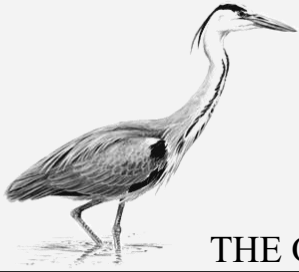
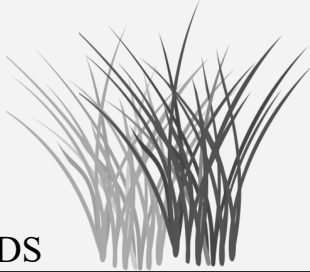


# EAST LAKE WOODLANDS



# Heron



THE OFFICIAL *Newsletter* OF EAST LAKE WOODLANDS

**East Lake Woodlands Storm Drainage System • Jeff Fosbrook**

**Background**

The summer of '24 has been a wet one for our community. There were an exceptional number of hurricanes in the Gulf of Mexico, with the west coast of Florida and the Tampa Bay area being impacted. The most recent, Helene and Milton, had significant, and somewhat different impacts. Helene had a 6+ foot storm surge in Tampa Bay, leaving homes in the residential areas just south of Tampa Road in Oldsmar flooded. Milton, on the other hand, pulled water levels down in Tampa Bay, but because our community was on the “wet” side, it resulted in rainfall amounts estimated between 15 to 20 inches in less than 24 hours (almost 15” overnight by one USGS gage). In simple terms, rainfall from Milton was as if Mother Nature tried to dump 24 ounces of water into a 12-ounce bowl, with the tablecloth already sopping wet. There was simply nowhere for the excess to go, and there were areas of our community where water was over roadways and even in yards and driveways. This should not be surprising, considering that we reside in an area that required raising of the ground to result in foundation slabs being above a specified elevation to obtain construction permits.

An engineer who was familiar with the original design intent back in the late 1970s told me that with a 100-year storm we could expect flooded roadways to be drained in 24 hours. The current storm drainage system for East Lake Woodlands (ELW) responded well to this storm event with most roadways open within 1-2 days. There were some exceptions, both along S Woodlands Drive, Sunflower and within Woodlands Estates, where it was 4-6 days following the storm before the roads were dry. This was a result of the fact that necessary maintenance of portions of the drainage system had not

been regularly conducted by the owning agency, or had not been previously identified as problems, as well as the exceptional volume of water from the storm.

Our storm drainage infrastructure is a system that requires individual components to be maintained to operate properly. But there are no moving parts such as valves, sluice gates or pumps. Water flows by gravity through an interconnected series of street curbs, underground pipes or conduits, detention ponds and open channels. Components of the system must simply be kept clear of obstructions, such as trash, vegetation, and tree limbs, enabling flow through the weirs, ponds, pipelines and channels. There are 81 numbered lakes or ponds in ELW. The following is a listing of the ownership of lakes and ponds based on the Pinellas County Property Appraiser maps:

- 50 - ELW Country Club (Ardea)
- 6 – East Lake Woodlands Community Association
- 28 – Individual homeowner’s associations (multiple ownerships)
- 2 – Shopping Center
- 1 – Duke Energy

(The total exceeds 81 since there are a few locations of shared ownership.)

The residential areas in the Community took place over decades and was achieved by planning and design that included the effective management of stormwater runoff. ELW includes roughly 2,000 acres. The stormwater runoff from this area departs the community at only two locations – south beneath Tampa Road to Moccasin Creek through Oldsmar; and in the northwest, beneath East Lake Road via Brooker Creek and on to Lake Tarpon. Stormwater gets to these two locations by way of a network of roadway swales, lakes and ponds, and pipelines.

*Continued on page 5*

## EAST LAKE WOODLANDS YARD OF THE MONTH

We kicked off our ELW Yard of the Month program in July 2023 and we are excited to watch this program gain momentum.

The goal of this program is to recognize our homeowners who strive to beautifully maintain their property and add to the overall appeal of the ELW Community.

Qualifications for this award include the following:

- The yard is well-groomed as viewed from the street.
- The yard is attractive through the use of natural items (trees, shrubs, plants, rocks, etc.). Other decorative items may be used to further the landscaping.
- Buildings, fences, porches, patios visible on the property are in good condition.

**Congratulations!**

⇒ **The Orr Family**  
2111 Warrick Drive  
Outstanding Halloween  
& Christmas Decorations



# Trusted in East Lake Woodlands for 20+ Years!

*"I used Claudia to buy my current home as well as sell my previous home. For both, she was wonderful. She is knowledgeable of the area, expert in negotiations, and is totally committed to resolving issues... I couldn't have been more pleased. Best experience I've ever had!" - Virginia J.*



*Thinking about selling? Call me!*

**Claudia Tweed**  
727-433-4596

Certified Real Estate Negotiation Expert  
Certified Pricing Strategies Advisor  
Certified Luxury Home Marketing Specialist

Claudia.Tweed@floridamoves.com  
ClaudiaTweedHomes.com



**COLDWELL BANKER**  
REALTY

3474 Tampa Road • Palm Harbor, FL 34684

THE CHILL TWINS

Strive for Your Best Everyday.  
STAY CHILL.  
Subscribe on YouTube!



**Experienced  
Pet Sitting**

Affordable, Professional, Insured.  
I visit to care for your pet  
in the comfort of their home.

- Dogs
- Cats
- Fish
- Etc.

Feeding, Playtime, Walks, Reasonable Rates.  
Call or text today to schedule your Meet & Greet.

**727.599.9717**

**ACCEPTING NEW PATIENTS  
OF ALL AGES**



**CLEAR SKIN**  
DERMATOLOGY



Dr. Rachel Epstein | Dr. Michelle Bruner  
Anna Shaw, APRN

**(727)248-0118**

2454 N MCMULLEN BOOTH RD  
SUITE 424  
CLEARWATER, FL 33759

**WWW.CLEARSKINDERM.COM**

**EXPERT MEDICAL, SURGICAL  
& COSMETIC SKIN CARE**

THE OFFICIAL *Newsletter* OF  
EAST LAKE WOODLANDS



For Advertising Contact:

813-991-7843 • [www.ikarepublishing.com](http://www.ikarepublishing.com)  
[IKarepublishing@gmail.com](mailto:IKarepublishing@gmail.com)

The East Lake Woodlands newsletter is produced at no cost to the Homeowners Association or the residents of East Lake Woodlands. IKare Publishing is not responsible for the actions or credibility of any of the advertisers in this newsletters. It is the individual's responsibility to check references on all advertisers.

ELWCA BOARD OF DIRECTORS

Stephen White, President  
Kate Rogers, Vice President  
John Crist, Treasurer  
Janie Baker, Secretary  
Santo Carollo, Director  
Cliff Lucido, Director  
Ed Marks, Director  
Jack Picker, Director  
Jeffrey Sherman, Director

Email the Board at:  
[board@eastlakewoodlands.com](mailto:board@eastlakewoodlands.com)  
  
Monica D'Ambrosio,  
Community Association Manager  
[mdambrosio@mgmt-assoc.com](mailto:mdambrosio@mgmt-assoc.com)  
813-433-2000  
  
Visit our Website at:  
[elw-fl.com](http://elw-fl.com) or  
[eastlakewoodlands.com](http://eastlakewoodlands.com)

IMPORTANT NUMBERS FOR EAST LAKE WATER:

Non-Emergency 727-784-8576 ext. 3864  
Emergency 727-223-1273

FREQUENTLY CALLED NUMBERS

Location:	Phone Number:
Rover (Resident Request Number)	813-382-9997
Country Club	727-784-8576
ELW Water General Info/Accounting	727-784-8576 ex 3864
ELW Water Emergency Maintenance Line	727-488-4961
Pinellas County Sheriff, Non-emergency	727-582-6200
<b>Management and Associates</b>	
Barcode Information, Mary Hunt	813-433-2014
<b>Management and Associates</b>	
Manager, Monica D'Ambrosio	813-433-2004
<b>Management and Associates</b>	
Accounting, Jessica Baker	813-433-2012

VEHICLE RFID

For additional questions please contact:  
Mary Hunt at 813-433-2014

**FIND OUT MORE**

See RFID on page 7



ELWCA MANAGEMENT COMPANIES

<b>Management &amp; Assocs.</b> 813-433-2000	<b>Ameri-Tech Prop. Mgmt.</b> 727-726-8000
Aberdeen	24701 US Hwy 19 N. Ste
Cluster 1	102 Clearwater FL. 33763
Cluster 3	Creekside, Cross Pointe
Cluster 4	Woods Landing
Cluster 5	<b>B&amp;C Community Mgmt.</b>
Cross Creek	727-239-5991
Deerpath	3504 Rodge Blvd
ELWCA	Palm Harbor FL 34684
Enclave	Hunter's Crossing
Greenhaven 1	<b>Citadel Mgmt.</b>
Greenhaven 2	727-938-7730
Greenhaven 3 & 4	905 E. Martin Luther King
Pinewinds	Jr Dr. Ste 310
Pinnacle	Tarpon Springs 34689
Silverthorne	Woodlake Run 1, 2, & 3
Stonebriar	<b>Elite Property Mgmt.</b>
St. Andrews	727-400-6850
Woodlands Estates	36181 East Lake Rd #407
Woodridge Green	Palm Harbor FL 34685
Worthington	The Meadows

**Harbeck Hospitality**  
844-944-0345  
2626 Tampa Rd #204 Palm Harbor FL  
Preserve, Turtle Creek 1&2

**Holiday Isles Prop. Mgmt.**  
727-548-9402  
11350 66th St N Largo, FL 33773  
Muirfield

**Progressive Mgmt.**  
727-773-9542  
4151 Woodlands Pkwy Palm Harbor 34685  
Cypress 1, Patio Homes

**Qualified Property Mgmt.**  
727-869-9700  
5901 US Hwy 19 S Ste 7 New Port Richey FL 34652  
Heatherwood, Laurel Oaks

**Resource Mgmt.**  
727-796-5900  
28100 US Hwy 19 N Ste 205 Clearwater FL 33761  
Hunter's Trail

**Self-Managed**  
Avenel  
Kirit Shah • 727-644-68721  
  
Diamond Crest  
Andy Brewton • 727-804-5822  
  
Hunters Crossing  
Jan Stammer • 727-772-3241  
  
Isleworth  
Michael Faehner • 727-306-0201  
  
Lake Shore Vista  
Doreen McKee • 727-771-7711  
  
The Cove  
Regina Schatz • 727-434-7834  
  
Warwick Hills  
Stephen Sabarese • [tdcsteve@gmail.com](mailto:tdcsteve@gmail.com)

**Sentry Mgmt.**  
727-799-8982  
2605 Enterprise Rd E Ste 200 Clearwater FL 33759  
Kingsmill

**Wise Property Management**  
18550 N dale Mabry Lutz FL 33558  
Turtle Creek 3 & 4

# East Lake Woodlands Notable Past Sales Listed with Frank Acerra of Select Properties



4767 Stonebriar Drive



228 Woodlake Wynde



125 Kelleys Trail



5098 Crosspointe Drive

## A Few Additional Notable Past Sales Listed with Frank Acerra of Select Properties:

- 95 Deerpath Drive in East Lake Woodlands
- 60 Willowood Lane in East Lake Woodlands
- 1703 Captiva Dr in East Lake Woodlands
- 4302 Fallbrook Blvd in Lansbrook
- 4477 Lavander Drive Lansbrook
- 4620 Aylesford Drive in Lansbrook
- 3924 Bel moor Drive in Briarwick
- 3335 Crescent Oaks Blvd in Crescent Oaks
- 1008 Crescent Oaks Blvd in Crescent Oaks
- 4301 Auston Way in Lansbrook
- 4301 Fall Brook Blvd in Lansbrook
- 3562 Justin Drive in Lansbrook
- 3968 Executive Drive in Lansbrook
- 228 Woodlake Wynde in East Lake Woodlands
- 402 Windward Pl in East Lake Woodlands
- 104 Camille Ct in East Lake Woodlands

## Comprehensive Services Include:

- ⇒ Complete service including every aspect of the sale from contract negotiation, inspections, financing & title work through closing.
- ⇒ Over 30 years of local experience handling all aspects of real estate.
- ⇒ Full MLS national and international exposure.
- ⇒ National and international exposure through websites such as realtor.com, Zillow, Trulia, Redfin, Homes.com and Movoto.
- ⇒ Complete marketing team that will provide the following items FREE - Extensive on line marketing, professional photography, aerial photos, virtual tours, color flyers, open house, virtual staging, creation of a floor plan for your home & more.
- ⇒ Complete maintenance team to help prepare your home for sale.

NOW OFFERING

**2.95%**

commission to sell your home



Frank Acerra

**30 Year Local Real Estate Professional**

**727•410•9849**

**FrankAcerra@gmail.com**

License #SL567777

**SELECT PROPERTIES**

*\*If your home is listed with another broker, this is not intended to solicit that listing.*

**2.95%**

Commission To Sell Your Home SAVE Thousands on Wasted Real Estate Commissions Call For a Free Market Analysis



**HIGHLY RECOMMEND**

"We have been using Frank's services since 2001, with over 8 homes bought and sold through him. What we trust in Frank compared to other realtors is that Frank KNOWS this business. He is EFFICIENT. He does what he says and follows through. He is professional, down to earth and very business savvy. He has a team of vendors he trusts and uses that go above and beyond for you, because of their loyalty to Frank. Realtors are a dime a dozen and there are a lot of choices out there. None compare to Frank and his experience, candor, connections and RESULTS."

**I CAN SAVE YOU THOUSANDS ON REAL ESTATE COMMISSIONS**

Call today for a **FREE market analysis**

Serving over 1,000 families locally since 1992

Our ponds are detention ponds as opposed to retention ponds. A detention pond is a reservoir created to temporarily hold storm water runoff, while a retention pond is constructed for the purpose of reducing downstream flooding. The main difference between these two types of ponds is that retention ponds have no outlet except for evaporation and soil infiltration while detention ponds have an outlet structure (weir and pipe) as well. Not every pond includes a weir, but all have an outlet structure. Other than weir outlet structures, the drainage system does not include any way of independently managing or directing the water level or flow through the ponds. Stormwater runoff flows into grates, swales or ditches and then into the stormwater ponds. A stormwater pond is specifically designed to help prevent flooding of downstream areas, and to remove pollutants from the water before it can drain into the groundwater or into other lakes, ponds or wetlands. Our ponds are intended to allow material to settle and be absorbed. After a storm, water slowly drains from the pond through a pipe in the “outflow” structure (or weir). It is normal to see the water level in the pond vary over time. Flow from the ponds is controlled by weirs (see sketch). As applied to our drainage system, weirs are concrete boxes of various dimensions that have been specifically calculated to control the normal rate of flow from the pond. The size and elevation of the notches are specifically calculated to regulate the rate of flow to prevent downstream flooding where possible. During the dry season there will normally be no flow through the weirs, with water level below the base of the notch. Water will only depart through evaporation or seepage into the groundwater table. During a rainy period, water will flow through the notch in the weir at a rate simply determined by the notch dimensions and water elevation. During stormy periods, water will flow in all

directions down through the weir structure, including from the top down through the metal grate. The grate is present for safety, as well as to prevent large objects from entering the box and clogging the outlet pipe. These weirs demand attention, both before and after storms, to enable the unobstructed flow of water.

**System Improvements**

Over the past decade the Community Association has contracted for over \$2.5 million of drainage infrastructure improvements. A partial list includes:

- Reconstruction of the weir and three 48” diam. pipes beneath Country Club Road (AKA Nursery Road)
- Miles of roadside swale reconstruction along ELW Parkway, Woodlands Blvd. and Woodlands Parkway
- More than 12 new flumes (channels) to move water from roadways to swales
- Replacement of two 18” diam pipes on golf course in front of hole #1S
- Reconstruction of the box culvert on ELW Parkway adjacent to hole #17S
- Reconstruction of the large weir on the golf course adjacent to hole #3N
- Total replacement of 1,500 feet of 36” diam. pipe and restoration of 3 man-holes along Duke Energy ROW adjacent to Elk Way
- Reconstruction of the large box culvert (bridge) along S Woodlands Drive where the drainage feeds down to Moccasin Creek
- Rehabilitation of the sidewalk along the drainage swale on ELW Parkway near Silverthorne, with reconfiguration of the swale and outlets.

There are over 100 other locations where

repair or replacement of weirs, pipes, head-walls and channels occurred.

The country club has made improvements to the storm drainage system as well. This has included:

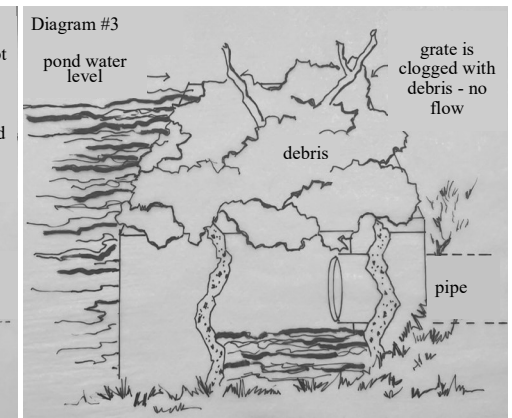
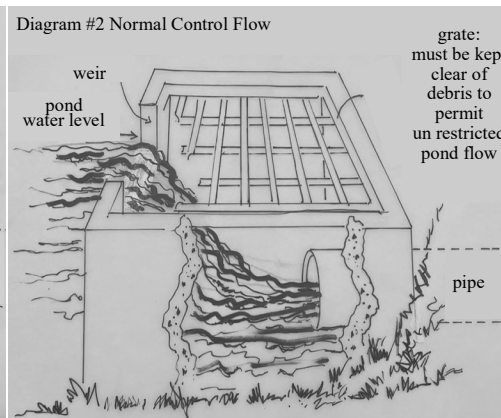
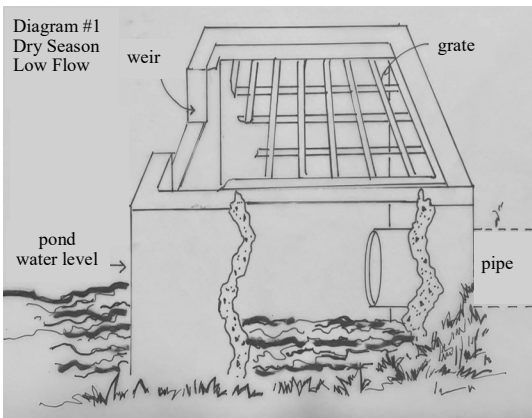
- Replacement of three 48” diam. pipes beneath the short practice range behind the club house (this location is a major component of the drainage system.)
- A bridge replacing conduits at hole #4N
- A bridge replacing conduits between holes #5 & 6N
- A bridge replacing conduits between holes #14 & 15N

Replacement of the conduits beneath cart paths with bridges at these locations has contributed greatly to the unobstructed flow of stormwater.

**Summary**

Most of our storm drainage infrastructure is now 4 or 5 decades old and needs constant attention and maintenance. Responsibility for maintenance of this infrastructure lies with the owner of the real estate upon which the infrastructure is located. The Community Association conducts semi-annual, as well as pre- and post-storm inspections on its property. It is recommended that the club and HOAs conduct frequent inspection of their storm inlets, manholes, weirs and pipelines. The Community Association has requested notification of their completion at least every three years.

If you are aware of areas where there are Community Association storm drainage issues, please contact Monica D’Ambrosio, the Community Association’s property manager at Management & Associates, email: [mdambrosio@mgmt-assoc.com](mailto:mdambrosio@mgmt-assoc.com).





# THE FAULKNER FIRM

A WEALTH PRESERVATION & BUSINESS LAW FIRM

## ESTATE PLANNING & PROBATE

- Last Wills & Living Trusts
- Probate Administration
- High Net Worth Planning
- Post Death Assistance
- Ladybird Deeds
- Tax Minimization Strategies

Call about  
our upcoming  
**FREE**  
seminars!

(727) 939-4900

Debbie Faulkner, Esq.

LL.M. in Taxation

Cornell Law Graduate

Florida Bar #94212

Recognized by Super Lawyers, 2016-2024

(5% of attorneys statewide)



TheFaulknerFirm.com

4056 Tampa Road

Oldsmar, FL 34677



# PAW WHISPERER



## 813-767-5131 PawWhisperer.com

- Small Boutique Firm Providing 24 Hour Care Options
- Pet Sitting & Day Care In Your Home
- Special Needs OK - Meds, Injections, Anxiety, Hospice
- Grooming & A La Carte Services In Your Home
- 1-on-1 Pet Training
- Vet Techs & Medical Foster Experience Team
- 100+ 5-Star Reviews Across Multiple Platforms

## How To Obtain A New Gate Pass Called An RFID

An RFID can be obtained by visiting the management office at:

Management & Associates  
720 Brooker Creek Blvd., Suite 206  
Oldsmar, FL 34677 Attn: Mary Hunt 813-433-2014

If you have a printer at home, visit the ELW website at ELW-FL.com, click on ELWCA Community Association, then Controlled Access. There are three (3) files that you will need to read and complete as follows:

1. Controlled Access Waiver Controlled Access (read)
2. Envera Windshield RFID Placement (read)
3. Controlled Access Registration Form (RFID) (complete)

If you do not have a printer at home, the above documents can be obtained at the management office, or you may email a request to have the documents sent to you at [mhunt@mgmt-assoc.com](mailto:mhunt@mgmt-assoc.com).

Should you elect to obtain your RFID in person at our office, please be advised that the following rules are in effect:

- Please complete all paperwork prior to arriving at the office
- RFIDs will be issued Monday through Friday between 8:00AM and 11:45AM and from 1:00PM to 4:00PM.
- No PETS or unsupervised children will be permitted in the office.
- No food, drinks, or smoking will be permitted in the office.
- No vulgar language, yelling or any type of verbal or physical abuse will be tolerated.

Should you elect to obtain your RFID via U.S. mail, please mail your RFID request form, and proof of registration and payment to the address below:

ELWCA  
c/o MANAGEMENT & ASSOCIATES  
720 BROOKER CREEK BLVD SUITE 206  
OLDSMAR, FL 34677

**CHECK, OR MONEY ORDER ONLY!** No Credit cards or debit cards accepted. Checks/money orders are to be made payable to ELWCA.

The following must be submitted and included in the envelope:

- Application Form.
- Proof of residency.
- Copy of the controlled access registration for each vehicle listed on the registration form.
- Check for RFID (\$30 for each RFID requested on the registration form).
- Add \$1.00 Service Charge per order for return mail.

**ALL FEES ARE NON-REFUNDABLE**

Still Have Questions? Call Mary Hunt at 813-433-2014 Monday through Friday between the hours of 8:00 AM and 12:00 PM or 1:00 PM and 4:00 PM.

ELW Owners:

Proof of residency: Either a driver's license reflecting Eastlake Woodlands address, warranty deed or closing statement reflecting a recent purchase and a copy of the vehicle registration.

Vehicle Registration for each vehicle an RFID is being assigned. One RFID will be issued per vehicle.

Up to a maximum of five (5) registered vehicles per address.

Renters:

Proof of Rental: Renters must provide a copy of the lease. RFIDs will NOT be issued to renters with a lease term of less than 3 months.

Vehicle Registration for each vehicle an RFID is being assigned. One RFID will be issued per vehicle.

Owners with New Vehicles: If you sell/trade in your vehicle, you will be required to purchase a new RFID for the new vehicle. A copy of the registration will need to be provided as well.

Cost of RFID is \$30.00 per RFID per vehicle.

Replacement RFIDs: The cost of a replacement RFID is \$30.

UNBOUND ASSOCIATION OWNERS (NON-MEMBERS): OWNERS WITHIN CONDO 1-7, CLUSTER 2, CYPRESS 1-3, WOODLAND ESTATES, LAKE ESTATES, PATIO HOMES AND QUAIL FOREST: RFIDs issued will only be activated to operate at the resident lane (right side) at the Tampa Road and the SunTrust gate (Woodlands Pkwy and East Lake Rd.). The RFIDs for residents of those sub-associations will not work at any other gate within East Lake Woodlands.



### TIPS TO PLACE YOUR WINDSHIELD STICKER

Only vehicles with the proper credential (vehicle windshield sticker) can gain access to your community automatically and with ease through the resident entry lane. Please follow these important tips for the placement of your vehicle windshield sticker:

The vehicle windshield sticker uses RFID technology similar to SunPass. Prior to affixing the sticker on your windshield, please visit [MyEnvera.com/RFID](http://MyEnvera.com/RFID) and check with your vehicle manufacturer for special mounting guidelines. Certain vehicles have windshield components that can cause interference and prevent your sticker from being read.

Avoid placing your sticker in the tinted visor area and areas with windshield tinting, embedded wire (e.g. heating wires to defrost or radio antenna), or metal coating (e.g. cars with automatic wipers, anti-glare or high-end Mercedes marked "Sungate" on windshield).

Windshield stickers are non-transferrable. Bending or attempting to remove your sticker from the windshield will deactivate it.

### PLACEMENT OF STICKER

- Peel the backing off the sticker to expose the adhesive.
- Apply the sticker (see image - recommended placement is under the review mirror and the passenger side).
- If you have a SunPass or similar RFID decal on your vehicle, please place your new sticker 2 inches away to prevent interference.



Contact your property manager for information on how to obtain your vehicle windshield sticker.

1-877-936-8372 | [MYENVERA.COM](http://MYENVERA.COM)

Lic #EF20000402, B2700191

# NICK'S PRESSURE CLEANING

## SPECIAL OFFER

Things are tough everywhere these days, HOA's sending letters out? We understand that there are more important expenses right now. We will be running specials on all our services to help out!

**Call or Text for pricing 727-919-1591**

Soft Roof Washing, Cage & Decks, Driveways, Sidewalks,  
Paver Sealing and more!

## Welcome Jenna New Member To Our Team



### Jenna Kondilas

Palm Harbor Resident  
Executive Administrator

**Office: 727-947-9377**

Preferred Realty Group, LLC  
East Lake Real Estate, LLC  
3438 East Lake Rd. #13, Palm Harbor  
Email: [Preferredeastlake@gmail.com](mailto:Preferredeastlake@gmail.com)

Preferred Realty Group & East Lake Real Estate LLC welcomes Jenna to our new sales and property management office located in the East Lake Woodlands Shopping Center.

Jenna has recently relocated from New Jersey where she was a licensed sales agent and well versed in many areas of real estate. We are very fortunate that she has chosen to join our group and has already become an integral part of our small community.



Stop in and pick up your **FREE**

*Welcome Home Kit\** While supplies last!

Preferred Realty Group LLC,  
East Lake Real Estate, LLC

## Master Hairstylist Roy Franzone

6X Trained National EDUCATOR  
Independent LA Mirage Salon Stylist



CL0224268

**Cut & Color**  
**25% off your first visit.**

Exp. 11-30-24 Cannot combine with another offer.  
One person per coupon.

**Short Hair Specialist**  
**Bobs & Pixies**

Appointments only, please

**Call or Text Me - Let's Meet and Greet**

3730 Tampa Rd. Palm Harbor, FL 34684 • (727) 463-0027 • [www.hairdaddy.net](http://www.hairdaddy.net)



License #9462

## TLC ADULT DAY CARE AND RECREATION CENTER



### Tampa Bay's Premier "Senior Social Club"

- Social Interaction
- Therapeutic Activities
- Gentle and Fun Exercise
- Nutritious Meals
- Respite for Caregivers
- And MUCH MORE!



Call now to schedule a free day:  
**(813) 510-4000**

[www.tlc-adultdaycare.com](http://www.tlc-adultdaycare.com)

3970 Tampa Rd, Suite J | Oldsmar, FL 34677



## Tampa Bay's Premier Screening Company



EVERYBODY  
WANTS A  
BEAUTIFUL POOL  
WE MAKE IT HAPPEN  
WITH BEAUTIFUL SCREENS



From single panels to full rescreening, **SCREENS'R US** will help rejuvenate your outdoor space to take full advantage of your screened patio.

Free No Obligation estimate

**813.295.1217**

PANORAMIC PANELS/ SINGLE / FULL RESCREEN  
LANAI HARDWARE / DOOR REPAIR / PET DOORS

[info@screensrus.com](mailto:info@screensrus.com)

[www.screensrus.com](http://www.screensrus.com)



## A Brief History Of ELW As It Relates To The Unbound/Bound • Judy Fosbrook

What is a “Bound” and “Unbound” development?

When the original developer of East Lake Woodlands (ELW) started this community, they initially planned to build second homes for the golfers of the world, in separately designed projects. Condominiums, townhomes, and single family homes. As construction proceeded, sales were strong; the developer became aware of the popularity and demand for a unified community. Thus, it created a formal community association, a corporation, called the East Lake Woodlands Community Association (ELWCA) with rights and responsibilities in *Articles of Incorporation* and *Bylaws*. For the *Articles of Incorporation* and *Bylaws* to obligate a purchaser to membership in the community association, these documents had to be part of the sale; attached to the deed of sale and recorded in the public records. Unfortunately, nineteen properties had already been sold and were not bound to the ELWCA because the *Articles of Incorporation* and *Bylaws* were not part of the sale called “Unbound” properties. Those developments that followed, where the ELWCA *Articles of Incorporation* and *Bylaws* were made part of the sale are called “Bound” properties. Your development is either “bound” to the East Lake Woodlands Community Association or it is “unbound.” The community association no longer was a “clubhouse” group or a “golfers” group, but a group of citizens of all ages and incomes who live in condominiums, townhomes, and single-family homes. Changes in the IRS tax laws eliminating the deduction for second home mortgage interest may also have played a role. Residents were more likely to be permanent residents, not seasonal. There is a mix of “Bound” and “Unbound” condominiums, townhomes and single-family homes.

Early on, in the management of the community, expenses to maintain the community fell to the responsibility of the developer. When the original developer had completed its sales, the transition from the

developer to East Lake Woodlands Community Association (ELWCA) controlled management occurred. Initially, the difference between “bound” and “unbound” developments was not a problem. All associations agreed to pay a monthly assessment and followed the *Articles of Incorporation* and *Bylaws* of the ELWCA. In 2000, some associations objected to the amount of fees, and arguments ensued. Lawyers were hired; research showed nineteen developments were not bound, a lawsuit was filed and the judge confirmed that if the ELWCA *Articles of Incorporation* and *Bylaws* were not part of the initial sale of the property those property owners were not bound to pay assessments, or abide by the rules within the *Articles of Incorporation* and *Bylaws*. This also dictated that the gates had to be left open as not to impede the rights of unbound residents to come and go. The gate aspect created the label of the lawsuit as the “Gate Case.” This caused a potentially catastrophic reduction in revenue for the ELWCA, a major quandary for the management of the property because ELWCA had both a long and short range budget for the entire community, including reserves and contractual commitments.

Up until that time, the ELWCA was unaware that the developer failed to bind all associations to the Community Association. Faced with this unanticipated challenge, to satisfy an intent to maintain a high standard of care for the entire community, protecting property values and keeping all residents in the “family,” bound and unbound, the ELWCA board sought the cooperation of the unbound associations and offered a contractual relationship to keep a strong budget with reserves maintaining the quality of the entire property. A new, second fee structure was created (a reduced fee as an incentive), a long-term contract was offered to create continuity with vendors servicing ELW.

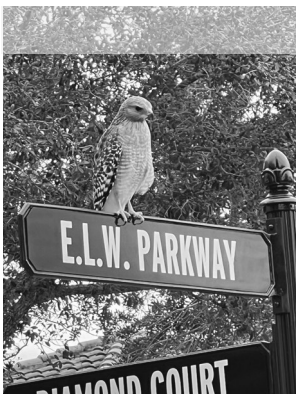
The ELWCA board started the process of drawing up a single contract for all unbound associations to give the community association the required “advance notice” of future years’ income so that budgets and

reserves could be allocated properly. A committee was formed to start the development of an agreement under which all unbound associations would be contracted (excluding those associations now non-members as result of the gate case). After months of negotiations and “tweaking” of the agreement, it was presented to the unbound membership with a planned contract start date of January 1, 2003. At the time of the negotiations, the bound member’s contract specified annual increases in dues could not exceed 10%. The ELWCA exercised sound business judgment to preserve and protect the entire community.

The proposed agreement for the unbound associations provided for an annual increase in dues not to exceed 6.5%. Residents have questioned the origin of the figure. In researching this article, I have looked through many, many files and spoken with board members who participated at that time. These discussions and document research have not provided any concrete explanation for the 6.5% limit, other than a “business decision”. The contracts, however, went forward and were signed by thirteen of the nineteen unbound associations. Five of them are non-members because of their participation in the “Gate Case”. Quail Forest was willing to remain a voluntary member but could not agree on a maintenance fee, and thus are not a member. We hope for and continue to invite their membership.

Now fast forward to 2016: The Community Association Board has been working with the unbound associations re-signing their 15-year contracts. At this writing, two associations have signed their new contract; one contract has been extended to 12/31/2019 as a result of their owing back dues; only three have indicated they will not re-sign. Please look on our website for an update on the status of the remaining unbound associations.

I hope this helps everyone understand the history of ELW and why we are what we are!



Community Photos • Steve Sabarese



Legacy Nail & Spa LLC

# Daily Hero's Special

- **FREE GIFT FOR:**

- NEW CUSTOMER, BIRTHDAY, & REFERRAL.

- **10% OFF MON-THUR:**

- STUDENT, TEACHER, MILITARY SERVICE, MEDICAL PROFESSION & SENIOR.

## Our Services

- Reg./Gel Pedi&Mani
- All Types of Nails Need
- Waxing/Facial Treatment
- Lashes Extension

## Book Your Appointment

 813-336-4934

 [legacynailsoldsmar.com](http://legacynailsoldsmar.com)



**RFID Distribution:** The Board is working with Envera to streamline the RFID distribution process by providing a website to allow residents to register their vehicle online and request an RFID. Envera should have the website up and running soon. In the interim, we are providing RFIDs to residents who have just purchased a home in ELW or purchased a new vehicle.

If you have purchased a new home or vehicle, please stop by the management office at 720 Brooker Creek Blvd., Suite 120 to fill out the vehicle registration form. You will need to provide proof of residency within ELW (divers license, closing statement) and the registration for each vehicle that will be assigned an RFID. The cost of the RFID is \$30. We accept cash, check and money order. RFIDs will be issued Monday through Friday between 8:00AM and 11:45AM and from 1:00PM to 4:00PM.

**Storm Debris Pick Up:** ELWCA is only responsible for its own property/common areas and not the individual communities within East Lake Woodlands. Communities and residents should avoid placing storm debris on the main roads. ELWCA is not scheduling any debris pickup; instead, the debris is being staged until Pinellas County can arrange a free pickup for East Lake Woodlands communities and residents.

Individual communities/HOAs have three options for the removal of storm debris:

- Wait for Pinellas County to pick up at no cost. The pick-up zones are being scheduled based on the amount of substantial damage assessed in an area. Please refer to this website for the most up to date information on storm debris pick-up: <https://pinellas.gov/emergency-information-3/sand-and-debris-cleanup/>
- If you prefer not to wait for county contractors to collect storm debris, you can dispose of it yourself for free at 13600 ICOT Boulevard, Clearwater. The facility is open daily from 6 a.m. to 9 p.m.
- You can hire a company/commercial hauler to pick up your storm debris.

The County has over 1 million cubic feet of debris from the storm to pick up, the debris website is updated as a zone is completed and a new zone for pick up is shown. As stated, zones are scheduled by the level of assessed damaged in an area. This process is going to take weeks/months to complete due to the sheer volume of storm debris.

**Drainage Concerns:** If your community is experiencing any drainage issues, please feel free to email ELWCA's Community Manager with specific details. We can help identify the party responsible or request the drainage committee to review the issue and provide guidance. Please email Monica D'Ambrosio at [mdambrosio@mgmt-assoc.com](mailto:mdambrosio@mgmt-assoc.com).

Please note that ELWCA is not responsible for the entire storm/drainage system within East Lake Woodlands. Each individual community/HOA is responsible for maintaining its portion of the drainage system. Routine maintenance and prompt attention to urgent issues are essential, as neglect may inadvertently impact properties within your area.

**ELW Stormwater Ponds:** ELW's drainage system does not have any way of managing or directing the water level or flow of the ponds. The ponds are part of the Stormwater System, a tool for managing the runoff from rainfall. Stormwater runoff flows into grates, swales or ditches and moves the water into the stormwater ponds. A stormwater pond is specifically designed to help prevent flooding and remove pollutants from the water before it can drain into the groundwater or into streams, rivers, lakes, wetlands, estuaries, or the gulf.

The ponds are designed to allow material to settle and be absorbed. After a storm, water slowly drains from the pond through a pipe in the "outflow" structure which moves the water into the groundwater or into streams, rivers, lakes, wetlands, estuaries, or the gulf. It is normal to see the water level in the pond go up and down.

**Gate Access:** Residents should inform all guests and contractors of the correct entrance gate before their arrival. The **Tampa Rd. Gate** (Tampa Rd. & ELW Pkwy.), **East Lake Rd. Gate** (East Lake Rd. & Woodlands Blvd.), and **Cove/Quail Forest Gate** (Woodlands Blvd. & Hickory Nut Ave) each have kiosks where visitors and contractors can enter. At the kiosk, they'll need to press the green button to open the gate. Kiosks record the driver, vehicle make, model, and license plate. For larger contractor vehicles, each entrance is equipped with a gooseneck button for added convenience.



**Calling your HOA:** Please make sure to include the following information when you call or email your HOA representative:

- Your first and last name
- Your address
- The name of the community/HOA you reside in
- A short description of the issue

When calling, note that the first person who answers may not be the correct contact. Providing clear information upfront will help route your call to the appropriate individual.

**East Lake Woodlands Country Club (Ardea) is not East Lake Woodland Community Association:** Many residents are unaware that the East Lake Woodlands Country Club (Ardea) is not owned, managed, or affiliated with the East Lake Woodlands Community Association (ELWCA). The Country Club is a property owner, much like other residents within our community.

For any issues related to trees, landscaping, or drainage on Ardea Country Club property, please reach out directly to them. They can be contacted at (727) 784-8576.

# EXTERIOR PAINTING

Starting at.. **\$1,990\***

(\* For 1 Story Homes Up to 1,800 Ext. Sqft; Upcharge for Larger & 2 Story Homes)



WWW.

33626PAINTERS  
.com

# INTERIOR PAINTING

Starting at **\$295 / Bdrm\***

(\* Standard height/size bedrooms (8-10ft, <150sqft); Ceilings, Closets & Woodwork carry additional charge. Expir. Date: 12/31/2024)



David  
Collins

**NO DEPOSIT/PAYMENT  
Until Your Project is Done!**

**\*\* TOP QUALITY SW PAINT INCLUDED \*\***

**Call / Text:  
813-368-9899**

*\*For Most Residential Projects under 4,000sqft*

SP14626-Hillsborough / C10097-Pinellas

## WHY 3/4 OF HOME SELLERS DON'T GET THE PRICE THEY WANT FOR THEIR HOMES

East Lake Woodlands - A new report has just been released which reveals 7 costly mistakes that most homeowners make when selling their home, and a 9 Step System that can help you sell your home fast and for the most amount of money. This industry report shows clearly how the traditional ways of selling homes have become increasingly less and less effective in today's market. The fact of the matter is that fully three quarters of home sellers don't get what they want for their homes and become disillusioned and - worse - financially disadvantaged when they put their homes on the market. As this report uncovers, most home sellers make 7 deadly mistakes that cost them literally thousands of dollars. The good news is that each and every one of these mistakes is entirely preventable. In answer to this issue, industry insiders

have prepared a free special report entitled "The 9 Step System to Get Your Home Sold Fast and For Top Dollar". To order a FREE Special Report, visit [www.ELWHomes.com/](http://www.ELWHomes.com/) mistakes or to hear a brief recorded message about how to order your FREE copy of this report, call toll-free 1-866-945-9308 and enter 1000. You can call anytime, 24 hours a day, 7 days a week. Get your free special report NOW to find out how you can get the most money for your home.





# CNCN

Pinellas County, FL  
Neighborhood Advocates  
Pinellasencn.com

*Council of North  
County Neighborhoods  
Representing  
communities in  
North Pinellas County*

### Upcoming Events

CASINO NIGHT  
Saturday, January 25, 2025  
7:00pm-10:00pm

**See page 9 for more details**

*Do you have a  
positive  
shout out to your  
student or member  
of the ELW community?  
Please submit information  
to  
jbakerelwca@gmail.com*



Please slow your speed  
and watch for wildlife.



You are welcome to attend ELWCA meetings. Please join us to learn more about your ELWCA community. Meeting dates and times are posted on the message boards and in the calendar on our website [elw-fl.com](http://elw-fl.com) or [eastlakewoodlands.com](http://eastlakewoodlands.com)



The CNCN Casino Night is a fun way to support local charities! CNCN is a north county neighborhood advocacy organization working to bring a voice to state and county government. CNCN hosts Casino Night to benefit local charities. See page 9 for more details.



Did you grow up in Pinellas County? Have you lived in Pinellas County for a long, long time? Please send your stories and pictures to the Heron. [jbakerelwca@gmail.com](mailto:jbakerelwca@gmail.com) We would like to learn more about the story of our area before it was East Lake Woodlands!

Pinellas County Schools  
Zoned for ELW

**Cypress Woods  
Elementary**  
727-538-7325

**Forest Lakes  
Elementary**  
813-891-0785

**Carwise Middle School**  
727-724-1442

**East Lake High School**  
727-942-5419

### **Turtle Creek 1 & 2 • Damian Kondrotas**

Greetings Turtle Creek 1&2! That was certainly a lively storm season that won't soon be forgotten. Luckily our neighborhood came through relatively unscathed once again.

#### Hurricane Wrap-Up

While Helene was mostly a non-issue for our neighborhood Milton was another story entirely. Broken limbs and leaning or fallen trees were plentiful, and the roadway flooding was severe. In the days immediately after the storm we were in contact with the South Florida Water Management District who manages the Lake Tarpon outflow canal, Pinellas County who manages Brooker Creek that our neighborhood drains into, and Ardea to discuss their part of the storm drain system. We are also in contact with our neighbors to the east in Turtle Creek 3&4 to coordinate efforts with all of those parties to hopefully conduct a review of what worked and didn't work drainage wise and what, if anything, we can do to prevent flooding in the future. While I do not have confirmation of this, I suspect that part of the reason our roadways were so slow to drain was because our neighbors to the north in Tarpon Woods brought in pumps to dump additional water into Brooker Creek. While this was not ideal for us I am sympathetic to why they did it since they experienced a great deal more flooding than we had and their actual homes were flooding not "just" their roadways.

Other moving parts included contacting our trash service provider and applying pressure to get our trash and debris removed as quickly as possible, with ELWCA to get dangerous trees addressed and contracting with a street sweeping company to get at least some of the flood residue removed.

I know we have mentioned this before, but please walk around your property and take a close look at your trees. If you have any broken branches, they should be easily visible by now because they leaves have likely died on them. We highly recommend getting broken limbs removed to prevent damage and injury.

#### Upcoming Declarations Vote

Shortly we will be coming to all of you asking for your approval of some changes to our Declarations. During a review of the documents, we discovered some inconsistencies that need to be cleaned up to prevent issues down the road. The changes will be completely explained, and I think fairly easy to understand, but if you have any questions please feel free to ask. Your quick response to this item will save the Board time and limit the amount of door-to-door walking we would have to do to get responses.

#### Next Board Meeting

Board meetings are normally held on the 4th Tuesday of each month at 3pm. If you cannot attend in person, you can always attend via Zoom. The more participation we get from you, the owners, the better off we are and the easier it is to govern. Please attend if you can.

#### Communications

If you did not receive our email messages after Hurricane Milton, please make sure that our management company has your correct contact information on file. We try to limit the number of emails that we send but when we do send them, they usually have information that you are going to want to receive. The management company for Turtle Creek 1&2 is:  
Harbeck Hospitality 727-386-5575  
[Admin1@hhrmtg.com](mailto:Admin1@hhrmtg.com)



# HEY THERE NEIGHBOR!

Selling your home can be a complex and emotional journey, but with a Berkshire Hathaway HomeServices agent, you'll have a dedicated expert by your side to make the process smooth and successful. Our proven track record and deep understanding of the East Lake Woodlands real estate market ensure that your property is positioned to attract the best offers.

The East Lake Woodlands community offers a blend of natural beauty, upscale amenities, and a welcoming atmosphere, making it a prime location for buyers. With our deep local knowledge and connections, we can highlight these aspects to prospective buyers, ensuring your home stands out in the market. Whether it's the golf courses, pristine lakes, or family-friendly environment, we know how to market these selling points effectively to attract motivated buyers and secure the best deal for you.

Call us today for a no-hassle Real Estate Review.



## WHAT YOU GET

**Expertise and Experience:**  
With years of experience in the East Lake Woodlands market, we have a keen eye for market trends and knows how to price and market your home effectively.

**Personalized Service:**  
We offer a personalized approach, understanding your unique needs and working tirelessly to meet your goals.

**Comprehensive Marketing:**  
Utilizing the latest in digital marketing strategies, including SEO and social media, We ensure your property gets maximum visibility to potential buyers.



**Cyndi Olmstead**  
REALTOR®  
727.203.4967  
colmstead@bhhsflpg.com  
colmstead.bhhsfloridaproperties.com

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLORIDA  
PROPERTIES  
GROUP

3126 Little Road, Trinity, FL 34655

©2023 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. 

# REAL ESTATE REVIEWS



## WHAT IS A REAL ESTATE REVIEW AND WHY DO I NEED ONE?

A real estate review provides a comprehensive assessment of your property's key details, including its current market value, structural condition, and specific risk factors like location-based disaster risks (such as flooding, earthquakes, or wildfires). This type of review may include:

- Property Condition Overview: Notes on the structural integrity of the home, recent upgrades, or maintenance needs.
- Location and Risk Assessment: Analysis of environmental or geographical risks that might impact insurance requirements, such as flood zones or high-risk fire areas.
- Market Value Assessment: Updated value of the property to ensure your insurance coverage is in line with replacement or repair costs.

With these insights, you and your insurance carrier can make informed decisions about adequate coverage. This helps ensure that your policy aligns with the true value and risk profile of your property, giving you peace of mind in the event of a disaster.



## LOOKING FOR INFORMATION ON EAST LAKE WOODLANDS?

If you are interested in market information for East Lake Woodlands, give me a call. I would be happy to share the information either by mail, email, or in person. Our agents know East Lake Woodlands and can provide excellent market insight. Call us today!

Buying or selling a home? Let's work together.

I am here to help you through every step of the way. I'll work with you to ensure buying or selling a home is seamless and successful. Let's connect to discuss your real estate goals.

CALL ME FOR A NO COST REAL ESTATE REVIEW.



**Cyndi Olmstead**  
727.203.4967  
colmstead@bhhsflpg.com  
colmstead.bhhsfloridaproperties.com



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLORIDA PROPERTIES  
GROUP

Berkshire Hathaway HomeServices Florida Properties Group  
7916 Evolutions Way Ste. 210 Trinity, FL 34655

©2024 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation. Equal Housing Opportunity.



## Join us for East Lake Woodlands **DRIVE FOR A CURE** on Friday, February 28th.

### Everyone can use a little support

At Edward Jones, we believe in partnering for positive impact to improve the lives of our clients and communities. That's why we support East Lake Woodlands DRIVE FOR A CURE at Ardea Country Club.

Need support to help build your own financial future?

We'll work with you every step of the way, backing you up with candid advice and thoughtful, tailored strategies — so you can see the road ahead and move forward with confidence.

### Here for you.

**Jeff Mizner, CFP®, AAMS™**

Financial Advisor

301 Woodlands Pkwy Ste 5

Oldsmar, FL 34677

727-787-1419



# Feeling like you paid too much in taxes this year?

Contact your financial advisor today to learn about investing strategies that could benefit you.



**Jeff Mizner, CFP®, AAMS™**

Financial Advisor

301 Woodlands Pkwy Ste 5  
Oldsmar, FL 34677  
727-787-1419

YOUR HOME. OUR PASSION.  
**KITCHEN & BATH  
REMODELING**

*Experts*

**Visit Our Showroom**

9529 State Road 52, Hudson, FL 34669



**FREE  
CONSULTATIONS**

**727-863-RESQ (7377)**  
**TEXT: 727-243-1589**  
RESQTAMPABAY.COM

RESIDENTIAL & COMMERCIAL  
LICENSE #CBC1262949

# MEET YOUR NEIGHBORS REALTOR!

What better way to ensure the integrity of your community than to have a trusted realtor by your side?

# 3 1 3 . 9 3 0 . 9 0 0 5

**ASK THE NEIGHBORS AT EASTLAKE WOODLANDS  
ABOUT THESE RECORD BREAKING SALES!**

260 LESLEY LANE

**Sold for  
\$905,000**

30 DEERPATH COURT

**Sold for  
\$1,325,000**

240 LESLEY LANE JUST LISTED AND IT WENT  
**UNDER CONTRACT IN 24HRS!!**

**CONTACT**

Kumari Fulbright  
Private Real Estate Consultant

**COASTAL** **Forbes**  
PROPERTIES GROUP INTERNATIONAL GLOBAL PROPERTIES

📞 313.930.9005  
✉️ kumari@wealth82.com



## Happy Owl-i-days • Barbara Walker

Tampa Bay Raptor Rescue is celebrating our 10-year anniversary this December. We specialize in rescuing birds of prey and educational conservation programs through Moccasin Lake Nature Park. We are seeking volunteers for a wide variety of positions. We have openings for rescuers, transporters, keepers, handlers, trainers, docents, osprey watchers and kestrel watchers, grounds keepers, office helpers and handy men. If you are interested in volunteering, please reach out by emailing walkerba@outlook.com or texting to 727-798-2385. Board positions are also available, including Social Media Director, Events Coordinator and Volunteer Coordinator. We offer Bright Futures and College Internships on a semester-by-semester basis, so please send interested students our way. 14- and 15-

year-olds need to be accompanied by a parent. 16 and up may attend on their own after school or on weekends. The sanctuary is located at 2750 Park Trail Lane, Clearwater and is open Tuesday through Sunday from 10-5.

Donations are welcome and needed. This year hurricanes were extremely costly for us and Thunder, our bald eagle, needs cataract surgery. Thunder has been serving the Veteran's Community, children, and families for 30 years. Donations can be made online at [www.moccasinlakeraptorsanctuary.org](http://www.moccasinlakeraptorsanctuary.org). We will also be running our annual Giving Tuesday Campaign through MightyCause, just look for Tampa Bay Raptor Rescue and our campaigns will be listed. If you or your business are interested in sponsoring one of our

birds, please let us know that as well. Our goals for next year include developing our sponsorships as a forward path to sustainability for our services and programs. Checks must be made out to Tampa Bay Raptor Rescue and can be mailed to 3019 Bradford Circle, Palm Harbor 34685. Wildlife in general has taken some hard hits, especially birds, they need all the help we can give them.

If you are looking to catch up with some of our magnificent bird ambassadors, you can find us at Market Marie in Coachman Park the first Saturday of each month to enjoy our season-themed booths or visit us at Moccasin Lake Nature Park. Thank you again for your support and Happy Owl-i-days!



## Woodland Estates • David Marzulio

After a very challenging couple of months, it looks like we are in the clear for a while. Woodlands Estates did well given the largest storms in years and years coming through. Although we had some flooded streets, we have not had any reports of homes that took on water. Even though the community had some streets that were flooded for a couple of days, it seems the drainage completed by the Community Association over the past couple of years helped. Woodlands Estates cleans drains every third year and by all accounts it seems our drains were clear. However, our drains lead to the closest pond and if that pond is overflowing, then there is nowhere for our drains to push the water, hence the flooding. The ponds in which our drains flow are the responsibility of the country club, and some of the weirs in those ponds appear to have been clogged. We are working with the Community Association and the Country Club to ensure that the weirs in the ponds are clear. We had five downed trees that the HOA was responsible for removing. It took a little longer than anticipated because as stewards of our dues, we worked to obtain several bids and ultimately saved several thousand dollars. Same for debris clean-up, which was recently completed. Again, multiple bids were obtained after it became clear that the county was not going to be picking up debris in our area anytime soon. Like with the tree removal we had bids thousands of dollars apart. Lastly, we are urging Woodland Estates residents to participate in at minimum, returning proxy ballots for the board. We have nearly 250 homes and only 30 were returned so the annual meeting had to be cancelled (we need at least 50). We are working on a complete re-write of our governing documents, which will require at least 50% of the community to approve so we are going to need to have community involvement. Let's hope as we enter the dry season, that it is dry, but please not too dry!!!!



## Council of North County Neighborhoods

CNCN, Pinellas County, Florida

Saturday January 25, 2025

7:00pm - 10:00pm

Crescent Oaks Golf Club 3300 Crescent Oaks Blvd,

Tarpon Springs, FL 34688 Dinner Specials Available

Between 5:00pm - 7:00 pm



Benefiting:



FLORIDA SHERIFFS  
YOUTH RANCHES

Bid on our Silent Auction and Win Raffle Prizes!!

Enjoy the Cash Bar and Light Hors D'oeuvres starting at 7:00pm

Casino Night \$40 = \$500 in Fun Money

Business Sponsorships Available: \$500, \$250, \$150

All Sponsorships include two entries, \$500 sponsorships include advertising table

Contact **John Miolla** at (727) 944-2060 or

[Jmiolla@tampabay.rr.com](mailto:Jmiolla@tampabay.rr.com) for Advance Reservations or Business Sponsorships

# ROOF LEAKS?

**WE CAN REPAIR THEM!**

***GUARANTEED!***

**Call Now**

**(813) 985-0841**

**Roof Repairs - *Specializing in tile roofs***

Our services include ...

- Tile Roof Repairs
- Shingle Roof Repairs
- Flat Roof Repairs
- Roofing Maintenance Services  
(including periodic reviews of your roof)
- Wood Fascia, Decking, and Soffit Repairs
- Sliding & Cracked Roof Tiles

**ROOF  
TECH**

**Free Estimates!**

[www.RoofTechRepairs.net](http://www.RoofTechRepairs.net)



Licensed & Insured: CCC 1328907 & CCC 1330751



# THE PAYTON WRIGHT FOUNDATION

## Benefiting Pediatric Brain Cancer Patients and their Families

We would like to invite you to be a part of the Payton's Masquerade Ball Fundraising event benefiting The Payton Wright Foundation, a nonprofit 501 ( c )(3) tax-exempt organization based in Sarasota, Florida. This Foundation was established in 2008 by Patrick and Holly Wright in memory of their daughter Payton who lost her courageous battle with brain cancer in 2007. The Payton Wright Foundation provides financial assistance to families by paying monthly household bills and transportation costs for families whose income is decreased as a result of time spent caring for their children. The Foundation is passionate and committed to help raise funds and awareness for this horrific disease.

On Saturday, February 15, 2025, Payton's Posse will be holding our annual event in Oldsmar, Florida, to help raise funds and awareness for pediatric brain cancer. The

party will be held at the Ardea Country Club. Your tax-deductible contribution to this event gives critical support to families when they need it most, at the worst time of their lives. We provide these families whose children are undergoing treatment for pediatric brain cancer, gas cards so they can afford to drive their child to treatment, sometimes hundreds of miles away. We also help them with their mortgage/rent payments, utilities, or any of their daily bills because worrying about how you are going to pay your mortgage or get your water turned back on should not be something a family with a sick child should have to fret about. We help families so their focus can stay on their child.

**MONETARY DONATIONS and SPONSORSHIPS** can be made online at [www.paytonwright.org](http://www.paytonwright.org). **RAFFLE AND SILENT AUCTION ITEMS** can be picked

up or delivered. Please contact Holly Loy at [meemaw12@icloud.com](mailto:meemaw12@icloud.com).

Additional information regarding The Payton Wright Foundation, please contact Holly Wright at (941) 228-4886 or [holly@paytonwright.org](mailto:holly@paytonwright.org), and she will be happy to answer any questions you may have. You may also visit [www.paytonwright.org](http://www.paytonwright.org) to learn more about our outstanding programs such as Family Financial Assistance Program, Payton's Angel's, and our Gas Card Club.

Thank you for your consideration. The Payton Wright Foundation could not assist families without the generosity of donors like you!

Warmest Regards,  
Payton's Posse

P.O. Box 516931 Sarasota, FL 342321  
[www.paytonwright.org](http://www.paytonwright.org)



*Clear-View, Inc*  
FOR THE FINEST IN  
VINYL WINDOWS

SERVING PINELLAS SINCE 1969

FREE ESTIMATES

- VINYL & GLASS WINDOWS
- REPLACEMENT WINDOWS
- PORCH ENCLOSURES
- ACRYLIC WINDOWS
- SCREEN ROOMS
- RESCREENING - RE-VINYL

LI#CFC06141



www.clearvewindows.net  
905 Delaware Street - Safety Harbor

727-726-5386



YOUR DEDICATED RESOURCE  
FOR *all* THINGS INSURANCE!

- Home
- Flood
- Health
- Umbrella
- Watercraft
- Auto
- Life
- Commercial

Harr & Associates  
Insurance

PROUDLY PARTNERED WITH  
**Acentria**  
Insurance

813.855.3603 | www.HarrInsurance.com

**Your Home SOLD at a Price Acceptable to You\*,  
Guaranteed or We Pay You the Difference!**

\* Seller and Winn Team must agree on price and terms

*Be Delighted with our Service – Every Day – or Cancel Without Penalty*

You Choose the Commission !

**Sellers**

- Get an Instant Cash Offer on Your Home
- Make Your Home a Certified Pre-Owned Home
- Empty Nester Support



Scan for Free  
Home Evaluation

*Call Us!*

Just Curious? <or> Ready?

Call Yamil & Keith: 727-353-6636

winn@ELWHomes.com

www.ELWhomes.com

All Our Guarantees are in Writing !

**Buyers**

- Free Ardea Country Club Social Membership !
- Love Your New Home or We Sell it Free
- VIP Buyer Program: Off Market Properties
- New Construction with Discount Rates



**YOUR HOMESOLD**  
GUARANTEED REALTY.  
Our Name Is Our Promise  
**WINN TEAM**





# CLUB LIFE

The best of country club living, where exceptional dining, lively member events, and a welcoming atmosphere create the perfect environment for relaxation and recreation.

This holiday season, we're thrilled for our lineup of festive events! The Holiday Cart Parade, where beautifully decorated carts will light up the course, a cheerful morning at Santa's Brunch with a special visit from Santa himself, and Chef Tim's holiday cooking class. There's something for everyone! We can't wait to see you there!



# SERVICE ALL ABOUT YOU!



**\$50.00 OFF  
ANY  
SERVICE REPAIR**

Only valid on repairs \$300.00 or more. May not be combined with any other offers. Other terms and restrictions may apply. Expires 12/31/24

**LOW PAYMENT  
FINANCING OPTIONS  
AND 0% INTEREST**

With approved credit, only valid on certain offers. Other conditions may apply. Expires 12/31/2024

## CORNERSTONE

AIR CONDITIONING • PLUMBING • ELECTRICAL

**ENTER TO WIN**

**WIN A FREE  
A/C SYSTEM!!**

Follow the QR code to enter or go to [Cornerstonepros.com](http://Cornerstonepros.com)



**SCAN  
ME!**

### AIR CONDITIONING

- ✓ Full Service A/C, Plumbing & Electrical
- ✓ A/C Emergency Service & Repair
- ✓ A/C Tune-Up & Inspection
- ✓ New A/C System Installation
- ✓ Service and Repair on all brands of A/C Equipment
- ✓ A/C Maintenance Plan
- ✓ Up to 5 years NO interest \*WAC
- ✓ New A/C System as low as \$65 Monthly \*WAC

### PLUMBING

- ✓ Plumbing Inspections
- ✓ Stoppages, Leaks, Drain Cleaning
- ✓ Water Heater Repairs & Replacement
- ✓ Tankless Water Heater
- ✓ Water Treatment & Purification
- ✓ Plumbing Maintenance Plan
- ✓ Whole Home Repipe
- ✓ 18 Month NO Interest Financing \*WAC

### ELECTRICAL

- ✓ Electrical Inspections
- ✓ Electrical Panel Upgrades
- ✓ Ceiling Fan Installations
- ✓ LED & Can Lighting
- ✓ Whole Home Generator
- ✓ Electrical Maintenance Plan
- ✓ 18 Month NO Interest Financing \*WAC

### GENERATORS

- ✓ Generac Guardian Series Generator
- ✓ Installation Whole Home & Portable Generators
- ✓ Serv & Maint of Cornerstone installed Generators
- ✓ Runs on natural gas or liquid propane for days to weeks
- ✓ Protects your home automatically when the power is out
- ✓ No risk of deadly carbon monoxide poisoning
- ✓ Provides 24/7 protections, whether your home or away
- ✓ Turns itself off when utility power returns
- ✓ 18 Month NO Interest Financing \*WAC

**Call Today!  
Fixed Today!**

**813-591-5884**

[www.cornerstonepros.com](http://www.cornerstonepros.com)

CAC1816647 & CFC1428982 • EC13011923



Turn to the experts



**YOUR HOME. OUR PASSION.  
SEAMLESS GUTTERS  
& DOWNSPOUTS  
Experts**

We offer  
**LEAF GUARDS**  
for your gutters!



VOTED  
**BEST of  
FLORIDA  
2024!**

GuidetoFlorida.com THE GUIDE TO FLORIDA



Both 6 & 7 inch  
**SEAMLESS GUTTER,**  
fluted or round  
downspouts  
are available.

**Vast Color  
Selection**

**HAND CUT  
MITERED  
CORNERS**



**FREE ESTIMATES**

**727-863-7377**

text 727.243.1589

[RESQTAMPABAY.COM](http://RESQTAMPABAY.COM)

RESIDENTIAL & COMMERCIAL  
LICENSE #CBC1262949  
State Licensed, Bonded, and Insured.







# THE PERFECT DAY STARTS HERE

## EXPERIENCE THE NEWLY TRANSFORMED CLUB

**Golf, tennis, pickleball, dining, fitness, swimming, family fun...we have it all!** Right around the corner from your home, Ardea Country Club is your destination for exciting social experiences, exceptional sports and leisure activities, and remarkable connections. We've invested \$11 million into transforming Ardea, and you're invited to witness the changes firsthand.

**Invite your friends and extended family to join any participating Invited Club coast-to-coast. Parents, siblings, in-laws, and more can enjoy 12 months with preferred pricing.**

### SPECIAL OFFERS FOR OUR NEIGHBORS!

Enjoy a \$700 spend credit when you become a Cross Bay Premier Member before 12/31/24.

Enjoy a \$500 spend credit when you become a Golf Member before 12/31/24.

Enjoy a \$300 spend credit when you become a Social Member before 12/31/24.

Scan the QR code to schedule a tour or contact the membership team today!  
kelly.price@invitedclubs.com | 727.330.1155  
reece.barber@invitedclubs.com | 727.755.5881



Offer expires 12/31/24. Spend credits will expire upon the earlier of 5/31/25 or the resignation or termination of Member's membership for any reason. Spend credits are non-transferable, have no cash value, and are issued for promotional purposes only. To redeem spend credits, your membership account must be in good standing, including all outstanding balances paid in full and current on all charges. To apply spend credits to your purchase, you must notify Club staff when they close your ticket. Spend credits cannot be used toward tax, service charges or to purchase gift cards/gift certificates. All rates are subject to change and applicable taxes. Membership is contingent on successful completion of the Club's standard enrollment process. All memberships are subject to the Club's Membership Bylaws and Rules & Regulations. Benefits are subject to terms and conditions, and benefits may be amended or modified at any time. All offers are subject to availability. Other restrictions apply. See Club for details. © Invited. All rights reserved.

**Bring Joy to a Child in Need: Toy Drive**

Help us brighten a child's life. Please drop off donations at our office.

**Office hours M-Th 9-5 & F 9-4. Drive concludes December 13th.**

301 Woodlands Parkway, Suite 5, Oldsmar, FL 34677

**Jeff Mizner, CFP®, AAMS™**  
Financial Advisor

301 Woodlands Pkwy Ste 5  
Oldsmar, FL 34677  
727-787-1419



*Your local Edward Jones office since 2008 with over 50 years of combined experience serving our clients.*

CEA-9646F-A AECSPAD 23583918



Lic #CBC 1265498



*\*Kitchens & Baths  
\*Flooring & Cabinets  
\*Custom Fabrication  
\*Design Services*



**White Glove RENOVATION  
& Luxury Finishes**

**Free Consultation! 727-312-0363**

[www.ablebuildersinc.com](http://www.ablebuildersinc.com)

[info@ablebuildersinc.com](mailto:info@ablebuildersinc.com)



**Air Quality Index**

The Air Quality Index is a reported measurement of the potential hazard due to a single pollutant, which is the pollutant with the most dangerous concentration at that time. This is a useful measure of the current air pollution level because it reports a single value on a simple scale. Unfortunately, the reported Air Quality Index value does not say anything at all about the concentrations of any other atmospheric pollutant. For this reason, individuals who are particularly sensitive to a particular atmospheric pollutant may not have all the information they need from the reported Air Quality Index.

The Air Quality Index only tracks concentrations of specific pollutants for which the Environmental Protection Agency has created air quality standards. These include carbon monoxide, ozone, nitrogen dioxide, sul-

fur dioxide, and particulate pollutants. The Index says nothing about other pollutants that may be present in the air.

The Air Quality Index is primarily concerned with severe health problems that may develop due to short exposure times to polluted air. It does not say anything at all about the health effects that may occur over long periods of time from exposure to lower levels of pollution. The Air Quality Index is not concerned with how air pollution may affect plants and animals. It also does not attempt to quantify how pollution levels may contribute to corrosion, erosion, or other damage to buildings and other public structures or any other aspect of the environment.

The Air Quality Index does also not take into

**AIR QUALITY INDEX**



account the fact that pollutants in some combinations may be more harmful than the harm caused by the concentrations of any of these pollutants individually.

This website provides information about air quality around the country.  
<https://www.airnow.gov/>



**Pinellas County Sheriff's Office  
 Summary of Citations and Warnings**

SEPTEMBER 2024				OCTOBER 2024			
Requested Patrols	9	Filled:	9	Requested Patrols	9	Filled:	4
		Not Filled:	0			Not Filled:	5
CITATIONS	WARNINGS	VIOLATION		CITATIONS	WARNINGS	VIOLATION	
	26	Stop sign		10	12	Stop sign	
	1	Speeding over 15+			2	Speeding over 1-15+	
	8	Speeding over 1-15+			1	Expired documents/tags	
	3	Expired documents/Tag			1	NVDL	
1	3	Failure to display documents			3	Other	
	3	Failure to update address					
	1	Other					

**East Lake Fire Rescue • Fire Marshal, Pamela DeMeo**

Hello, East Lake community! My name is Pamela DeMeo, and I am honored to join East Lake Fire Rescue as your new Fire Marshal. As we recently observed Fire Prevention Month in October, I'd like to recap some key fire safety messages that will help keep your homes and loved ones safe. The National Fire Protection Association's theme for this year was, "Smoke Alarms: Make Them Work for You!"

**Smoke Alarm Safety Tips**

Working smoke alarms are your first line of defense in case of fire, giving you valuable time to evacuate safely. Here are some essential reminders:

- **Check the Batteries:** Smoke alarms should be tested monthly to ensure they're functioning. Replace batteries once a year, and if you hear a "chirping" sound, replace the battery right away.
- **Replace Older Units:** If your smoke alarms are over 10 years old, it's time to replace them. Smoke alarms lose their effectiveness over time, so installing new ones every decade is essential.
- **Smoke Alarms for All Abilities:** There are specially designed smoke alarms with strobe lights and bed shakers for people who

are hard of hearing. Make sure every member of your household has a smoke alarm they can respond to.

**Upcoming Holiday Fire Safety Tips**

As we enter the holiday season, it's essential to keep fire safety in mind:

- **Be Cautious with Candles and Decorations:** Candles should always be placed on stable surfaces and kept away from flammable decorations. Consider using battery-operated candles for a safer option.
- **Check Electrical Cords and Lights:** Inspect holiday lights for frayed wires or damaged sockets. Avoid overloading electrical outlets to prevent overheating and potential fires.
- **Cook Safely:** The holidays often mean more time in the kitchen, so remember to stay in the kitchen when cooking on the stovetop. Never leave cooking food unattended.

Thank you for welcoming me to your community. Together, let's work to ensure East Lake is a safer place for everyone. If you have questions or would like more information on fire safety, don't hesitate to reach out to East Lake Fire Rescue.



**Elderly  
Home Care**  
727) 877-9135  
727) 657-8414

Advocacy for the aging.  
Meeting all your care needs  
with dignity, professionalism, &  
honesty, comprehensive in  
home care.

**Let Hunters Tax Resolutions Services  
Solve Your IRS Tax Problem!**

Are IRS tax problems causing you stress and anxiety? We can help.

With an in-depth understanding of how the IRS works, we can  
resolve your IRS tax problem!

When you're ready, Call **813-786-0133** to schedule  
a 100% free case evaluation with  
**Hunters Tax Resolutions Services!**

CPA & United States Tax Court Practitioner

**813-786-0133**

The ONLY Full-Service Breakfast & Lunch Restaurant  
in the East Lake Area!

The new menu  
is in place!

**East Lake Café**

- Brunch - Alcoholic beverage specials and discounts Saturday & Sunday
- East Lake Woodlands Best Kept Secret
- Distinctive Breakfast Served All Day
- Delicious Lunches
- Catering & Space Available for all Occasions
- Outside Patio Seating (Pets Welcome)
- Dine In or Take Out
- Wifi "Hot Spot"
- Major Credit Cards Accepted
- Independantly Owned & Operated

**DINE IN - OUTSIDE  
SEATING & SPREAD  
OUT INDOOR SEATING  
AVAILABLE!!!**



Like us on Facebook, Yelp,  
Google, and Trip Advisor

**20% Discount Monday to Friday**  
(7am - order must be in by 10:30am)  
not valid with any other offers



Now featuring  
**Gluten Free  
Pancakes  
& Waffles**



**\$5 OFF a \$30 purchase**

Coupon is good 7 days a week Not valid  
with any other offer. Exp. 01/31/24

3430 East Lake Rd., Suite #3&4  
East Lake Woodlands Center  
Palm Harbor

Phone: 727.772.0707

Fax: 727.772.0372

[www.EastLakeCafe.com](http://www.EastLakeCafe.com)



CELEBRATING  
**20+** Serving the  
YEARS community



**William Rambaum,**  
*Board Certified Florida Bar  
Elder Law Specialist  
National Elder Law Foundation*

**Call: (727) 781-5357**

Visit our website for more on how  
we can protect you: [www.plglawyer.com](http://www.plglawyer.com)  
3684 TAMPA RD., STE 2, OLDSMAR, FL 34677



**PLG LAW**

*Experience You Can Trust and a Heart for People*

**Board-Certified as an  
Elder Law Specialist by both  
The Florida Bar and the  
National Elder Law Foundation.**

- Few Florida attorneys have achieved both designations.
- Over 35 Years Experience
- Asset Protection
- Estate Planning
- Guardianship
- Medicaid
- Nursing Home Planning
- Probate



**"The Tampa Bay History Center Presents: "Snow Show in Tampa? What Could Possibly Go Wrong?"**

Wed, 12/18/24 | 1pm - 2pm

This program, presented by Jim Weiss, volunteer docent at the Tampa Bay History Center, is an amusing behind-the-scenes look at some of the problems with shutting off five blocks of Franklin Street, building a five-story toboggan slide, bringing in an Olympic skier from Sweden and having a Christmas tree larger than the White House. After settling forty lawsuits and insurance claims, perhaps a letter to the editor of the Tampa Tribune got it right – “Snow and Crackers don’t mix.” Presented by the Tampa Bay History Center. Recommended for adults.

**Dog Man #13: Big Jim Begins Book Launch!**

Tue, 12/3/24 | 3pm - 7pm

This program is designed for children and accompanying adults. Please plan to attend and be engaged with your child for this program. Drop offs will not be permitted.

**Winter Wonders with Florida-Friendly Landscaping™**

Wed, 12/4/24 | 11am - 12pm

Discover the joys of winter gardening in Florida, with Florida-Friendly Landscaping™ Educator, Melissa West! We will explore the importance of choosing native and drought-resistant plants that not only beautify your garden but also support and attract local wildlife throughout the winter months. Also, learn about migrating birds that call Florida home during this magnificent season and how to provide for them.

**Middle School Advisory Board: College Readiness with USF PATHe**

Thurs, 12/5/24 | 6:30pm - 7:30pm

It’s never too early to start thinking about college. Join us at the MSAB-sponsored event for an informational session on college and all the paths you can take delivered by USF PATHe! This meeting is open to new members. Please fill out a membership application and bring it to the meeting if you are not already a member.

**Holiday Altoid Tin Box Craft**

Tue, 12/10/24 | 11am - 1pm

Join us in decorating altoid tin boxes with your own theme! You can stick with the holidays or make something more personal for a gift -- or for yourself! Bring your creativity! We encourage you to bring paper copies of a personal photo, “upcycle” and bring any extra empty altoid tin boxes you have at home, and your own miniature knick knacks, etc. to decorate. We will supply the rest! Supplies are limited.

**Backyard Birding with Jim McGinity**

Wed, 12/11/24 | 6:30pm - 7:30pm

Come join us for a fun, interactive overview of birding in your own backyard! The program will cover the basics of bird identification, tools for success and how you can bring the birds into your backyard. We will end with a beginning birding quiz to test your skills at identifying common (and some not so common) birds.

**Watercolor Wonders**

Sat, 1/11/25 | 2pm - 3pm

Dive into the basics of watercolor painting, explore fun techniques, and create your own colorful artwork. Join us at the Library for a relaxing and creative afternoon, perfect for brightening up the winter season!"

**Sunday Concert Series - St. Pete Baroque**

Sun, 1/19/25 | 2pm - 3:30pm

Members of the St. Pete Baroque group will present a remarkable performance, featuring stringed instruments and a harpsicord. Tickets are sold at the front desk prior to the event for \$15 each. This concert series is hosted by the Friends of East Lake Community Library.

**Mario Kart Tournament**

Tue, 1/21/25 | 5:30pm - 6:30pm

Ready, set, race! Join Teen Services for an

epic Mario Kart Tournament in the Community Room. Players will be split into teams of four, pick characters, and build karts to compete. With four rounds of racing action, teammates will switch up after each race. The team with the highest score takes home the victory. Don’t miss the chance to prove you’re the ultimate racer!

**"The Good Cemeterian" Presents: Preserving History with a Twist: Tombstone Restoration and Honoring Those Who Came Before Us in a Most Unique Way**

Sat, 1/25/25 | 11am - 12pm

Andrew Lumish, otherwise known as "The Good Cemeterian" is recognized around the world for his work restoring monuments in countless cemeteries while recalling each of his "honorees" genealogical life journey's to a global audience. Born in New York, his career has included stops at destinations that include the United Nations, the World Trade Center, and Metropolitan Opera House to name a few. Most importantly, Mr. Lumish is a proud father and the architect of his non-profit foundation, "The Good Cemeterian Historical Preservation Project". Although his organization was born from tragic circumstances it now endorses and encourages positivity, hope, and healing through storytelling and conservation. His foundation has and continues to support veterans groups, scouting projects, schools, and everyday individuals with the desire to make a unique difference in their communities and complete important projects with deep meaning to them.

**Florida Talks: Seeing Florida Heritage Through Archaeology with Dr. Baram**

Thu, 2/20/25 | 6:30pm - 7:30pm

The history of Florida is fascinating, and archaeological research provides a tactile, visual, and place-based approach to appreciating what has been achieved. The aspects of the past that are in the present, that are being seen, used and visited by people today, are heritage. This presentation explores the dynamics of heritage by highlighting archaeological insights into Indigenous landscapes, colonial sites, utopian settlements, minority communities, and modern cities.

This event is free and open to the public.

Registration is required as space is limited."



## Happy Holidays and Happy New Year, East Lake Woodlands Neighbors!



is now **ENGEL&VÖLKERS®**

As we head into the New Year, we are excited to announce that we are officially Engel & Völkers Upper Tampa Bay! We are proud to serve our local communities, including East Lake Woodlands, as well as the entire Greater Tampa Bay area.

We will continue our superior service which will be enhanced by Engel & Völkers' upscale marketing and unmatched global reach - 35 countries, 1,000 offices, and approx. 16,500 agents worldwide - who we partner with to get your home sold!

Wishing you and your families a happy, healthy and prosperous new year in 2025!



**STACY KITCHELL**  
ENGEL & VÖLKERS UPPER TAMPA BAY  
Franchisee | Managing Broker  
(813) 693-1003 | [stacy.kitchell@evrealestate.com](mailto:stacy.kitchell@evrealestate.com)  
Learn more at [florida.evrealstate.com](http://florida.evrealstate.com)



**ANITA KERSEY**  
ENGEL & VÖLKERS UPPER TAMPA BAY  
Dir., Client Services | Advisor  
(813) 263-2632 | [anita.kersey@evrealestate.com](mailto:anita.kersey@evrealestate.com)  
Learn more at [florida.evrealstate.com](http://florida.evrealstate.com)