pm Bingo 5:15 to 6:00 pm Poker 6:30 pm	17 Power Aerobics 8:00 am Water Aerobics 9:30 am	18 Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo (card sales 5:30-6:15 pm)	19 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm	20 Coffee Social 8:30 am
23 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo 1:00 pm Bingo 5:15 to 6:00 pm Poker 6:30 pm	24 Power Aerobics 8:00 am Water Aerobics 9:30 am Luminaries and Christmas Eve Parade Christmas Eve	25 Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo (card sales 5:30-6:15 pm) Christmas	26 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm	27 Coffee Social 8:30 am
30 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo 1:00 pm Bingo 5:15 to 6:00 pm Poker 6:30 pm	31 Power Aerobics 8:00 am Water Aerobics 9:30 am New Years Eve Dance at Eldorado 7:30pm New Year's Eve			



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17



17



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 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. 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.



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

A note from the Shuffleboard coordinators

Due to lack of interest, there will be no shuffle team for the 2025/2026 season.

Thank You,
Colleen Hensly Huckins



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727-484-7488



**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)

December Fun EBO Style



Join Your neighbors this *December* 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.

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.

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.

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!

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.





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.

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!





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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13 ★ 5

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C-11631
SP-00005

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36

WITH STUNNING



32

NEW WINDOWS



Philippians 4:13

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HILLSBOROUGH COUNTY
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Birthdays in December

(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 #
2	Barb Maloney	218
6	Richard Zakrzeski	150
12	Jennifer Young	64
16	Corey Jacobson	236
17	Michael Thomas	239
20	Dom Danieli	16
21	Noreen Zakrzeski	150
23	Barbara Gallagher	57
28	Joseph Tilley	191
29	Edga Perez	58



Anniversaries in December

Date	Name	Lot #
5	Tim & Barb Maloney	218
24	Michael & Brenda Thomas	239
31	Brian & Donna Diment	208
31	Core & Liz Jacobson	236



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 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.



13 ★ 9

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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.




FROM THE MANAGER

Wipe Out the Wipes: Stop Clogs Before They Start!

We need your help to protect our plumbing and prevent water shut-offs. The biggest culprit behind clogged pipes? **Wipes**. Whether they're baby wipes, cleaning wipes, or even ones labeled "flushable," they do **not** belong in the toilet.

Why it matters: Wipes don't break down like toilet paper. They get stuck, build up, and cause serious blockages in our pipes. These clogs often force us to **shut off water to entire property**—leaving residents without showers, laundry, or working toilets while we make repairs.

What you can do:

-  **Never flush wipes.** Toss them in the trash.
-  **Spread the word.** Remind guests and neighbors.
-  **Report issues.** Let us know if you notice recurring plumbing problems.

Let's keep our water flowing and our pipes clear. **Only flush toilet paper—nothing else!**

Thanks for doing your part to protect our community!

No Soliciting Allowed—Let's Keep Our Community Peaceful

To maintain a safe and comfortable environment for all residents, we want to remind everyone that **soliciting is strictly prohibited on the property**. This includes **outside solicitors** as well as **resident-to-resident solicitation**.

...continued on page 44

For Advertising Info Call or email:

727-484-7488
sales@monthly-media.com



Monthly Media
220 Bahama St.
Venice, FL 34285

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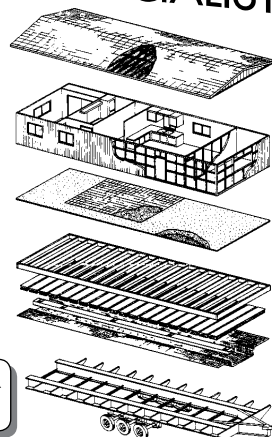


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COST: \$699 PER PERSON TWIN / \$946 PER PERSON SINGLE

AND MORE GREAT MULTI DAY TRIPS COMING!

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- FEB. 24, 2 DAY – KENNEDY SPACE CENTER...\$399/\$489
- MARCH 20, 8 DAY – SAN ANTONIO - Riverwalk, Alamo...\$1699/\$2139
- MAY 21, 5 DAY – NEW ORLEANS JAZZ & MORE! ...\$999/\$1299

PLUS Great Day Trips Too!

- DEC. 5, FRI. – SOLOMON'S CASTLE – with Lunch & dessert...\$119
- DEC. 11, THURS. – GAYLORD PALMS w/lunch buffet...\$159
- DEC. 14, SUN. – "SUNKICKS HOLIDAY SPECTACULAR"...\$139
- DEC. 18, THURS. – LUNCH BUNCH at Reeseciff Family Diner...\$89
- DEC. 28, SUN. – Sarasota's SAILOR CIRCUS HOLIDAY SPECIAL...\$79

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

JOIN US AT OUR TRAVEL CLUB MEETINGS!!!
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At Freedom Square or Buffet City and on Youtube
Live!! Prizes, Fun & Tour News. Call for details.



45 Also Cruises & Year Round Day Trips! - Call for full brochures!
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8



What does this mean?

- No door-to-door sales or promotions
- No flyers or business cards left on doors or vehicles
- No fundraising, event promotion, or service advertising—even by fellow residents (Except for sanctioned HOA and Social Club events)

Why it matters: Solicitation can lead to unwanted interruptions, privacy concerns, and even safety risks. Residents should feel secure knowing they won't be approached at home for commercial or promotional purposes.

If you see solicitors on the property:

- Do not engage
- Report them to management immediately
- If safe to do so, note their description or vehicle information

Residents: Please respect your neighbors' space. Even if you have a great product, service, or cause, door-to-door promotion is not allowed. If you'd like to share something with the community, please contact management for approved communication channels.

Let's work together to keep our community respectful, quiet, and safe. Thank you for your cooperation!


Stay in the Know—Sign Up for Robo-Texts Today!

Did you get our last robo-text? If not, you might be missing out on **critical updates** like water shut-offs, maintenance alerts, safety notices, and more. This is our **primary way** of getting important information to residents quickly and reliably.

Here's how to make sure you're connected:

- You **must have a cell phone** that can receive text messages.
- If you don't have a cell phone, please find a **buddy resident** who agrees to keep you informed whenever a message is sent.
- Signing up is easy—**just call the office today** and we'll get you added to the list.

Why it matters: Robo-texts are fast, direct, and help us keep everyone informed in real time. Whether it's an emergency or a routine update, you'll be the first to know.

 **Call the office now at (727) 531-9105 to sign up. Don't wait—stay connected!**

Thank you for helping us keep communication strong and our community informed!

...continued on page 46



EMPORIUM

10 WORDS for \$8.55 – Each additional word is 80¢
Your Ad Will Appear in 60 Mobile Home Park Newsletters
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WANTED TO BUY	EVENTS & PROGRAMS	EVENTS & PROGRAMS
FURNITURE, good clean, pre-owned. Top dollar paid. Charles, 727-657-7021	CRAFT SHOW, BAKE SALE, and RAFFLE. Saturday December 6, 9-1. Southwind MHC, 795 County Road 1, Palm Harbor. 440.227.5906	<p><i>Jan & Feb Events</i> </p> <p>Biggest Church Wide Garage Sale In The Area! Northwood Presbyterian Church, 2875 FL-580, Clearwater, 33761. January 15th, 16th, 17th, 2026, from 8am-2pm. Call Susan: 727-709-8237 with questions or to donate.</p>
OTHER	Lake Seminole Resort Christmas Craft Show and Flea Market. On Saturday, December 6th, 9:00am - 1:00pm. Located at 10245 110th Ave. N. Largo, Florida	
Sell Rickey's Jerky! Join our team—locally or see the country. Full time or part time. Have fun while you cover your expenses or make some money! We're hiring now through the end of the year! Contact Ryan: Info@RickeysJerky.com or 503-475-5613 https://rickeysjerky.com/pages/opportunities has more info.	Ranch Mobile Park, Park-Wide Yard Sale , Saturday, December 6, 2025, 8:00am -2:00pm at: 6800 - 150th Ave. N., Clearwater, (Largo).	VENTRILOQUIST MARK MINOR SHOW, January 17th, 7PM. Paradise Island Clubhouse, 1001 Starkey Road, Largo. Tickets only \$10, Contact Ken 386-450-0360
BRING THE JOY OF PIANO TO YOUR HOME! Learn piano at your home or online with a patient, experienced instructor. No experience needed-just curiosity and your keyboard. Holiday Gift Certificates available! Call 727-424-8137 jundanber@yahoo.com	CRAFT FAIR Saturday December 6th 8:00 am - 2:00 pm. East Bay Oaks Clubhouse 601 Starkey Road, Largo	Rummage and Bake Sale at Golden Crest MHP clubhouse, 800 Main Street, Dunedin, January 18, 8-12. Quilt Raffle, glassware, jewelry, home decor, and more.
ARTICLES FOR SALE	Annual Carport & Craft sale, Lincolnshire Estates: 1071 Donegan Rd., Largo FL 33771. Saturday December 6th 8AM to 1PM. Over 50 homes: housewares, arts & crafts, clothes, furniture, tools, and lots more. Maps available at entrances.	Lincolnshire Estates Annual Bazaar will be held Saturday Feb 7th, 8AM-1PM. 1071 Donegan Rd, Largo. Furniture, tools, jewelry, housewares, bake sale, nick-nacks, linens. Small appliances, silent auction, breakfast, and lunch for purchase.
3 Wheel Bike. Brand New, Never Used. \$350.00 OBO. Call 727-412-8905	HOLIDAY CRAFT FAIR 12/13/25 10 A.M. TO 1 P.M. AMERICANA COVE 7201 1st Street NE Saint Petersburg	

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

Send us your Photos!

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



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

Email us at info@monthly-media.com

You may also mail in your submission:
Monthly Media | 220 Bahama St. Venice, FL 34285



JANUARY AD DEADLINE - DECEMBER 5, 2025

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

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






See Something? Say Something — The Right Way to File a Complaint

We're committed to maintaining a safe, respectful, and well-managed community—but we can't fix what we don't know about. If you witness a violation or have a concern, **you must come speak to us directly**. We cannot act on second-hand information.

Here's why this matters:

- Complaints must be **submitted in writing** so we have a clear paper trail.
- We are legally required to follow a formal process, which includes sending a **series of official letters** to the individual involved.
- In serious cases, this process can lead to **court involvement and even eviction**—but only if we have proper documentation.
- We **cannot force compliance** or remove someone without going through the legal system.

How to file a complaint:

-  **Speak to us in person** to initiate the process.
-  **Follow up in writing**—email is preferred, but we also have a form you can fill out.
-  Send your written complaint to:

Kristen Pruett

kristen_pruett@equitylifestyle.com

-  **Pictures are extremely helpful** and can strengthen your report.

Confidentiality is our priority.

We never reveal how we were made aware of a situation. Your identity and report will be kept strictly confidential. You are our eyes and ears, and we can't address many of these issues without you.

Remember: The process takes time, and communication is key. If you see something, say something—and say it the right way so we can take action.

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 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.

The neighborhood watch is now El Dorado Village and East Bay Oaks. We have decided to join forces and become one cohesive neighborhood watch.

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.

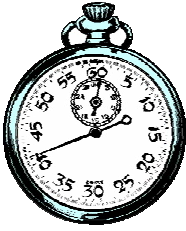
STEP 1: Please visit the community office or call (727) 531-9105 to discuss any questions or concerns with your community manager. Please allow appropriate time for a response or action from your community manager, and feel free to follow up as necessary.

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.



2025/2026 Activities Chairpersons

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

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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2. Ask the business for your Monthly Mania ticket, **OR a copy of your receipt and clip this ad**
3. Mail it back to us at: **Monthly Media | 220 Bahama St. Venice, FL 34285**
4. Every month we draw new tickets for **CASH PRIZES** and mail winners a check! **Every month is a new chance to win!**

<small>Name</small>	<small>Address</small>
<small>City/State/Zip</small>	<small>Phone</small>
<small>How did you obtain this ticket?</small>	
<small>Other (Please Print Name of Business)</small>	

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Myrna Macilvane\$10.00.....Air Masters of Pinellas
Rebecca Baker\$10.00.....Air Masters of Pinellas
Bill Hall\$10.00.....Air Masters of Pinellas
Betty Allen\$10.00.....Air Masters of Pinellas
Terry Brittain\$10.00..... Battleline Pest Control
Sharon Groom\$10.00..... Battleline Pest Control
Marion Hagen\$5.00..... Battleline Pest Control
Pat Needham\$5.00..... Battleline Pest Control
Joan Athey\$10.00..... Battleline Pest Control

Wesley Weisbrod\$10.00.... Buggin Out Termite & Pest Control
Cheryl Seddan\$10.00.....FL Termite & Pest Experts
Deborah Beaulieu\$10.00..... Imperial Electric Services
Jason Griesemer\$10.00..... Imperial Electric Services
Julia Cadieux\$10.00..... Imperial Electric Services
Karen Fairfield\$10.00..... Jones & Sons Plumbing
Patti DiStasio\$10.00..... Jones & Sons Plumbing
Bonny DeMoranville ..\$5.00..... Jones & Sons Plumbing
Claudia Vater\$10.00..... Jones & Sons Plumbing



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Mail in your tickets or paid receipt for your chance to win!

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